

**City of Tucumcari  
City Commission Meeting Minutes  
August 27, 2015**

The Tucumcari City Commission met in a regular meeting on Thursday, August 27, 2015 at 6:00 p.m. in the City Commission Chambers, Members present constituting a quorum were: John Mihm, Ruth Ann Litchfield, Robert Lumpkin, and Rick Haymaker. Amy Gutierrez joined via telephone at 6:24 p.m.

City Staff members present were: Jared Langenegger, City Manager; Ralph Lopez, Project Manager; Shane Warner, Fire Chief/EMS Director; Sharayah Sisneros, Executive Assistant; and Angelica Gray, City Clerk.

Invocation presented by Amy Pospichal, First Presbyterian Church and Mayor Lumpkin led us in the Pledge of Allegiance.

**Consideration of Changes or Deletions to Agenda**

Mr. Langenegger asked that Item 8A under New Business be deleted from the agenda.

Commissioner Mihm made the motion to approve the agenda as amended and Commissioner Haymaker seconded the motion. Roll Call:

Haymaker	Mihm	Litchfield	Lumpkin
Yes	Yes	Yes	Yes

**Items from Commissioners**

Commissioner Haymaker invited everyone to a drum circle at the Artspace Friday, with Martha Stevens as a featured artist.

Commissioner Mihm welcomed everyone and mentioned that Representative Ben Ray Lujan was in town; he also hopes that we can move forward with a few projects for Tucumcari. He commented on launching the ACT program, stating this will turn Tucumcari into a work ready environment, which was discussed with Lujan.

Mayor Pro Tem Litchfield welcomed everyone; Thomas Garcia with Quay County Sun and Russell Braziel with KTNM and all listening audience. She stated that she is excited to see that Sands Dorsey is down, some weeds are coming down due to the nuisance ordinance but there is still a lot to be done by the public and the City. It was good to see Rep. Ben Lujan.

In addition, she had a call from a citizen that was concerned about the speeding on Main and Park, Mayor Pro Tem Litchfield wants to talk to the police about being more cautious of the speeders.

Mayor Lumpkin welcomed everyone.

**Approval of Minutes**

Commissioner Haymaker made the motion to approve the July 21, 2015 Finance Board Meeting Notes and Commissioner Mihm seconded the motion. Roll Call:

Litchfield	Haymaker	Mihm	Lumpkin
Yes	Yes	Yes	Yes

Mayor Pro Tem Litchfield made the motion to approve the July 21, 2015; Entrance Conference Notes and Commissioner Haymaker seconded that motion. Roll Call:

Lumpkin	Litchfield	Haymaker	Mihm
Yes	Yes	Yes	Yes

Commissioner Mihm made the motion to approve the August 13, 2015 Commission meeting minutes and Mayor Pro Tem Litchfield seconded the motion. Roll Call:

Haymaker	Lumpkin	Mihm	Litchfield
Yes	Yes	Yes	Yes

Ms. Gray amended a comment on page 13 under public comment that mentioned urban black needed to be changed to urban blank.

Commissioner Haymaker wanted it on record that he and Commissioner Mihm approached the reenactors and asked them to not publicly display the Confederate flag and they complied and cooperated happily.

Commissioner Mihm motioned to approved the August 13, 2015 Commission Meeting minutes as amended and Commissioner Haymaker seconded the motion. Roll Call:

Mihm	Litchfield	Lumpkin	Haymaker
Yes	Yes	Yes	Yes

**Ordinances or Resolutions**

**Resolution 2015-27, Supporting a Public-Private Economic Development Mainstreet Policy-**

This item was presented by Gail Houser, Mainstreet Director- He stated this a continuation of prior resolutions. Mayor Lumpkin stated that we do this every year and this is an agreement between Economic Development Mainstreet, both state and local; thanked Mr. Houser for his work.

Mr. Langenegger said in the short time he was been here we have worked very well with Mr. Houser who has been very cooperative with seeking out new grant opportunities and ways to improve the Mainstreet district. There are a few applications out right now; one for MRA designation for \$50,000 and an application to be submitted next week for Grant Blocks Grant. Also, submitting an application for Capital Funding for the amount \$150,000 to develop the Sands Dorsey area into a park. He said that the Mainstreet program worth the money and said he appreciated all Mr. Houser’s assistance. Mayor Lumpkin mentioned that Mainstreet puts on Fired Up! and they were the key entity in getting the depot remodeled and opened and thanked Mr. Houser and all past Mainstreet directors.

Commissioner Mihm made the motion to accept Resolution 2015-27 and Mayor Pro Tem Litchfield seconded. Roll Call:

Haymaker	Mihm	Litchfield	Lumpkin	Gutierrez
Yes	Yes	Yes	Yes	

**City Manager’s Report**

Mr. Langenegger stated that as most are aware, the demolition of the Sands Dorsey is progressing according to schedule. Yesterday, crews were able to bring down most of the building and are now working on sorting materials and hauling them to the appropriate landfills. Materials that are not contaminated with regulated materials are being transported to our Tukumcari landfill, and contaminated materials are being transported to Mountainair. We anticipate on the ground work to be completed on September 25, 2015. We are working with Mainstreet to submit an application for capital funding to develop a park in the area once the demolition is complete. The park would be a small sitting park with benches shade structures and a water feature. We are salvaging many of the bricks from the demolition to utilize in the development of the park area.

We have been notified by the State that our Foster Grandparent and Senior Companion Program has come under scrutiny as we have not been able to utilize the funding fully over the past two years. Initially we had issues with finding sufficient volunteers for the program and the situation was made worse with scheduling conflicts causing volunteer slots to go vacant. Charlotte has been working with our staff to ensure that we do everything possible to expend the full amount of the grant and we are on track for this fiscal year, however, there is still the possibility that we could lose some or all of the funding for this program. Charlotte is doing everything she can to work with the state and ensure that the program remains intact.

Pat Vanderpool and he attended the first ACT Work Ready Community Program in Atlanta last week. The program looks very promising for Tukumcari and has several tools that we can utilize to develop our existing work force and improve that work force. The ACT program has a tool to provide job seekers with a nationally recognized certification that shows they are qualified for the workforce. In addition, by working with this program, we will be able to certify Quay County as a work ready county proving to potential employers that we have a qualified work force and are a good option for relocation. We are working with the EDC, County, and College to implement this program. We have developed a county work group to spearhead the project that will be meeting on the second and fourth Tuesdays of the month. We will have a stakeholder meeting on the first week of October to educate interested parties and let them know how they can be a part of the process.

We received an administrative order from the US EPA stating that our wastewater plant had unauthorized discharges to the waters of the US as they stated we did not have a storm water discharge permit in place. We have forwarded the Administrative order to our engineer Ed Dubois with HDR and he has provided information back to the EPA that shows that we did have a notice of intent in place and there was no unauthorized discharge. Calvin Henson is working with Mr. Dubois and the EPA and State Environment Department to clarify the situation. There was no fine

associated with the Administrative Order, just a schedule for compliance, however, it appears that we may already be in compliance with the Order.

Doug Powers attended the North East Regional Transportation planning meeting in Eagle Nest this week and was approached by Mr. Chuck Howe regarding the Vietnam Veterans Memorial State Park in Angel Fire. Mr. Howe wanted to let other communities know about the David Westphall Veterans Foundation brick project at the memorial. Every year the Foundation sells bricks with names and dates of service for veterans engraved upon them, and every Labor Day they have volunteers that come in and set the bricks along the walkways around the memorial grounds. The funds that they earn through this project go to support the David Westphall Veterans Foundation whose main mission is to support the memorial. Mr. Howe wanted to invite anyone interested to the ceremony. For those interested in a brick they are \$75 per brick and the order needs to be received by Friday to be installed this year.

Mayor Lumpkin thanked Mr. Langenegger for bringing up the Vietnam Veterans Memorial, said that it was very commendable and a lot of Tucumcari citizens would be glad to hear that because he knows many go to visit the memorial. He also thanked Mr. Langenegger for his past work on the memorial.

Commissioner Haymaker thanked Mr. Langenegger for making the clarification on the wastewater situation. Mr. Langenegger stated that information was sent and that he is working to make sure the city has everything in place. Mayor Lumpkin complimented Mr. Hansen, Director of Wastewater and said he is doing a commendable job.

**Bids & Contracts**

**Requesting Approval of 2014 MAP Change Order to add Park Street** – Mr. Ralph Lopez presented this item to the commission. He stated that the Whitmore Project was awarded to Pacheco Construction for the amount of \$210,355.88 the change order would add the 2014 Coop Project that was not completed into the Whitmore Project for the amount of \$31,564.22. This would allow for completion of project, which is currently under extension. Commissioner Haymaker asked what streets were being worked on and what to expect. Mr. Lopez responded that the part being added was one block of Park Street and has to be cut down to Park Street minus the intersection.

Mayor Pro Tem made the motion to approve the Approval of 2014 MAP Change Order and Commissioner Mihm seconded the motion. Roll Call:

Litchfield	Haymaker	Mihm	Lumpkin
Yes	Yes	Yes	Yes

At this time Commissioner Gutierrez was able to join the meeting via telephone

**New Business**

**Requesting Approval to Purchase a Demo Ambulance for \$109,275.00-** Shane Warner presented this item to the Commission. He stated the ambulance would be from the Phoenix Group for

\$109,275.00, which is a discounted rate and the same ambulance today would be approximately \$160,000. The department applied for the EMS Special Project, a grant for vehicle purchasing, but was denied, however, he is resubmitting an application for this year. The department has four registered ambulances with the PRC, two are needing a new fuel system, one is in Clovis getting a new fuel system put in and the other is here waiting for a fuel system and one is deemed not cost sufficient due to electrical issues, which leaves one ambulance that is shared amongst two shifts and has received help from Logan, San Jon and Santa Rosa in terms of loaning ambulances. The call volume in Tucumcari has risen as well as the need for out of town transport, in the last three months ten out of town transports have been turned down due to insufficient vehicles which has cost over \$14,000 in potential income. Mr. Warner stated that he doesn't see how the EMS can continue to run at this time with just one ambulance.

Mr. Langenegger stated that the \$109,000 that is requested would come from the \$400,000 that is set aside for emergencies. The demoed ambulance has 5,000 miles on it but already has everything installed and is a savings of \$50,000. Mr. Langenegger stated that he believes it is well worth the cost and also the City makes every effort to apply for grants but unfortunately they aren't always successful, however, we must still be able to maintain and offer the service.

Mayor Lumpkin stated that the demo has a three year with 36,000 mile warranty; we will go through the 36,000 miles very quickly. Mr. Warner commented that the department will usually put 114,000 miles on an ambulance in two years. Mayor Lumpkin thanked Shane and his staff for their work on finding an ambulance that will help save the City money. He stated that having two ambulances in running order is a life saving feature to our community and he really appreciates their work.

Commissioner Haymaker also thanked Shane for his work and stated that he would like to show our appreciation for Logan, San Jon and Santa Rosa for helping us at this time, Mayor Pro Tem Litchfield also agreed. Mayor Lumpkin suggested a letter signed by all Commissioners or a plaque if possible. Mr. Langenegger said that there are appreciation certificates. Mayor Lumpkin thanked our neighbors for all their help and offered our help and thanked Shane for all his work.

Commissioner Haymaker made the motion to approve the purchase of a Demo Ambulance for \$109,275.00 and Commissioner Mihm seconded the motion. Roll Call:

Lumpkin	Gutierrez	Litchfield	Haymaker	Mihm
Yes	Yes	Yes	Yes	Yes

**Requesting Approval of Memorandum of Understanding between City of Tucumcari and New Mexico Mainstreet**– Gail Houser presented this item to the commission. He stated this is a continuation of prior agreements and MOUs, they are two year contracts with very slight modifications. He requests that the City Commission approve this going forward for the next two years to continue uninterrupted service from New Mexico Mainstreet. Mr. Langenegger stated that the expected contribution from the local government partner is \$35,000 which is what we are currently at, which is still sufficient and will get us through the next two years of the memorandum. Mr. Houser said that was the agreement and he is very happy with it.

Commissioner Mihm made the motion to approve the Memorandum of Understanding between City of Tucumcari and New Mexico Mainstreet and Mayor Pro Tem Litchfield seconded the motion. Roll Call:

Haymaker	Lumpkin	Mihm	Gutierrez	Litchfield
Yes	Yes	Yes	Yes	Yes

**Presentation from Jack Taylor with Spirit 54** – Mr. Taylor stated that he is not pleased but he is happy with the progress that has been made. He is consultant under contract with Spirit for twenty years; he is the only one that receives any compensation. Spirit is a four state volunteer organization 501(C)(6) cooperation that promotes and advocates the upgrading of highways. They work with Economic Development trying to get a better highway to bring more people to Tucumcari and other towns, to make it safer and more efficient for all travelers. He stated that Oklahoma had led the efforts in four lane highways. Mr. Taylor went to Washington with a group in March and met with seven representatives from various states and was received very well. He wanted to remind them of our needs and encouraged them to vote to include Highway 54 in the next highway plan, but highway trust fund runs out soon due to the moving up of signing the yearly contract, we need a multiyear, multibillion dollar transportation plan, so that the states can actually plan their projects in advance which cannot be done right now. Mr. Taylor appreciates the Commission’s past support in all the work they have been doing and he feels that they have helped us and other towns and is asking to seriously consider the requested membership dues renewal in the amount of \$1,198 for 2015. Spirit 54 is a nonprofit organization but does have to pay sales tax on all items they purchase; their offices are located in Liberal Texas.

Mayor Lumpkin asks the amount that is needed to continue membership for this coming year and asks Mr. Taylor what he feels the odds are of us getting a four lane to Logan or at least to the state line and asked if the bridge is being built to comply with four lane highway on each side.

Mr. Taylor said yes they are building the bridge to comply with four lanes on both sides and the bridge itself is going to cost about \$20,000,000. He stated that he met with the Secretary of the Department of Transportation in Santa Fe and was presented a drawing of the bridge. The Federal Government will furnish \$18,000,000 and he has expressed to the Secretary that the highway between Logan and Tucumcari is badly needed. The Secretary couldn’t give Mr. Taylor a firm answer on when that will be completed but gave him a list of different projects that will take place in the next two or three years but it did not include the highway from Tucumcari to Logan.

Mayor Lumpkin asked if the dues were approved if Mr. Taylor would work hard to help us get the four lanes. He stated that it was more of a safety issue than anything else because of the recreational participation in Ute Lake he also asked for Mr. Taylor to introduce those that came with him, which were his wife Georgia and two volunteer board members: Pat Vanderpool and Christy Olsen.

Mr. Langenegger stated that this item was not on the agenda for approval and would need to be discussed further and in a later meeting. Mayor Lumpkin thanked Mr. Taylor for all his work and for all his efforts to try and help us with the four lane highway. Mr. Taylor then stated that he spoke to the Secretary about getting better signs for the east side of Tucumcari, showing that Highway 54 comes through town in hopes of getting more people downtown, to which the secretary said he

would take it under consideration. Mayor Lumpkin thanked him for his efforts and stated that Tucumcari has businesses in both directions and we are trying to promote our downtown area.

**2014-2015 Annual Mainstreet Review** – Gail Houser presented this item to the Commission. Mr. Houser wanted to be brief, they essentially had a breakeven year, and their operational budget going forward is considerably more aggressive than it has been in the past.

Mayor Pro Tem Litchfield wanted to thank Gail for all his hard work; he has done a great job. Commissioner Haymaker stated that he is glad he is there doing what he does and that he appreciates him.

Mayor Lumpkin thanked him for his efforts and the work that is being done with Mainstreet and stated that we can see the progress. Mr. Houser added that it is a distinct pleasure to work with everyone on an ongoing basis, as well as Pat Vanderpool and others in the City, we can make huge changes, and that we have already started making them.

### **Public Comments**

**Gary Montano** – Thanked Mayor Lumpkin and the Commissioners for finally bringing down the Sands Dorsey building. He stated that he is speaking for the “Silent Majority” and has received hundreds of calls, emails and Facebook thanking him. He is glad that we finally have a capable and competent City Manager. He requested from the city clerk the last study that was conducted on the debris found at the Sands Dorsey building. He received a letter saying that the documentation is being looked for and doesn’t understand why the information isn’t available in one day and he is still looking forward to the requested information. He agrees with Mayor Pro Tem Litchfield and welcomes the rain; however, with the rain comes weeds, He was able to pull up a map of South Adams street, he himself went out and took pictures of all the buildings vacant, abandoned and for rent on Adams alone there are fifty-six properties which would fall under the slum and blight ordinance of the City Code. Lastly, he presented information that was brought to his attention by the “Silent Majority” in regards to the Tucumcari Economic Development council; he stated that people in District two have no Latino on the board.

Mayor Lumpkin stated that Mr. Montano as citizen of Tucumcari, from District 2 may pay the dues and be a member. EDC is open to all the business people and participants that would like to be a member and asked Mr. Vanderpool what the dues were. Mr. Vanderpool stated the dues are as followed: an individual is \$100 and a small business is \$250 per year. Mayor Lumpkin welcomed anyone interested to come participate.

### **Items from Commissioners**

Commissioner Mihm thanked everyone for being here, have a great weekend and he hopes for rain.

Mayor Pro Tem Litchfield thanked everyone for coming.

Commissioner Haymaker stated that Friday at 5:00pm at Artspace Martha Stevens is being featured as an artist, come and meet her and other artists, there will also be a drum circle. Most Fridays at 7:30 a.m. Mr. Langenegger will be on the radio, tune in stay up to date on what is going on in our community and stay positive.

Commissioner Gutierrez apologized for not being able to attend the meeting earlier. She thanked Mr. Houser for presenting for Mainstreet and hopes Fired Up! is a success. She also hopes that the community is pleased with the Sands Dorsey and thanked everyone that was involved in getting that completed. In addition, She addressed Mr. Montano and stated that she hopes his issue was resolved.

Mayor Lumpkin thanked Commissioner Gutierrez for her efforts to participate. He thanked the ambulance crews and asked Shane to introduce his crew which included: Martha Taylor, Joe Garrett, David Scioli and Rafa Calvo. Mayor Lumpkin also stated that he believed their efforts were well needed and appreciated. He thanked everyone for coming especially Mr. Taylor and his crew.

**Executive Session**

Mayor Pro Tem Litchfield made the motion to convene into Executive Session pursuant to the Open Meeting Acts 10-15-1(H)(2) Limited Personnel Matters regarding City Manager’s contract and Commissioner Mihm seconded the motion. Roll Call:

Mihm	Litchfield	Lumpkin	Gutierrez	Haymaker
Yes	Yes	Yes	Yes	Yes

Commission convened into Executive Session at 7:02 p.m.

Commissioner Mihm motioned to reconvene from Executive Session noting that nothing was discussed other than limited personnel matters regarding the city manager’s contract and the motion was seconded by Commissioner Gutierrez. Roll Call:

Haymaker	Mihm	Litchfield	Lumpkin	Gutierrez
Yes	Yes	Yes	Yes	Yes

Commission reconvened from Executive Session at 7:29 p.m.

Mayor Lumpkin explained that the Commission agreed to let Mr. Langenegger know sixty days prior to the end of his contract if it was agreed to renew it, in order to have time to find other employment. In the executive session, there was no vote but there was an agreement that the City Manager’s contract would be renewed in sixty days when it is up. The specific of the contract are public information and asks that anyone interested come request the information. He stated that he did not feel comfortable giving out that information over the radio sixty days prior to when it takes effect. The new contract will be signed and take effect by October 27, 2015.

Mrs. Gray stated that the contract will be official tonight once it is signed by the Mayor and that it needed to state that it is effective October 27, 2015.

Mayor Lumpkin asked for a motion to renew the City Manager’s contract sixty days prior to October 27, 2015. Mayor Pro Tem Litchfield made the motion to approve the contract for the City Manager sixty days prior to previous contract and Commissioner Mihm seconded the motion.

Mr. Langenegger thanked the Commission and appreciated the support he has received in the last ten months, he has had the opportunity to work on some really great projects and looks forward to working on more projects and moving forward in the future and the looks forward to working with Commission again.

Roll Call:

Lumpkin	Gutierrez	Litchfield	Haymaker	Mihm
Yes	Yes	Yes	Yes	Yes

Mayor Lumpkin congratulated Mr. Langenegger and thanks Commissioner Gutierrez for her efforts to attend the meeting.

**Adjournment**

Mayor Lumpkin asked for a motion to Adjourn. Commissioner Haymaker made the motion to adjourn and Commissioner Mihm seconded the motion. Roll Call:

Litchfield	Haymaker	Gutierrez	Mihm	Lumpkin
Yes	Yes	Yes	Yes	Yes

Meeting adjourned at 7:34 p.m.

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Ruth Ann Litchfield, Mayor Pro Tem

ATTEST:

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Angelica M. Gray, City Clerk