

**CITY OF ALAMOGORDO, NEW MEXICO  
CITY COMMISSION REGULAR MEETING MINUTES  
7:30 P.M., COMMISSION CHAMBERS  
SEPTEMBER 22, 2009**

**MAYOR RON GRIGGS  
MAYOR PRO-TEM CHRIS LUJAN  
COMMISSIONER ED COLE  
COMMISSIONER MARION LEDFORD  
COMMISSIONER JOE FERGUSON**

**COMMISSIONER ROBERT RENTSCHLER  
COMMISSIONER JOSH RARDIN  
INTERIM CITY MANAGER MATT McNEILE  
CITY ATTORNEY STEPHEN THIES  
CITY CLERK RENEE CANTIN**

Call Meeting to Order, Roll Call, Invocation, and Pledge of Allegiance.

Mayor Griggs called the meeting to order at 7:30 p.m. Roll Call was taken by the City Clerk. Invocation by Pastor Richard Hicks. The Pledge of Allegiance was led by Commissioner Ferguson.

**PRESENTATIONS:**

1. Presentation by Thomas Chagolla and Wendy Baca of the US Census Bureau to promote the "Complete Count Committee."

Thomas Chagolla, Partnership Specialist, with the US Census Bureau began by saying he is here to explain the importance and the roll the City can play in insuring there is a complete count for the Census 2010. He would like to do is explain the handouts given to the Commission. In the blue flyer, there are critical points and benefits of the Census and why it is important for the Commission to play an active role and ensure everyone is counted. Basically, the count for the 2010 Census is important because the federal government uses the Census numbers to allocate more than 400 billion dollars, of federal money annually to community programs and services. These are services such as education, affordable housing, community development, health care services for the elderly, job training and more. The other important thing is that most of the planners and community development directors use these figures more than anyone because they determine where exactly new home or school construction should be and where the traffic lights should be in terms of planning the growth for communities. These census numbers and data are very critical in using for the planning process for the next ten years for the community. Another thing these numbers are good for is businesses use this data to determine where to put their businesses whether it is a bank, theater, gas station, etc, this is real crucial information. Anyone can obtain this information if they go to census.gov and go to the fact finder information on the left hand side and get a wealth of information to down load. Another item handed out tonight is a two page print out of your community. The perspective of your community, what is your community like, what is the medium age, educational level, number of housing units you have, population level and etc. He thought this information will be helpful to the Commission to know exactly what the community consists of right now. We all know that the Census population totals are used to determine how many seats we have in the US Congress and the US House of Representatives. New Mexico is the 12<sup>th</sup> fastest growing state in the United States. This is because the baby boomers are getting older and want to retire and leave the freezing cold weather and come to New Mexico where it is more affordable, there is a quality of life and sense of community. What makes the Census 2010 different from the Census 2000, for the first time ever it will only be 10 questions in English and Spanish and it only takes about 10 minutes to fill out. The other important factor that we have that we are really excited about is the Census in Schools. This is a K-12 program where lesson plans can be downloaded by teachers and there are tool kits to allow teachers to include the Census in the core academic subjects. This is very important to assist the youth in assisting the parents to fill out the report. He also handed out the Complete Comp Guide and this is how the Commission can assist the Census Bureau. We need to have City and County assistance in this process. The Complete Comp Guide states the mission of the Completer Count Committee and who should be on the Committee. This Committee is made up of volunteers in the community who are the doers and members of the different sections of the communities such as educators, pastors, business members to get the word out about how critical

this count is. For everyone who is not counted in Southern New Mexico, we loose \$500 per person per year for the next 10 years. That is a lot of money in these critical times. This will be the most important Census of our nation's history because of the economic recession that we are experiencing. Just before coming here tonight, he looked at the blog on people holding off getting married, buying houses, due to the economy. The plan is that the City will collaborate with the County to form a Complete Count Committee to get an accurate count. He then showed a short video.

Mr. Chagolla said the Census questionnaire form will be mailed on March 27<sup>th</sup> to each household and we are encouraging everyone on April 1, National Census Day, to fill it out, put it in the postage paid envelope, mail it and they are counted. We are very committed to assisting communities to have a complete count that we have hired partnership assistance throughout New Mexico, Ms. Baca is the PA here and we are looking forward to working with the City of Alamogordo and Otero County.

Interim City Manager Matt McNeile stated they have met several times with the County and Staff is moving forward after tonight to form Complete Count Committee gratifications. We will continue to move forward and look forward to working with the Census Committee. Mr. Chagolla thanked Mr. McNeile and said they are looking forward to working with us to achieve the same common goal and what is best for Southern New Mexico and our state.

Mayor Griggs thanked Mr. Chagolla and said they all have the same common goal and completely understand the importance of the numbers and will assist in getting the numbers as high as they can be for our community.

**Mayor Griggs asked for a show of hands as to how many are here dealing with the library issue. Because most of the audience was here for the library he asked that we move the consent calendar approval up on the agenda. The item is detailed below.**

2. Presentation from the Public Library Foundation regarding internet annex to the library.

Mayor Griggs asked that anyone wanting to speak on this issue to keep their comments direct and to the point. We have been over a lot of this in the past and we would appreciate the preciseness of your point.

Joe Quintana, Chairman of the Public Library Foundation, wanted to thank all the Commissioners that have returned his calls. He tried to talk to all of them and let them know what is going on. He knows that without Gloria Vaughn's efforts and input, and her willingness to help the library, none of this would have been possible and we want to publicly acknowledge and thank her for everything that she has done for the library and the Community. Recently we have received some information and it is not official yet, there is no official documentation, but we have heard that we will most likely be loosing some of the State Appropriation for the building of a new library and we have been discussing this. We made a presentation two weeks ago and since then we have regrouped and refocused our efforts because we do not want the City to loose any money and we do not want the library to loose it either. It has been a known fact among library users and supporters that the City of Alamogordo is in desperate need of a new and improved library building. The donation to the city of the old IGA property and additional cash monies from the property estate for the purpose of construction a new public library on the site, gave great hope that a new library building could become a reality. A bond issue put before the voters failed, as the voters did not want an increase in their property taxes. This is not a wealthy community, nor are we supported by major industries. Retirees already living here and those who have chosen Alamogordo as their retiree destination are opposed to any set draw on their fixed income. Alamogordo Public Library Foundation (APLF), along with members of the Library Board and Friends of the Library, went to Santa Fe to request funding for a new library building in Alamogordo. Working with Legislators Gloria Vaughn, Dianna Duran, Vernon Asbill, Nate Cote and others, they were successful in obtaining \$1.2 million form the New Mexico State Government. They also met with Governor Richardson, who was very supportive of the project and agreed that libraries are important to a community. A second bond issue put before the voters was again turned down.

The entire country was not facing an economic down turn and the trickle down effect hit the financial resources of the Community's population. The thought of a new library building was pretty much out of the question. The Library Foundation and other library supporters have been working very diligently to identify funding to build a new public library building to serve Alamogordo and all of Otero County. Since this project started we have obtained prime business property totaling 17,920 square feet with main street exposure, located in the center of town and \$125,000 in donor donations; however, at the same time the community has lost grants awarded from the New Mexico Department of Energy and PNM totaling \$85,000 because there was not a new building to apply it to; \$500,000 from the City of Alamogordo dedicated to the new public library, a portion of this money was used to repair the east side of the library building and the remainder of it was reallocated to the Golf Course for this new building; the donated old IGA property as it was returned prematurely to the Estate without advising the APL Foundation, with that action the cash bequest of \$500,000 from the Sheldon Estate was cancelled. The one bright spot left to work with is the money remaining from the State Appropriation and the land owned by the Alamogordo Public Library Foundation. The APLF approached the City Commission asking that this money and land be considered as a library annex. There are several different ways this could be accomplished, all of which would save the State Appropriated money for Alamogordo and benefit the citizens of the community. At this time, the consensus of the APLF, the lead organization in the efforts to build a new library building is to support the library and the library staff in their needs in serving the community. With lack of support for a new building, we are forced to shift our support to the repair of the existing structure. With this thought in mind members of the APLF met with library staff on Wednesday, September 16<sup>th</sup> and discussed the reallocation of the State's Appropriation. The Alamogordo Public Library, built in the 60's and increased in size in 1987, continues to have structural problems and is in dire need of repairs. We are now asking for the City Commission's support to re-roof the structure to eliminate leaking and further damage to building assets; replacement of the HVAC system, a new system would be more energy efficient, thus realizing a savings in energy costs; upgrade the entrance doors; replace the original lighting system, a new system would be more energy efficient, thus realizing a savings in energy costs, the electricity costs the COA approximately \$25,000 annually; replace the carpeting throughout the building; install an updated alarm system; and hire an engineer to assess the overall structure, the east side of the building that experiences continual cracks in the wall resulting in falling plaster and the fact that the floor continues to sink in this same area. The Library building sustained additional damage during the storm on Wednesday, September 16<sup>th</sup>, 2009, after the meeting identifying the above issues. The storm's resulting damage makes it imperative that the following be addressed immediately, service to patrons was interrupted due to these damages, and staff time was taken to address these immediate issues; repair or replace the roof, rainwater damaged many of the books and wood shelving was soaked with water and carpet was soaked and now reveals possible undetected mold, this poses a health hazard to staff and the public and will require special eradication treatment. Monies appropriated by the State Government are as good as law. To run the risk of losing this money is unconscionable. The money in question was obtained by library supporters, not the city, and should be used for library projects if at all possible. Minimal risk would be taken in asking the state to reassign the money to repairs and renovations of the Alamogordo Public Library building. The ALPF, Library Board and Friends of the Library respectfully request at this time that the request be made to re-allocate the monies received from the State for a new library, and that this reallocation be designated to refurbish the existing library in order to eliminate the existing problems and restore adequate service to the citizens of this community.

Bev Eckman-Onyskow, began by saying she is a registered voter in District One of the City of Alamogordo. She has been a journalist for more than 30 years, primarily with the Detroit News. One of the things she does for the Alamogordo Daily News is write a monthly library column. Her presentation tonight includes information and statistics which will not be covered by other speakers. She has organizing and running the March 1, 2008 Art Auction Gala at the Fairgrounds, which raised \$8,270 for the Library. She is also the chairman of the Alamogordo Public Library Board. For those who are not familiar with the Library Board, it is made up of seven members, five that are appointed by the Mayor and two by the Otero County Board. According to the city ordinances and codes, the chief duty of the Alamogordo Public Library Board is to advise the Director and the City Commissioners and recommend policies governing library program and the operation of the library.

The ALPF, Friends of the Library and the Public Library Board are three organizations representing the 26,612 people in the city and county who hold library cards, which is a lot of the voting public. There are also people without cards that also utilize the library. The current library has more than 100,000 Volumes in its collection. For the fiscal year, July 1, 2008 through June 30, 2009, 163,322 people entered the library, during that 12-month period, there were 251,793 items circulated. The library serves a population of 64,000 residents in the city and county and the library and its staff are doing an excellent job. On behalf of these people, we urge you to support reallocation of the money that was raised by supporters for a new library and use it to make vital repairs and upgrades to the current library. We have a responsibility to preserve and protect our literary heritage, from Eugene Manlove Rhodes to Tony Hillerman, from the classics to the new best sellers, from paper books to e-books, DVDs and CDs. The Eugene Manlove Rhodes Room in the Alamogordo Public Library, honoring the cowboy poet and author is the only one of its kind listed in the county and we don't want anything bad to happen to it. The physical library building is in trouble due to more than 50 years of age and use and the wear and tear on the building. This is not a cosmetic issue, it is a safety and health issue and a request for an investment to prevent further damage and consequent increased costs for repairs and primarily to protect the taxpayer's investment in the library. In 2005, the voters did not vote against the concept of the library; they voted against an increase in their taxes. There are a lot of retirees here on fixed incomes. She believes the March 2009 ballot proposal was murky, and the section proposing library funding was defeated. While voters do not love taxes, she believes the community loves its library; the numbers show they certainly use it. That is another reason why upgrading is a positive thing to consider. Now we have a situation in which there is no new tax proposed but what is proposed is the reallocation of existing monies to repair the current library. The people who best know the condition of the library is the library staff. Note that the library has not had a director since April. In a meeting this month with the members of the APLF, the staff set priorities for the building and the APLF agreed with this list. Mr. Larry Garner, City Facilities Manager, mentioned that his people have been out to the library on overtime seven times since July 7, 2009, three times for the front door, two times for the malfunctioning burglar alarm and two times for the fire alarm system. Mr. Garner said replacing the incandescent lights with energy-efficient LED lighting would save the city money because the current lighting pulls a lot of power, and that it would cut lighting in half. He also stated the roof has had to be patched quite a few times but is a temporary solution. We sent pictures to the City Clerk to give the Commission on some of the damage to the library during the last storm. The roof is leaking primarily over the children's room and the staff entrance and will only get worse with time. Rain has caused a flood in the children's room on the evening of Wednesday, September 16<sup>th</sup>. Water was discovered coming from the ceiling in an area over the picture books; fortunately, the flooding occurred during library hours and was detected or many books would have been destroyed. Buckets had to be put out to collect the water coming from the roof and it was described as a swampy mess. Staff moved the dry books and the shelves to the multi-purpose room while staff was still there and as much water as possible was sucked up using a carpet cleaner. One worker reported that the water was black and the whole room smells like mold; the area is still cordoned off and parents are being warned to keep their children away from there. A major concern here is what appeared to be mold, which could be a health issue. There have been leaks throughout the building in the past, and mold has been seen as well. To ascertain if it is really mold, a piece of the carpeting and/or wall would have to be removed and sent out for testing at a laboratory and there is no money available for that. In summary, she emphasizes that the money they would like to have reallocated to repair the current library and make safer and healthier was secured in an effort spearheaded by Representative Gloria Vaughn and our other local legislators. It was not allocated for parks, roads or any other projects. The fact that a new library is out of the question at this time is even more reason to strengthen and repair our current library. On a national survey conducted a few years ago reported that a quality public library is one of the measures people assess when considering a move into a community; we are asking to have the current facility repaired so it does not become a health and safety issue and more importantly to protect the taxpayer's investment.

Amy Rivers, President, Friends of the Public Library, expressed her support for the speedy repair of the numerous building problems as described by the library staff and as outlined by statements made by the Library Board and the Foundation.

Mr. Quintana stated he knows the Commission has a very difficult job and are asking for their support on this. If there is anything these people can do to help the library, they are here to serve. He wants the Commission to know that if the City sees there is a problem getting this money reallocated for this purpose and we could loose this money, some of us are willing to travel to Santa Fe and talk to the Governor, or whoever we need to, to ensure we do not loose this appropriation. We know it is hard, we will support the Commission's decision and he is thankful for the opportunity to speak tonight.

**CALL OF THE CONSENT CALENDAR:**

[Roll Call Vote Required – 9, 10, 11, & 12]

Item # 14 was removed from the consent calendar by Commissioner Cole.

**MINUTES:**

CC 3. Minutes of September 8, 2009 Regular Meeting.

*Recommendation:* Approve the minutes.

**CONTRACTS AND AGREEMENTS:**

CC 4. Approval of airport land lease for Charles/Mary Hainline (areas E2-B and FF-1A) Twenty (20) year Hangar Land Lease with the option of two (2) five (5) year extensions.

*Recommendation:* Approve the airport land lease.

CC 5. Approval of an agreement between the City of Alamogordo and the U.S. Census Bureau to assist in promoting a complete count.

*Recommendation:* Approve the agreement and appoint a City representative.

CC 6. Approval of a grant agreement for participation in the 2010 Community DWI Program.

*Recommendation:* Approve the grant agreement.

CC 7. Approval of a United Way agreement for Senior Programs.

*Recommendation:* Approve the agreement.

CC 8. Consider approval of Otero County agreements for:  
**A.** Retired Senior Volunteer Program.  
**B.** La Luz – home delivered meals.  
**C.** Assisted transportation services for County Residents.  
**D.** Library Services.

*Recommendation:* Approve the agreements.

**ORDINANCES AND RESOLUTIONS:**

CC 9. Consider Ordinance No. 1361 to amend the zoning map to change the zoning of 1208 Adams Avenue to R-4, Multiple-Family Dwelling District, from R-2, Townhouse Dwelling District, requested by Paul B Chamberlain. [Case # Z-09-0688(A), located on the east side of Adams Avenue between Aspen Drive and 12th East Street].

*Recommendation:* Approve the ordinance for final publication. [Roll call vote required]

- CC 10. Approve Resolution Number 2009-39, acceptance of a grant from the US Department of Energy in the amount of \$147,700, through the Recovery - Energy Efficiency and Conservation Block Grant program.

*Recommendation:* Approve the resolution. [Roll call vote required]

- CC 11. Consider Resolution No. 2009-40 requesting written approval from the Local Government Division of the Department of Finance & Administration, State of New Mexico for the revised budget figures computed on September 22, 2009.

*Recommendation:* Approve the resolution . [Roll call vote required]

- CC 12. Consider Resolution No. 2009-42 proposing rate increases for annual passes and green fees charged at the Desert Lake Municipal Golf Course.

*Recommendation:* Approve the resolution . [Roll call vote required]

**OTHER BUSINESS:**

- CC 13. Request for a leak adjustment from Yolanda Rocha for 2336 Union Ave.

*Recommendation:* Approve the request pursuant to leak abatement policy.

- CC 16. Award of Public Works Bid 2009-016, Alamo Canyon Booster Pump Station.

*Recommendation:* Award the bid to Severn Trent in the amount of \$164,115.19, including NMGR.T.

- CC 18. Statement regarding the Executive Session of September 8, 2009.

*Recommendation:* Approve the statement.

**Commissioner Rentschler moved to approve items # 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, & 18 of the consent calendar. Commissioner Rardin seconded the motion. Roll call was taken for items #9, 10, 11 & 12. Motion carried with a vote of 7-0-0.**

**OTHER BUSINESS:**

- 14. Request for leak adjustment from Barbara McLemore for 1301 Scenic Dr.

*Recommendation:* Approve the request pursuant to leak abatement policy.

Matt McNeile said staff looked at the request and it met all of the requirements for leak abatement. As stated in the Agenda Report, the leak was over a two billing cycle period which is not uncommon. The leak request is over \$1,000 which means it needs to come before the City Commission and Staff is recommending that the abatement be approved.

Commissioner Cole asked Mrs. McLemore if she understands what is being done tonight.

Mayor Griggs explained to Mrs. McLemore that city staff is recommending to approve the request for the leak abatement. He asked if she would like to address the Commission with any questions.

Mrs. McLemore asked for clarification on what the abatement would mean. Katie Josselyn, Utility Billing Supervisor, explained that the proposal based on the City's leak abatement policy is an adjustment to the account for \$1,095.99. This would be credited to the account and any outstanding

balance would still be due by the customer with the option to do a payment agreement if that is needed.

Mrs. McLemore asked that it be repeated for her mother's sake. Ms. Josselyn reiterated what she had said. Mayor Griggs said right now her bill is \$1,500 and you would give her an adjustment of nearly \$1,100 so her balance on her bill would still be approximately \$400.00. Mrs. McLemore thanked the Commission and said her mother understood the process.

**Commissioner Ferguson moved to approve the leak abatement policy. Commissioner Ledford seconded the motion. Motion carried with a vote of 7-0-0.**

Matt McNeile let the family know if they would like to make arrangements for payment for the remaining balance, they can talk to Katie and she would work with them on that.

15. Discussion of the reauthorization of the legislative funding for the library and the Infrastructure Capital Improvement Plan.

*Recommendation:* Provide direction to staff.

Mayor Griggs said this is this discussion of the reauthorization of the legislative funding for the library from Representative Vaughn, Senator Duran, Senator Asbill, Representative Marquardt, Representative Cote and Governor Richardson. The initial discussion of the reauthorization occurred at the City Commission meeting on Tuesday, August 25, 2009. After the discussion, the Commission directed staff to provide a list of potential projects in the ICIP that could benefit from the reauthorization of this money. Governor Richardson announced on Tuesday, September 2, 2009 that in order to help balance the budget for the state, he is recommending canceling \$60 million to \$75 million in previously approved capital improvement projects. He recommended splitting the cuts equally among projects that had been sponsored by the governor, the Senate and House. The legislative finance committee has also met and they have developed their own means to balance the budget as well. The funding for the library project was provided by the legislature in the amount of \$1,223,000. To date we have spent a little over \$105,000. In order for funding to be reauthorized, the initial sponsor must write a letter requesting that the legislation be amended, at that point in time the legislature will have to deal with that request. The project funding was sponsored by Governor Richardson and the following Legislators: Governor Bill Richardson sponsored \$250,000, Senator Dianna Duran \$100,000, Senator Vernon Asbill \$50,000, Representative Gloria Vaughn \$633,000 and Representatives Terry Marquardt and Nate Cote sponsored \$40,000. The remainder, which was right around \$783,000, was obtained from Representative Gloria Vaughn. Staff has provided the list of our top five ICIP projects that were voted by the Commission earlier this year. Those projects were the Waste Water Treatment Plant, Desalination Transmission Lines, Reclaimed Water Distribution and Storage, DPS Radio Equipment and the Replacement of Fire Station #2.

Additional ICIP Projects that have been discussed and that would benefit from the reauthorization are the Neighborhood Park at Virginia and 3<sup>rd</sup> Street, the Tularosa Basin Historical Society Building, the old Plaza Pub, and Solar Panels to offset heating costs at the Family Recreation Center Aquatic Center. Each of these projects is estimated to cost \$200,000. The \$1,223,000 legislative funding came from these sources; approximately \$600,000 that came from the General Fund and the remainder came from the Severance Tax Bonds. There has been some indication from various people, none of that has been confirmed, is that the General Fund monies may be the easiest for the Governor or Legislators to tap to help balance out the budget. Regardless, the dollar amounts are basically 50/50. He turned it over to the Commission for their comments; he also mentioned he was pleased to know, at this point in time, that all those who support the library are united in one approach.

Commissioner Rentschler mentioned he had talked to Mr. Quintana tonight and appreciated his phone call. He would certainly be willing to go with a change in the language; it was his comment

last meeting that the language was unfortunate. He asked Mr. Quintana if he has seen the letter that was written to Representative Vaughn from the City. It is requesting a change in the language and he would support that change to include specifically renovating, updating, repairing, equipping and furnishing the Public Library in Alamogordo and Otero County. He believes they are right, as much as he would like to see the money support these other projects; this money was allocated for the library. We certainly have the need for it and he is glad to see they are willing to change course and look at putting into this building, it is the wise thing to do.

Commissioner Ferguson wanted to ask Representative Vaughn a couple of questions. If she sponsored most of this funding, is she the one who will have to try to reauthorize it? He doesn't know exactly how this works, he wants his park but the library does have some very good points and he is glad they have come together to fight for this. Even if we don't get the money, we will still have to fix the problems with it. It is our building and even if we don't get this funding reallocated, the money will have to come from somewhere. He is hoping that Representative Vaughn and some of our other Legislators will assist us in getting this money switched over to get the library fixed.

Mayor Pro-tem Lujan asked if this money could be divided up or does it all have to go to one deal.

Mayor Griggs stated it would be his estimation, and he asked Representative Vaughn to correct him if he was wrong, if we take the approach to reauthorize the money, almost anything could be possible at that point. If we ask for it to be reauthorized, whether it all went to the library or part of it went to the library, he thinks any of it is possible. He also said he would be somewhat surprised if any of it would be reauthorized; it certainly his hope that it all would, but with the issues with the state, it may be wishful thinking. He thinks whatever we do in our approach with Representative Vaughn and our other Legislators, that we think that the library needs a certain amount for repairs, it gives them something to deal with other than ask to have it reauthorized to renovate the library. Without some specific cost numbers, he thinks it handicaps the Legislators in their push to have some of the funding reallocated.

Representative Gloria Vaughn said she would like to see that the funding be reallocated for the repairs of the library, period. That is what it was intended for and she would like to see it go to the Library.

Mayor Pro-tem Lujan said the Historical Society already has so much time, money and hours into their project already and he would hate to see that project go completely away and not even exist at all because we did not try to help them out. As far as the library goes, he supports them 100% and even if he didn't he would be forced to support it anyway because if he didn't, he would contradict everything he has said in the past. In the past he said we cannot afford a new library building, the cost of the utilities, staffing and things like that. In order to keep that from happening, he has to do everything he can to fix the existing library. If it is falling apart and he sees the pictures and understands their concerns, so he needs to do everything he can to reallocate this money and if not what else we can do to fix it. He asks the Commission to keep in mind that the Historical Society need about \$200,000 to aid them in their project.

Mayor Griggs stated that Representative Vaughn and members of Staff walked through the library that day looking at issues that need to be addressed. He asked the Interim City Manager to look back at the cost of new lighting and new carpeting, and these estimates do not come anywhere close to \$1.2 million. He then asked the Interim City Manager what he found out about those issues that need to be repaired.

Interim City Manager Matt McNeile thanked the Mayor and asked Public Works Director, Brian Cesar to come forward and give those totals. During our budget process over the past few years, we have been looking at lighting, carpeting and other issues with all of our buildings, not just the library, so we do have some numbers for the library.

Brian Cesar, Public Works Director said the number that we have for carpeting in the building is approximately \$60,000 to re-carpet the whole library. The new fixtures will be \$30,000 and they are

looking at roughly \$15,000 to have the fixtures installed, so they are looking at roughly \$45,000 to \$50,000 total for the lighting. The new entrance, we are basing that off the recent bid for automatic doors at the Senior Center that is running at \$56,000 for the entrance. Our Facility Maintenance Manager, Larry Garner has gone through the alarm system and for approximately \$1,000, we will be able to upgrade that and have it working properly. The roof and the storage area, we have a quote back from November 2007, at that time it was just under \$43,000 so we would have to bump it up to \$5,500 to \$6,000. This is not the entire roof; it is the section that we have experienced a number of failures or problems.

Mayor Griggs stated that comes to about \$160,000 to \$170,000 total at the moment with the numbers provided. One of the things that we also looked at when we walked through there was whether or not it needed repainted. Most of that can be provided by City Staff, so if we were to repaint that, it would just be the cost of paint. Mr. Cesar agreed but stated he did not have an estimate on the cost of the paint at this time.

Mayor Griggs said the reason he asked for these numbers, is as Representative Vaughn or any of the others goes to reallocated any of this money, it certainly makes sense to have hard numbers to deal with and not estimates. When this money was first requested and allocated, it was for a new building, but we knew the new building would cost far more than a million dollars, but that is not to be at this point in time. To fix the building is going to cost some where around \$200,000 to make the library facility adequate and for the most part pretty new in its interior appearance. That coincides with the other projects that we are talking about that we additionally have bids on which are the Plaza Pub, the Tularosa Basin Historical Society, and other items such as the solar panels. He has supported the library in many ways and has pushed for the bond issue of \$3.5 million. His push was more to add onto or remodel the existing building not to move across the street, because he felt that money was not adequate. This would be an excellent solution that solves the immediate needs of the library at this time and can allow us to move forward with other things dealing with the library should they come to pass. He would like to see if we could get the library funds reauthorized, but he would also like to see us approach the Legislator on doing the Historical Society as well; it is at the entrance to Alamogordo and could benefit our entire community.

Interim City Manager Matt McNeile said in 2005, we had some settling by the staff entrance and city staff do go in and repair that settling; we had a structural engineer out of El Paso come in and do an analysis at that time and the report was the building is sound. We also had a mold study done on June 22, 2007 which did show that the building was mold free. Those types of concerns have been brought before the Commission and have been addressed.

Commissioner Cole asked how much the Historical Society building needed for the upgrades there. Mark Threadgill, Community Development Director stated we have approximately \$247,000 right now based on the last bid; it actually went out to bid twice on the renovation. We estimate an additional \$200,000 will cover everything that needs to be done for the Historical Society to move in and make it into the new museum. Commissioner Cole asked if that was \$450,000 total. Mr. Threadgill confirmed this. He then asked how much on the Library building.

Mayor Griggs said they already have \$250,000, so from this pot they would need \$200,000 for the Historical Society and roughly \$200,000 for the library. That would be roughly \$450,000 from the \$1 million that has been appropriated.

Commissioner Cole asked if we are looking to ask the Legislature for the total amount or a percentage of that. Mayor Griggs said his thoughts are the State of New Mexico needs money and they are going to come to the citizens of Alamogordo to get money one way or another. If they can get it from Capital Outlay, that may mean they will not have to get it another way. If they can't get it from Capital Outlay that may mean other approaches and they have not decided those. He has talked with Representative Vaughn about the variety of options that have been looked at; tax increases are not out of the question. When a citizen buys an item at Home Depot for instance, they pay 7.5% Gross Receipts Tax with 5% going to the state and half comes back to the City. The state

has talked about reducing the amount coming back to the community. They have to balance the budget, so they have to get the money from somewhere and there are limited options. Here we are looking at this, and his recommendation to the Commission when we are looking at the money we have and if we can look at taking half of it and completing several projects and return the other half to the state, then we are doing what we need to do for our community and still supporting the State of New Mexico.

Commissioner Cole recommends that we ask for the whole amount and hope to recover at least half to 40 percent of it to cover projects we deem necessary.

Mayor Pro-tem Lujan said not only do we have a local duty, but we have a state duty to try and do our part to assist with balancing the budget. Would we have a better chance of getting the money if we ask for just what we need and not the whole amount and getting turned down? His reasoning for asking for just what we need is he feels we would get a better shot at getting approved then if we asked for all of it.

Representative Vaughn said she believes we should get our request to her as soon as possible and she would try to support us as much as she can. She will not know anything until the session begins, but she is hoping first come first served. She also wanted to thank the following people for taking a tour of the library with her today, Mayor Ron Griggs, Brian Cesar, Gator Gates, Matt McNeile and Larry Garner; she really appreciated their time and concern.

Mayor Griggs stated he believes it would be wise to make a decision tonight so Representative Vaughn can have that information in order to address our needs in this special session, should it come up there; at least we would be ready if it did.

**Recessed at 8:40 p.m. and reconvened at 8:52 p.m.**

Commissioner Rentschler said looking at this \$215,000 figure we came up with, he is thinking we could do more than that fairly easily. Part of what he would like to see as part of the upgrade is the utilities. If put in a photovoltaic system that was on the magnitude of 10,000 to 20,000kw it would be somewhere in the area of \$4 to \$5 a kilowatt depending on the level, it will add \$80,000 to \$100,000 to the total. At the same time over a 10 year period we would see a savings of \$200,000 to \$300,000. He would hate to lowball this. There are certainly a lot of other things that we could be doing to the library such as the windows. He knows we need to do this tonight and that is probably why the figures are low, but we either need to pull them out of our hat or use something that is solid.

Mayor Griggs reiterated that we either need to make the figures up or we need to go with the numbers we have. He wants the Legislators to have some real numbers to deal with. When the Legislators are looking to take some money back and you are asking for some reallocation, you need to be able to justify what we are spending the funds on. One thing we talked about the other day is solar panels at the swimming pool where we know we would be saving money if we did. If we could provide for low energy cost for any building, not just the library, it should be considered.

Commissioner Rentschler said that is one of the things that the State, the Legislature and the Governor is looking friendly on is renewable energy. If we have the opportunity to do that, we should do everything we can for energy consumption. Mayor Griggs agrees but does not think we have a firm number for them to say that we are going to convert the library completely to solar power, if you have a firm number then those numbers would be beneficial.

Commissioner Rentschler said he can actually speak to that pretty well, when you look at putting photovoltaic cells on a building of that size, if you have a budget; you come up with that number and build to that number. The panels are less than \$1,000 each and if we put \$80,000 in on it, that is a very good figure to put in with a substantial pay back within the next 10 years. As far as the windows, he has no idea what that cost would be.

Mayor Griggs appreciates the audience's enthusiasm, but what we are here for is to determine whether or not we can come up with numbers, if we can't come up with numbers, clap all you want, but what we have to do is have a number to give Representative Vaughn for her to go sell it. If we can't do that, then we are just dreaming. Lets work together to get a specific number and if Commissioner Rentschler has them, we will use them. It is one of the things we have to do for a solid number. We do not have \$1 million in hard numbers, and that is what he is trying to get across to everyone. The Legislators are going to have to go ask for this money to be reallocated and the State of New Mexico is hurting for money. They are going to have to defend what we bring to them, but we do not have \$1 million worth to defend at this time. We can only give them hard numbers that we have now. We have hard numbers for the Historical Society. If we tell the state we would like \$600,000; we are going to put \$200,000 towards the Historical Society, and we are going to put \$400,000 towards the library and we will complete those projects, but he may be off base on that. We may not have a chance in the world to get this money reauthorized and on the other hand it might be easy, we just don't know. None of the Legislators that he has talked to have indicated it will be easy. He does not know if Governor Richardson is going to be too fired up about giving us his money back, he might, but we have to ask. Without numbers, we cannot do that.

Nola Jones said we have the numbers. Representative Gloria Vaughn has acquired money for the library, just because it was for a new library, it is the same thing. We don't know how much damage was done by the rain. The Friends of the Library and the Foundation have asked repeatedly for different things that have not been funded in the library, shelving and different things like that. The library staff has numbers on items needed, not only for repair, but upgrades as well. You can put your estimated costs up high and get hard numbers later; you don't have to have those hard numbers now to make the vote. What you need to vote on now is to get all of the funding for the library because if it needs it, then we can get the numbers. The Historical Society is a fine thing, but it is not a library and this funding was for a library. There are grants that you can get for renovating adobe building, like the Plaza Pub, there are also other things that you can be done. She believes that when Representative Vaughn got this money for the library and we want to get it reallocated, we have a lot better chance of reallocating it for a library than any other project. She believes we should ask for the whole amount for the library because we are going to need it.

Mayor Griggs asked for any other comments or suggestions.

Commissioner Ledford said the library has been an issue since he has been on the commission and we had started off several years ago to use this money to renovate and upgrade the library and we did not get support for that from people out here because they wanted a new library. We tried that and it didn't work and he thinks we could probably spend this and more to improve the library. From a clinical standpoint, he thinks it would be easier for Representative Vaughn to go try to have this reauthorized for the library to do their improvements as written in the letter by the City Manager. He thinks that if we don't get all of it, then he suggests that we reallocate the full amount for the library and whatever happens, happens. If we don't get it all, then at least we can upgrade the library and do it right. These other projects were not talked about when this money was given years ago, and he appreciates these other projects, but he makes the motion to have the entire amount reauthorized to put towards library.

**Commissioner Ledford moved to approve asking to reauthorize the entire amount of the money to the library. Commissioner Ferguson seconded the motion. Motion carried with a vote of 5-2-0. Mayor Griggs and Mayor Pro-tem Lujan voted nay.**

Mayor Griggs asked Representative Vaughn to use the letter that was sent to her in May and proceed in that manner.

17. Appoint a city representative to the ambulance committee.

*Recommendation:* Appoint a representative.

Mayor Griggs said normally the representative had been the Mayor, but if someone would like to do it, he thinks it would be super. If no one else has the desire to do this, he would do that.

**Commissioner Cole moved to approve the Mayor to serve on the committee. Commissioner Ledford seconded the motion. Motion carried with a vote of 7-0-0.**

19. Appointments to Boards and Committees.

Mayor Griggs read the vacancies. Mayor Griggs appointed Nina Walker Saenz to the Housing Authority Board. He asked the Clerk to notify her of the appointment.

**UNSCHEDULED COMMUNICATIONS:**

**A. JoyInn Marquese commented on the following:**

- 1) Thanked the Commission for the interest they showed tonight and that they all gave it consideration on behalf of all who were involved on behalf of the library.

Mayor Griggs said our legislators will need help in Santa Fe to pass these bills and he hopes they will go and support the library.

**B. Delia Mirabal commented on the following:**

- 1) Thanked the supporters and volunteers because it took a lot of work to recruit men and women from Holloman AFB to raise money at the art gala for the library. Now she can go back and report to them that there is a difference and there will be a change.

Mayor Pro-tem Lujan said he may be wrong but he's been a part of this for a long time but things don't happen that fast. If you want things done you have to do it the right way. He can almost guarantee that this is the best way to get this money and that is why the supporters need to assist in any way they can to help get this funding.

Ms. Mirabal said she worked with the school district for many years. If money was allocated for that particular project it is suppose to go for that project. We don't want to be one of those districts that are in the headlines because they misused funds allocated for a certain project because the ones that get hurt are the children. Governor Richardson's most important thing is education, he will not remove funds from education and libraries are part of education.

Mayor Pro-tem Lujan said he appreciates that and what Commissioner Ledford said and did, he is saying the way we are going about it is wrong. We need firm numbers and with that, it will be difficult to get that funding approved.

Mrs. Mirabal even if you give a number for the roof, you can not be sure that is a firm number. Once you start to remove the old roof, there may be hidden damage under there that no one knew about and now it will cost more than thought.

**C. Commissioner Rentschler commented on the following:**

- 1) Ninth Street bridge update. Mr. Threadgill said they are still waiting to hear from FHWA for approval. They are ready to go to bid once we get funding.

**D. Commissioner Cole commented on the following:**

- 1) After the rains he walked the flood control ditch. He thought the ditch did a good job of holding water. The water was 12 to 15 inches deep by the water line and about 8 to 10 feet wide and it carried the water away from the residential area.
- 2) Update on SPIRIT and the partial payment for it. Matt McNeile said it was brought to the Commission the last meeting in July. The direction was to call SPIRIT to see if they would accept a reduced amount. They indicated they would accept a half payment. We were going to bring it to the October 13<sup>th</sup> meeting. We will have to revise the budget.

City Attorney Thies said with this not being an action item, they cannot take action on it.

**E. Commissioner Ferguson commented on the following**

- 1) Last Town Hall meeting on zoning only has a few contractors, staff and the contractors. He wants the Commission to know he will be calling people and trying to get input from some citizens. He encouraged other Commissioners to call some people. Mayor Griggs said he might invite them to attend P & Z Commission meetings also.

**F. Mayor Pro-tem Lujan**

- 1) Asked Mr. Cesar about the 2004 GRT for streets. Matt McNeile replied at the same time there was an economic development grant for Martin Luther King, this was a 50/50 match. We did not get that grant so the next meeting Mr. Cesar will bring back a list of projects for approval. Mr. Cesar stated it has been a little over a year and a half so he will need to revise the numbers and will bring them before the Commission by the next meeting. If there are any Commissioners who would like to have an update before that, he can go over each district with them. This will be the first phase, which is the ADA ramps, curb lines, alley aprons and the utility improvements with the exception of intersection rebuilds. Next year we will be paving those roads.

**G. Mr. McNeile commented on the following:**

- 1) Last Wednesday after the Town Hall meeting our emergency operations center was activated. We had over 54 City Employees that were part of the center that night and he wanted to thank those city employees who worked late into the night and did a wonderful job.
- 2) Water report – looks like we are in good shape and we are still above average in our storage compared to last year at this time.

**H. Mayor Griggs commented on the following:**

- 1) Recently the Chamber has held the Cottonwood Festival and bike rally, where City Staff has been very instrumental in assisting with a variety of things. The Chamber has sent letters thanking staff for all their hard work.
- 2) City Staff worked hard into the night during that last rain storm and he wanted to thank everyone for their hard work.

**EXECUTIVE SESSION:** Adjourn into Executive Session to discuss threatened and pending litigation (Oasis Trailer Park).

**Commissioner Rentschler moved to adjourn into Executive Session to discuss threatened and pending litigation (Oasis Trailer Park) at 9:24 p.m. Commissioner Rardin seconded the motion. Motion carried with a vote of 7-0-0.**

**ADJOURNMENT.**

*/s/Mayor Ron Griggs*

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Mayor Ron Griggs

(SEAL)

ATTEST:

*/s/ Reneé L. Cantin*

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City Clerk Reneé L. Cantin

*(Prepared by Marsha D. Brady, Deputy Clerk)*

*Approved at the Regular Meeting held on October 13, 2009.*