

**CITY OF ALAMOGORDO, NEW MEXICO
CITY COMMISSION REGULAR MEETING MINUTES
7:00 P.M., COMMISSION CHAMBERS
JANUARY 14, 2014**

**ROBERT RENTSCHLER, MAYOR
NADIA SIKES, COMMISSIONER
JOSH RARDIN, COMMISSIONER
AL HERNANDEZ, COMMISSIONER
JIM TALBERT, COMMISSIONER**

**JASON BALDWIN, MAYOR PRO-TEM
SUSIE GALEA, COMMISSIONER
JIM STAHL, CITY MANAGER
STEPHEN THIES, CITY ATTORNEY
RENEE CANTIN, CITY CLERK**

CALL TO ORDER, ROLL CALL, INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Rentschler called the meeting to order at 7:00 p.m. Roll Call was taken by the City Clerk. Clerk Cantin announced there was a quorum present. Invocation given by Pastor Vaden Gilloth and the Pledge of Allegiance was led by Mayor Pro-Tem Baldwin.

APPROVAL OF AGENDA

Mayor Pro-Tem Baldwin moved to approve adding the Addendum item to the agenda. Commissioner Sikes seconded the motion. Motion carried with a vote of 7-0-0.

PRESENTATIONS

- 1. Presentation related to an update on projects and activities at the White Sands Regional Airport. (Duke Prewitt, Airport Manager)**

Airport Manager Duke Prewitt addressed the Commission concerning updates at the airport. He said these would all be projects and issues the Commission would have to rule on before too long. He presented his information with a PowerPoint presentation and noted the Runway Extension which is one of two current grant projects. It is for \$560,000 and is a design grant only. Delta Airport Consultants is the contractor and they've reached the 50% point. Airport Manager Prewitt said their projected construction costs are about \$5.7 million which is a little more than they originally said. The State Aviation Division is supportive and if Federal, State and local funding is approved, we could start construction fall of 2014. Concerning the Runway Strengthening, he noted State Aviation contracted with Applied Pavement Technology to do all the airports in New Mexico to determine the load-bearing capabilities of each. We were first on the list and we didn't like the report we received. We challenged the State and the contractor because the numbers we received were low. We asked them for more current data and after discussions with the State Aviation Division, we agreed on the need for boring samples to once and for all determine the correct PCN. Last week they did the boring at the airport and we are about one week away from lab samples which will tell us the load-bearing capabilities of our runway. Regardless of what happens, the State tells us the information will not be published for another year.

Airport Manager Prewitt explained Assistant City Manager McNeile had made a presentation to the Airport Advisory Board in November of 2013 concerning reduction of the leases. It was fairly large and inconsistent with FAA standards, and it was reduced in order to get everyone on the same page. The problem is we have a \$12,000 loss in revenue because of the lease reductions. At that time, the City Manager agreed the leases needed to be redrawn, but he recommended the Advisory Board come up with ideas to get back the revenues. We canvassed the State Aviation Division to find out what the going rate was for lease rates and landing fees around the state. Our fees have gone unadjusted for about 25 years. Airport Manager Prewitt did his own research and found we are probably one of the lowest in the state for commercial landing fees. He felt we could capture \$9,000-\$10,000 there. They are also looking at other ways to generate revenues. By July of 2014, they will be prepared to come to the Commission with the recommendation that the leases be adjusted down to where they should be.

Airport Manager Prewitt addressed Regional Jet Service saying the initial grant was unsuccessful. He will meet tomorrow with the City Manager and Lance Grace who is very passionate about Regional Jet Service here in Alamogordo, and we will be working on how to successfully tackle this issue. He has checked with the Ruidoso Airport that is a Part 139 compliant airport in order to get information on becoming certified. He explained to the Commission there are issues and expenses with our airport becoming Part 139 certificated. Mr. Prewitt also asked the FAA Airports Division to send someone here from El Paso or Albuquerque to talk with us and give us an idea what our startup and sustaining costs would be for 139 Certification. He showed the layout of the airport and noted they had met last week with a URS Consulting of Texas representative. The schedule should be finished next summer.

There will be a public information meeting held concerning the 20 Year Master Plan about March of 2014, and then we hope to bring that plan to the Commission for approval around April or May. Another issue he addressed was surplus modular buildings that are in El Paso and were used for temporary billeting of soldiers waiting for permanent housing. They are free of charge and very nice modular homes, and the CAP is interested in getting some. It will cost about \$12,000 to get them up here. We met with our Fire Chief, Police Chief and Public Works director to determine if there was a need for these at our airport, and we did not feel we had an immediate need or need in the foreseeable future to go to the expense of \$12,000 apiece to move them here and hook them up.

Commissioner Galea asked about the runway extension beginning in fall of 2014, and wondered if it could be started sooner, perhaps in the summer. She remarked we are already 50% done with the engineering. Airport Manager Prewitt agreed and said that was conceivable because they have promised the FAA they would be 100% complete by the end of this month. We have to go through the process of having the Federal, State and Local monies there. Commissioner Galea remarked it was about the match and he agreed.

Commissioner Galea also asked about redrawing the lines and recapturing the loss in revenue. She thought we might be able to work with the Chamber of Commerce to promote the fact our landing fees are lowest in the State. She mentioned Moriarty Airport advertises being the Gateway to the Southwest, but we might be a better gateway because of our low fees. Airport Manager Prewitt asked her to consider not every airport charges commercial landing fees; there are only a handful that do.

Commissioner Galea asked about the modular buildings and whether we couldn't use some buildings when we get Regional Jet Service for terminals. She felt it might be better to do this now instead of building something new costing more than \$12,000. Airport Manager Prewitt said that had been considered and even the fact rental car companies could use these buildings, but felt there wasn't a need because of one certification for airfield management to use these buildings. We considered if we did get a new terminal building, which will be in the 20 Year Master Plan, we could probably get some use out of a temporary building like that. Commissioner Galea asked when the Commission should look at these modular buildings because they are free and might not last long. Airport Manager Prewitt told her at last count there were about 100, and maybe you should look at them now.

City Manager Stahle responded the modular's are clearly an opportunity, but before we work with the Army to get a few of them, we should do a little more homework and advised against it at this time. The other reality was the CAP might use them and they have the ability to apply themselves, then they would come to us for a place to put them. There would be some details to be resolved such as water, sewer, and the logical place to place them. He was excited about the prospect but felt there was some work to be done before we would be at the point to execute. City Manager Stahle said a couple of them had been taken to the Ruidoso airport, and they have run into the challenge of using them for commercial when they were built for residential purposes. He wanted to see how that played out and see if they would be too expensive to convert to commercial use before we go through the effort to get some. We don't want to lose the option, but he wanted to see how it goes in Ruidoso

Mayor Rentschler said that was his question as well; these are residential units, therefore the wiring would have to be completely replaced, and we don't know what the expense would be. He wanted the CAP to realize that also. He also wanted to wait before getting any buildings. His other question

was about the leases. He asked if we were coming back from the center of the isles between the hangers to the drip edge, and everyone's lease would come down. Airport Manager Prewitt affirmed this was true.

Assistant City Manager McNeile told them it wouldn't affect everyone out there; it would probably affect about 30% of the leases on the north end of the airfield. One of the biggest reasons we are shrinking some of the leases is to make sure we have enough taxi-way space in between buildings under the City's control, for maintenance purposes. Mayor Rentschler said that currently the leases include the square footage of that and is why the lease rates are going down, and Assistant City Manager McNeile agreed.

Mayor Rentschler asked Airport Manager Prewitt how much he would like to increase the \$.20 landing fee, and Airport Manager Prewitt suggested to at least double. He said the Forest Service would be affected the most and Mayor Rentschler interjected Neptune, too. Airport Manager Prewitt continued saying that strengthening the runway would be a lot for them. They are not in the business of building runways, but they are willing to put money into their pits in front of their facilities, which is our property. This is how we get our money recouped from the Forest Service. They have the biggest planes out there and the ones doing the most damage to the airport. He didn't see any problem with doubling the landing fees, especially when they go other places in the State.

Mayor Rentschler asked how much was being taken in a year for landing fees. Airport Manager Prewitt told him the revenues were about \$6,000 - \$7,000 dollars, and the Mayor said going to \$12,000 would take up some of the lease loss. The Airport Manager agreed.

Mayor Rentschler said he expected expenses going into the 139 Certification, primarily to do with facilities and stripping. He wondered what the continuing expenses would be. Airport Manager Prewitt said he had received some figures from the Alamogordo Fire Department tonight and their calculations for a year were an additional \$10,000 which would be for training.

City Manager Stahle said that's what he wanted to touch on. When you have commercial air coming in, the training requirements for your firefighting capability will go way up. It will depend on the kind of jets operated by the commercial air carrier to determine the type of firefighting apparatus we have to have. Bottom line is we have to man it and be trained to accommodate a worst-case scenario. Those are the big, on-going, routine expenses we have to face.

Commissioner Galea said that was noted in the minutes from our Commission Work Session in the HEPA Improvement Projects - the 139 Certification, the Forest Services' needs and the Fire Department out there. We can look at that in our budget if we are pursuing the 139 Certification. Mayor Rentschler agreed and told her he was simply explaining to the rest of the audience.

Mayor Rentschler asked if it was typical to take this long in the formation of the Airport Master Plan. Airport Manager Prewitt said it began December of 2011 and the estimated completion stated by the contractor at that time was nine months, minus the FAA and State review periods. That contractor came last week to one of our meetings and we drilled him pretty good. The State Aviation Division told us the grant would expire in March, but they graciously extended it until about June. He felt the contractor was serious about getting it done now. Mayor Rentschler said it has taken an inordinately long time and is costing \$255,000 of which about \$12,000 is coming from the City. That's a pretty good deal for us, too. Airport Manager Prewitt told him he hoped his next Commission item would be to report it is done.

City Manager Stahle said you have touched on an important point here. The majority of the funding for this operation has come from the State and Federal governments. You won't find this kind of leveraging for grant money in anything else we do; for us to put up 5% and everyone else put up 95% is a great deal. It is expensive as airports are, but it is a very valuable asset to our community and he was looking forward to getting the Master Plan completed and the runway extended. He was eager to see what the testing showed for runway strength since that will determine a lot for our future. For a

small city airport, there is a lot going on out there and we should be very proud of that facility. It is very important to recognize that cost advantage for a long-term public infrastructure investment.

Mayor Rentschler agreed and said a lot of things will come from this. We need to insure we keep everyone on the same page and communicate effectively.

PUBLIC COMMENT

Mayor Rentschler remarked there were about 10 people signed up for Public Comment and that exceeded the time allotted for this. He asked if the majority had signed up to speak about the VA Cemetery, and noted this item would be on the agenda for the next Commission meeting. He asked if two people could be appointed, one for each side of the issue.

A. Michael P. Smith commented on the following:

1) Mr. Smith addressed the Commissioners saying he was a veteran from the Alamogordo area. He was a combat veteran in Vietnam and spent over 21 years in the military. He stated he had been listening to what Commissioner Galea has said in promoting a Veterans Cemetery in the Alamogordo area and felt it was a noble cause, but he was afraid if we continued to promote it, then work done by Veterans organizations throughout this portion of the state would lose ground they have tried to recover with Ft. Stanton. The historical value alone should be the reason we need to support that location. He said Governor Martinez had talked about three to four state veterans cemeteries in the state. Ft. Stanton has filled a lot of those squares already and the biggest thing is trying to get it through the state senate and house. The last three times it has come up for consideration it has been sent to committee and never returned to the floor for a vote. Veterans have been taking care of Ft. Stanton and been promoting it as a Veterans Cemetery since before Governor Richardson was in office. Governor Richardson put a moratorium against veteran internments in that cemetery. Mr. Smith felt Ft. Stanton was more of a central location and had the ability to handle interment of veterans. A US Marine was buried there at the turn of last century and there are quite a few combat veterans in that cemetery, but presently we have to get permission to be interned there; he did not think that was right. He didn't think the new VA requirements for cemeteries would be met for the proposed area by the airport runway, but Ft. Stanton's requirements have been grandfathered in and it is good to go. We need to reverse what Governor Richardson did when he said we aren't in the internment business. The \$3 million dollar grant for expansion, upkeep and repair of that cemetery was turned down.

B. Sean Lofland commented on the following:

1) Mr. Sean Lofland addressed the Commission and said he was a member of the local American Legion, VFW and the Training NCO for the 47th Medical Company at the Las Cruces Armory. He stated he was not here representing these organizations, he was representing himself. He added he was an active duty US Army and an Iraqi Freedom combat veteran. He supported the city's application to install a Veterans Cemetery in Alamogordo and did not oppose Ft. Stanton. From what he understood from Commissioner Galea, there is enough space between the two that we can have our cake and eat it too. He said comments had been made about the economic impact on our city. For most of the service he had done for our country, he has had the privilege and honor to be Honor Guard for over 50 military services. Separately, he has lost 73 brothers and sisters of his units while in service in Iraq and Afghanistan. He had observed that the family and friends of the veterans being honored are broke because of the fact they had to take care of the final arrangements for their family member or friend. He had seen veterans get dressed in the car that they slept in and has seen over 100 family potlucks because they had little money for food. If family and friends stay in Alamogordo, it will be Motel 6, not the Fairfield Inn; if they eat here it will be McDonald's and not Chili's. This will not be a tourist attraction, as was commented on. There will be people here to say their final goodbyes. The Federal Government will use a vetted contractor if there is one in Alamogordo, but they will probably bring in their own, so the job impact will be minimal. He has researched working at a veteran's cemetery and found there would be about four full-time employees and three on call. Six of those employees will make \$14.50 per hour; one will make more because they will be the cemetery manager. He wasn't sure who made the comments concerning the economic impact and the positive

effect it would have on the community, but politicians are being inappropriate when they stand on the backs of deceased veterans in order to make money or to push a political agenda. The love he has for this area – the city, the mountains, the sunsets, the white sands – he would be honored to be interred in Alamogordo. He asked that it not be put by the airport and to consider a second site.

CONSENT AGENDA

2. **Approve Minutes of the December 17, 2013 Regular Meeting of the Alamogordo City Commission.** (*Renee Cantin, City Clerk*)
3. **Approve the final publication of Ordinance No. 1458 amending Section 8-01-170 of the Code of Ordinances to allow for administrative approval of Temporary Activity Structure Permits.** [Roll call vote required] (*Stephen Thies, City Attorney*)
4. **Approve the final publication of Ordinance No. 1459 amending certain Sections of Chapter 28 the Code of Ordinances Concerning Water, Sewer and Reclaimed Water Rates and a schedule for review of rates.** [Roll call vote required] (*Renee Cantin, City Clerk*)
5. **Approve Resolution No. 2014-01 determining Reasonable Notice of Meetings of the Governing Body. (Open Meetings Act Resolution)** [Roll call vote required] (*Renee Cantin, City Clerk*)
6. **Approve Resolution No. 2014-02 approving a grant application to USDA - US Forest Service for the collaborative forest restoration program, in the amount of \$120,000.** [Roll call vote required] (*Ken Johnson, Finance Director*)
7. **Approve Resolution No. 2014-03 accepting the New Mexico Fire Protection Grant Award in the Amount of \$100,000 from the New Mexico Public Regulatory Commission – State Fire Marshall Division for the purchase of fire personnel protection equipment and self contained breathing apparatus equipment.** [Roll call vote required] (*Ruben Segura Grant Coordinator and Mikel Ward, Fire Chief*)
8. **Approve the award of RFP 2013-011 for the "Fixed Route Transportation Services" Agreement to Zia Therapy Center, Inc.** (*Barbara Pyeatt, Purchasing Manager*)
9. **Approve Change Order No. 2, to Hunt Engineering L.L.C., related to Intersection Improvements First Street and Washington Avenue in an amount not to exceed \$5,811.75, including NMGRT.** (*Edward Balderrama, Project Manager*)

Commissioner Hernandez moved to approve items # 2, 3, 4, 5, 6, 7, 8, 9 of the consent calendar.

Mr. Paul Sanchez asked to pull Item #2 from the consent calendar.

Mr. Sanchez said a comment had been made that was recorded in the minutes of the last meeting in December 2013 regarding the Veterans Cemetery issue. He thought Commissioner Galea chose to say 'Paul Sanchez lied' about whether or not she was the only person that had wanted to support the Veterans Cemetery. He noted that after tonight he now knows there are others who do support the Veterans Cemetery in Alamogordo, but the evening the comment was made he had said that 'to his knowledge' he didn't know of anyone except for Commissioner Galea who supported the Veterans Cemetery. Thus, she chose to say Paul Sanchez lied on the record and his problem was there wasn't any recourse for him. He wanted to make it clear to the Commission that there isn't any chance he will choose a lawsuit or some of the other things thrown about concerning the slander he believed Commissioner Galea executed in regards to this. The reason he will not execute a lawsuit is because

in Commissioner Galea's duties as a public official he wouldn't be suing her, but it would be the City that would be defending her and incurring the cost. If the City was to lose, it would be the tax-payers who would pay the fine. As a result, he wasn't going to the City over this slander he felt had been incurred. He wanted the Commission to consider having Commissioner Galea apologize to him on the record for saying he lied when he had not, and to correct the minutes of the previous meeting. If someone were to read those minutes and see he was a liar without an additional sentence, it would be a serious problem for him particularly since he is a candidate for mayor, as well as Mayor Rentschler and Commissioner Galea. He would like the Commission to consider correcting the record and he asked Commissioner Galea to make an apology on the record. It's as simple as that.

Mayor Rentschler asked him if he was saying the minutes were correct. Mr. Sanchez said he had looked into the minutes and found them to be not precise since they aren't verbatim minutes. He believed the minutes said 'Commissioner Galea said Paul Sanchez lied' or something to that extent. I believed she had said 'Mr. Sanchez is a liar', but she did not say that. The record is essentially correct for exhaustive minutes, but not correct for verbatim minutes, but she did say that I lied and that is what the minutes say. Mayor Rentschler asked him what his suggestion was for them to do. Mr. Sanchez told Mayor Rentschler he wanted Commissioner Galea to make an apology for the statement she had made, because he did not lie. Secondly, concerning the minutes of the previous meeting, if someone were to look at those minutes without any insert saying Commissioner Galea retracted that statement, they would see I had been accused of being a liar and he had no recourse in that regard. He restated he was asking for a correction to the minutes because it could cost him votes, donations, etc. He restated he was not going to sue the City and it was totally up to the Commission to do what they felt appropriate, and whatever Commissioner Galea felt appropriate.

Commissioner Galea said she approved the minutes as they are and where it was stated under Mr. Sanchez' comments, 'To his knowledge, there was only one person in favor of this idea, and that is Commissioner Galea. He felt the money should go toward Ft. Stanton since it is an existing, historic Veterans Cemetery. He felt the Ft. Stanton location was massively supported by our local veterans' groups. Commissioner Galea said Paul Sanchez' comments were a lie'. And that is true, his comments were a lie, they were not true. Commissioner Galea said she will apologize if he is offended, but she will not apologize for her comment, unless he would like to apologize for his comment. He did comment knowing, after he did consult with others concerning Oktoberfest, Mr. Sanchez did report widely that she was highly intoxicated knowing that she profoundly does not drink any alcohol.

Mayor Rentschler said to Mr. Sanchez that this is not a tit-for-tat at this point; now is not the time.

Paul Sanchez said ok, and he wouldn't respond to the Oktoberfest comment. He continued saying the definition of the lie Commissioner Galea said if she knows what is in his head and she knows that he spoke to veterans prior to the meeting, and that he knew people were in favor of the Alamogordo site, then she knows more than he does because he knows what was in his head. Obviously, she has no reason or interest in retracting that. Mayor Rentschler said we understand your position and he thanked him.

Original motion died for lack of a second.

Commissioner Talbert asked to have Item # 8 removed from the consent calendar. Item # 9 was removed from the consent calendar by Commissioner Rardin.

Commissioner Hernandez moved to approve items # 3, 4, 5, 6, 7 of the consent calendar. Commissioner Rardin seconded the motion. Roll call was taken for items #3, 4, 5, 6, & 7. Motion carried with a vote of 7-0-0.

ITEMS REMOVED FROM CONSENT AGENDA

Mayor Rentschler explained the way he would like to do this. If it is your item, he would like to have a motion and a second up front, and then we will go on to discussion. He wanted to get a little more formal.

2. **Approve Minutes of the December 17, 2013 Regular Meeting of the Alamogordo City Commission.** (*Renee Cantin, City Clerk*)

Commissioner Galea moved to approve Minutes of the December 17, 2013 Regular Meeting of the Alamogordo City Commission. Commissioner Talbert seconded the motion. Motion carried with a vote of 6-1-0. Commissioner Rardin vote nay.

Commissioner Galea asked Mayor Rentschler how Commissioner Rardin would like to change the minutes. Commissioner Rardin told her he remembered she stated Mr. Sanchez lied. He said he would have to listen to those tapes since it has been about a month since the meeting. He thought if a constituent wanted them changed, they should be changed. These minutes aren't near what we used to have. These aren't the exhaustive minutes we used to have.

Commissioner Galea said she did not retract her statement since it was implied she was the only person in all of Alamogordo who approved and was in support of the cemetery. She repeated she would not retract her statement and Mayor Rentschler said he understood that.

Commissioner Rardin wanted the record to reflect he voted no for the minute approval. That's it.

8. **Approve the award of RFP 2013-011 for the "Fixed Route Transportation Services" Agreement to Zia Therapy Center, Inc.** (*Barbara Pyeatt, Purchasing Manager*)

Commissioner Talbert said he had a question on this item. He read from the agenda item, 'The Commission approved the continuing payments to the Pilot Program contingent upon Zia raising the fare by \$1.00'. He asked if they had raised the fare by this amount and was told yes.

Commissioner Talbert moved to approve the award of RFP 2013-011 for the "Fixed Route Transportation Services" Agreement to Zia Therapy Center, Inc. Commissioner Sikes seconded the motion. Motion carried with a vote of 7-0-0.

9. **Approve Change Order No. 2, to Hunt Engineering L.L.C., related to Intersection Improvements First Street and Washington Avenue in an amount not to exceed \$5,811.75, including NMGRT.** (*Edward Balderrama, Project Manager*)

Commissioner Rardin said this is one of the projects being paid for out of our second round of bond money for the streets. He thought this was one of those already engineered, ready to go and already breaking ground, because we only have until the end of the year. He wanted this change order clarified.

City Engineer Thomas told him we had some necessary extra design work done because of the way the road was realigned. One of the main items was the extension of the box culvert under Washington Ave., about 77 feet downstream, and some regarding that ditch work. Also, we did request from the designer three alignments in the conceptual phase; this amount covers all of this.

Commissioner Rardin said the options you brought us are this change order, and City Engineer Thomas told him that was correct. Commissioner Rardin said the original plan brought to the Commission a couple of years ago was the one he thought we were going with. There were two concepts, going through Washington Park to align with Canyon, and then this one. It looks like the

work has already been done and completed and we need to pay for this.

Commissioner Rardin moved to approve Change Order No. 2, to Hunt Engineering L.L.C., related to Intersection Improvements First Street and Washington Avenue in an amount not to exceed \$5,811.75, including NMGRT. Mayor Pro-Tem Baldwin seconded the motion. Motion carried with a vote of 7-0-0.

NEW BUSINESS

A-1. Discussion, and possible action, regarding directing staff to work with Otero County on the consolidation of the Public Safety Answering Points (PSAP). *(Robert Rentschler, Mayor)*

Mayor Rentschler noted he had brought this item to the Commission for the reason we have had a meeting with the County and we are trying to do some consolidation with them to save a lot of money.

Mayor Rentschler moved to approve regarding directing staff to work with Otero County on the consolidation of the Public Safety Answering Points (PSAP). Commissioner Sikes seconded the motion.

Commissioner Rardin commented this is an issue Otero County and Alamogordo have been working on for 10-12 years. Basically, it is a \$.50 per phone bill charge which everyone with a phone pays. We have been fighting with them to reimburse our PSAP, which means when you call 911 on the phone, you are paying for the service. He, Mayor Rentschler, Commissioner Sikes and Commissioner Galea attended a meeting recently with the County to decide how to fix this. Mayor Rentschler wanted to push it forward and get it fixed so we can get some kind of reimbursement from the State since we are paying that tax every time we pay a phone bill.

Commissioner Hernandez recommended including Hubert Quintana in the discussions with the County since he is a great mediator and could help us work something out by working together to make this happen, whether we stay apart or together.

Mayor Rentschler agreed. He stated we had the DFA Small Business Specialist, Wayne Sowell down to a meeting which had all the players in the room for the first time he was aware of, and it was a positive meeting. The City and the County are currently looking at upgrading their PSAPs to the tune of \$300,000 - \$400,000. If we consolidate down to one PSAP it will save both of our budgets. Thus, we will have more money to do what we need to do.

Commissioner Galea said just to clarify, the same meeting was held in July 2012 and the same result was found. This time we will be moving forward to more mediation

City Manager Stahle said one of the things he wanted to make clear concerning consolidating PSAP isn't necessarily to save us money, but it will bring us money we otherwise pay toward our bills to our community instead. He anticipated having a similar amount in our budget for Dispatch but it will go to a unified one and we bring in money from the outside we currently are not getting. He supported this and felt the County would be willing to.

Mayor Rentschler said the whole idea was to get money in for equipment, 911 equipment in particular, and for the five years he has been on the Commission, when we do an upgrade it comes directly out of the City budget. We pay for the dispatchers and maintenance anyway, but we would no longer have to pay for the equipment. That would be a savings of \$300,000 for us. The 911 system we have is five or six years old and at the end of its useful life.

Motion carried with a vote of 7-0-0.

10. Discussion and possible action related to the Tenth St. Water Tower. (Eugene Downer, Requestor)

Mr. Eugene Downer asked the city to create an Invitation to Bid to paint the Water Tower at 10th Street between Walgreen's and the Zoo property. He said it was his understanding the City owns the water tank and Union Pacific does not contest that. He had been told by a City Staff member that the City owned the property the tank was on, but Union Pacific contests that. There is a month-to-month lease for this property between Union Pacific and the City of Alamogordo which costs \$500.00 per year, and a copy of this lease will be with the minutes (a copy of this lease agreement can be found with the Agenda Report, not the minutes). Either party can get out of the lease with a 30 day notice. He asked Union Pacific to waive that amount but they chose not to do so. He said there is a Union Pacific Foundation that gives grants to various states and he had been told we could get around \$5,000.00. It would not have to be connected to anything specific and could be for Quality of Life, Beautification or whatever. Mr. Downer gave the deadline date for this grant of August 1, 2014, to the City's Grant Coordinator, Ruben Segura so he can request the proper forms from Zoe Richman who City Manager Stahle has worked with before. She is the director of Public Affairs in Phoenix, AZ. He said Union Pacific has a toy train which is much larger than the one the Toy Train Depot has and they send it to communities upon request. He asked that the person responsible for parades contact Zoe Richman to schedule an appearance. The Union Pacific Foundation also helps fund the Toy Train Depot at Alameda Park. He had spoken with Martin D. Johnson, an executive with Union Pacific in Omaha, NE, and asked if we were allowed to have another cross-over at a location such as Indian Wells and he said we could. Mr. Downer said there are some who think we are not allowed to do this. Mr. Johnson had told him they did not like the idea but wouldn't refuse it, and Zoe Richman has request forms for that. The public line on cross-overs is they want you to get rid of three if you want to put another but that is not according to Mr. Johnson. Mr. Downer asked for questions.

Mayor Rentschler asked him if this all relates to the Water Tower and he said it did.

Mr. Downer continued saying he wanted all the Union Pacific information to go into the minutes in order to prevent confusion in the future since they are a major player.

Mayor Rentschler felt the City was aware that the land the Water Tower sits on belongs to Union Pacific because we pay them for it every year. City Manager Stahle interjected it is a lot more now than \$500.00 per year. The CPI index clause in Item G, Part 2 of the contract has pushed it up to about \$2,600 a year.

Mr. Downer asked if any Commissioner would like to see the Water Tower torn down. No one responded.

Mayor Rentschler asked Public Works Director Cesar to come forward to report on the last time we attempted to have the Tower painted. Mr. Downer said Public Works Director Cesar also had the file on the 10th Street Water Tower.

Public Works Director Cesar gave an overview of the lease with Union Pacific (UP) from 1989. The original lease amount was \$95.40 per year and the first lease agreement the City signed with UP did call for \$500.00 per year. This year we paid \$2,080.90 and it goes up by CPI annually. The City first looked at relocating the Tower to a spot to be determined in Alameda Park in 2003. At that time the estimate to do this was \$120,000, and we would have to adjust those numbers if the Commission were interested in this now. In 2004, a contractor was contacted to look at resurfacing the tank and the estimate was \$26,654.00; this was simply to recoat the tank and not to remove the lead-based primer. This company did determine at that time the primer was lead-based. Our engineering department, in February of 2006, prepared a bid package that was split with the first task being to perform the sampling on the primer and the land the tank sat on to determine whether there was an issue with lead-based paint. If they determined there was not an issue with lead-based paint, the estimate for priming and painting of the tank was \$94,327.45, and if there was lead-based paint to be removed plus the cost of priming and painting, the estimate would be \$109,386.42.

Mr. Downer said the bid they had in front of them was from Riley of Farmington. (A copy of this can be found in the Agenda Report for this meeting). They are currently working on some large tanks at Holloman AFB and would be able to do our tank in February. If the Commission decides to have this company paint the tank and they have to come back to Alamogordo, they will have to add between \$12,000 & \$15,000 to their bid. This bid you have does not contain sales tax since they are providing a service. Mr. Downer is trying to get the paint billed without tax since the municipality is tax exempt. He said there will be two different types of paint used and they will use 2,500 PSI water removal system to eliminate loose paint. Sherwin-Williams will be the brand of paint used and he explained the type of paint to be used.

Mayor Rentschler said as a government agency we are bound by certain aspects of getting this done. He asked Public Works Director Cesar to speak about this. Public Works Director Cesar said we are bound by the state procurement rules. He said the Riley estimate of \$69,383.00 is above our threshold so we will have to go through the competitive process and bid it, and this could not be completed by February. He remarked that if the Commission wants us to move forward with this, the Public Works Dept. would package this tank along with our active reservoirs that are coming up for recoating in order to bring down the cost.

Commissioner Talbert saw nothing in the bid about lead-based paint removal and knew it would be a significant increase in cost. Mr. Downer said they are using water in order keep from raising dust in the removal. They are not stripping the tank, they are simply using the 2,500 PSI water removal with solvent. Commissioner Talbert said they would basically be leaving the lead paint on the tank and asked if we could do this. Public Works Director Cesar said we could if chunks of lead paint were not being blown off. Commissioner Talbert asked about lead paint falling off when the water pressure was used and Public Works Director Cesar said we would have to address that as a clean-up. He had not been able to locate any test data and only had the one page estimate from NASCO that said they confirmed the primer on the tank was lead-based. This would call for abatement before any blasting or hot work could be performed on the tank. He repeated he did not have any definite test data stating lead paint was present. Commissioner Talbert asked how much this would run up the bid. Mr. Cesar told him the actual inspection for lead-based paint on the tank and the land it sits on in 2006 was \$1,445.00, and with inflation it would be about \$2,000.00.

Mr. Downer announced he had Ralph Doolin with Riley Industries in Farmington on his cell phone in case anyone had any questions for him. No one had a question.

Commissioner Galea asked Public Works Director Cesar if this recoating would affect the structural integrity of the Water Tower since it is so old. Public Works Director Cesar told her this tank has been severed from the system and is no longer used. It was last used by the sawmill. If it were recoated, it would protect and prolong the life of the tank. There are some portions that are beginning to rust but it is not in any imminent danger of collapse.

Commissioner Sikes said while she really appreciates all of the work put into this by Mr. Downer and the Staff, she wasn't aware we had already made the decision to do this. Mayor Rentschler said we have not made that decision. Commissioner Sikes remarked we have done all this work without the determination we even want to do anything to it. Mayor Rentschler told her the work has been done primarily by Mr. Downer and the work Public Works Director Cesar has spoken about was done a number of years ago. As of yet, we have not invested any City time in this.

Mr. Downer said the time he has invested was to ascertain from the City whether they will maintain it or tear it down. The longer you ignore it and the rustier it gets, when you do have to tear it down because of liability, it will be incredibly expensive. The City has been talking about this for years. In 2002 the Commission voted to set \$75,000 aside and in 2005 they voted to repaint it. He is asking for the Commissioners to make a decision. You have to paint it in order to maintain it and if you do not want to maintain it, you must be honest with the community and make plans to remove it. (Mr. Downer asked the Deputy Clerk to put a newspaper article titled 'Water Tower to Get Refinishing' into the Agenda Book for this meeting).

Commissioner Galea suggested considering this as part of the reservoir recoating in the upcoming budget. Public Works Director Cesar said he did not have other reservoirs programmed in for this coming fiscal year. We can bump them by a year, but he would have to work with the finance staff to get it included in the upcoming budget. Commissioner Galea asked him what year he was planning to recoat the reservoirs and he told her the Green ground reservoir would be done in FY2016.

City Manager Stahle wanted to make it crystal clear nobody here has indicated either painting the tower or tearing it down. We are not going to tear it down; the question properly raised is what level of maintenance will be performed on this structure. It is a legitimate question to be raised at a budget cycle and we can look at that whether in concert with the maintenance of other tanks or not.

Mayor Pro-Tem Baldwin thanked Mr. Downer for his work on this project. He wanted to see something done, but his question was what happened to the money set aside in 2002 and 2006. Public Works Director Cesar couldn't speak to the monies in 2002 but the 2004 money, the actual bid of 2006, was brought to the Commission and they decided at that time they did not want to do it. Those funds were reverted back to fund balance and eventually used on another project.

Commissioner Galea said because this item is so costly and not in the budget for FY 2015, she suggested holding a Public Hearing for more public input.

Commissioner Galea moved to approve having a public hearing for public input on this item and see if there is any additional input from the citizens in order to decide whether to do this during the upcoming fiscal year or the next fiscal year. Mayor Pro-Tem Baldwin seconded the motion. Motion carried with a vote of 7-0-0.

Mr. Downer asked for this to be repeated and Mayor Rentschler told him the Commission will have a Public Hearing to decide when to do this. Mr. Downer asked when the Public Hearing will be. Mayor Rentschler said we can't answer the question right now and will advertise when a time has been ascertained.

Recessed at 8:23 p.m. and reconvened at 8:35 p.m.

(Mayor Rentschler said item number #10 but it's #11)

11. Consider, and act upon, a request to increase hourly pay rate for the position of Judicial Clerk assigned to the Municipal Court Department. (Steve Lee, Municipal Judge)

Patricia Hall, Court Administrator came forward to answer any questions.

Commissioner Galea moved to approve a request to increase hourly pay rate for the position of Judicial Clerk assigned to the Municipal Court Department. Commissioner Talbert seconded the motion.

Mayor Rentschler said we aren't creating a new job or replacing a job, so he didn't think this type of thing needed to come before the Commission.

Motion carried with a vote of 7-0-0.

12. Consider, and act upon, a request to fill the Municipal Court Bailiff position, to be assigned to the Municipal Court Department. (Steve Lee, Municipal Judge)

Trisha Hall, Court Administrator said we have a PERA retired employee who was a previous bailiff who we would like to hire through a temporary agency.

Commissioner Galea moved to approve a request to fill the Municipal Court Bailiff position, to be assigned to the Municipal Court Department. Commissioner Sikes seconded the motion.

Commissioner Hernandez wanted the Commission to note they are converting a position and doing a contract, have talked with the contractor, have got this person under contract and prepared all this for tonight's meeting.

Motion carried with a vote of 7-0-0.

- 13. Consider, and act upon, a request to fill the Firefighter position, to be assigned to the Fire Department. (Mikel Ward, Fire Chief)**

Fire Chief Ward explained this was a firefighter budgeted position within the Fire Department. It is one of 15 firefighter positions and is essential for emergency response.

Mayor Pro-Tem Baldwin moved to approve a request to fill the Firefighter position, to be assigned to the Fire Department. Commissioner Hernandez seconded the motion. Motion carried with a vote of 7-0-0.

- 14. Consider, and act upon, a request to fill a Police Officer position, to be assigned to the Police Department. (Robert Duncan, Police Chief)**

Police Chief Duncan told the Commission he is requesting this police officer position to insure the City will remain safe.

Commissioner Hernandez moved to approve a request to fill a Police Officer position, to be assigned to the Police Department. Mayor Pro-Tem Baldwin seconded the motion.

Commissioner Hernandez asked the Police Chief if this was filling an open position and was told it was and was already budgeted.

Motion carried with a vote of 7-0-0.

- 15. Consider, and act upon, approving to reconsider taking all budgeted positions to the Commission for approval. (Susie Galea, Commissioner)**

Commissioner Galea moved to nullify the previous policy to oversee all vacancies and in lieu of former policy, Commission is to give specific guidance to the City Manager regarding future vacancies. That is not to exclude authority by policy to hire by stating guidelines when not to hire, to not overlap tenure, to not spend vacancy spending that encourages carry-overs, essential positions, no newly created positions besides seasonal (there up to 50 seasonal jobs being announced), no changing the function of any position and do give a vacancy position listing to the Commission a week prior to position posting. Commissioner Talbert seconded the motion.

Commissioner Galea said that after two previous City Commission meetings, no action has been needed to prevent a job opening from being filled. As a result of the new policy to bring job openings to the Commission verses the normal protocol of the City Manager's review, it has cost more than 60 hours of staff time that they have not been able to use toward normal operations, and it has delayed the hiring process from 2 weeks to 2 months. As she voted in favor of the measure to test Mayor Rentschler's theory of fiscal responsibility, she found this new policy has cost the taxpayers more money and a reduction in services when needed staff have been limited due to the hiring delay created by this new policy. She requested that the Commission discuss and reconsider this policy. She requested the Commission instead give specific direction to the City Manager of protocols relating to when to or when not to give approval to fill a vacancy amongst the city departments. With open vacancies it takes more time gathering information to put in document form, and having to pass the document through multiple offices for signature, it delays the filling of the position and creates stress on the office with the vacancy, thus creating less productivity and diminished services to

citizens. The reason vacancies are extended by the policy the Commission created is because it is one month before an announcement can be made, and if an employee provides a two week notice after the cutoff date of the agenda items, the report must wait until a following meeting. The perception of incoming candidates for hire isn't good if the Commission doesn't trust staff to do the job of hiring without this added bureaucracy. We potentially will lose out on qualified candidates.

Mayor Pro-Tem Baldwin said this is kind of a tough one. He believed this was the City Managers job and not the Commissions, but after going through the process he could see the importance of making sure we are fiscally responsible. He asked Commissioner Galea if she stated no vacant positions or regularly budgeted positions would be brought to us; positions that would be new to the City. Commissioner Galea corrected him saying the appropriate City Staff would be giving a vacancy listing to the Commission prior to the position being posted for a week. Thus, we would have an opportunity to discuss that with appropriate staff and the City Manager and if need be bring it to the Commission.

Commissioner Hernandez said Commissioner Galea said in her statement no positions would be changed in any way, no increases or changes in job duties. Mayor Pro-Tem Baldwin asked if he liked that idea and Commissioner Hernandez said he liked it. He said it was one of the reasons this was brought forward because there was a position not budgeted and it was changed afterwards. He had a problem with it taking 60 hours to put something together that has to be put together anyway. That is one of the reasons he commented on the Courts item because they had prepared all their information and maybe we could take a lesson from them. There are delays when someone quits; we have to wait in order to pay them out before the position can be filled, and there are lots of time frames involved. How often do we have to wait on these things before we can hire someone or even to advertise the job?

Mayor Rentschler said the reason this was done is because we are looking at a significant shortfall in the City budget. City Manager Stahle said \$800,000 by the end of the fiscal year if the revenue stream continues at its slow rate. Mayor Rentschler said we had to look at what we had and what we were going to do. The biggest cost we have is personnel and when you think two weeks is a long time, consider how long it took to fill the City Manager position or the Police Chief's position. We are a large, dynamic bureaucracy. It isn't so much for the Commission as it is for the Staff to understand the situation is serious and we do not want to be laying-off during the next budget cycle. We took all of five minutes to do this. Anytime you redo a position you have to do the research, the due diligence every director has to do in order to fill a position.

Commissioner Galea clarified the 60 hour estimate was not simply based on this alone; there have been two prior Commission meetings where positions were brought forward and each takes an average five hours to create the formal report. She said she was not suggesting we wash our hands of any responsibility; in fact she is asking for the Commission to be responsible and give specific guidance and instruction to the City Manager. We would give to him express authority by policy stating guidelines when not to hire, not to overlap tenure, not spend vacancy savings and encourage carry-overs, only fill essential positions, no newly created positions besides seasonal (we have 50 seasonal to be announced soon), no changing of function of any position, and give the Commission a vacancy listing prior to the position posting a week in advance in case we have any questions. Mayor Rentschler said what she was saying was that each of these items took five hours to prepare. Normally, he said, we would be doing our due diligence to look at them.

Commissioner Galea asked to hear from appropriate staff so we could understand the process of gathering data for these reports. Mayor Pro-Tem Baldwin said we already have; we heard last time. Commissioner Galea said you have to go through multiple offices.

Mayor Pro-Tem Baldwin said with the exception of putting our staff in an awkward position to pit us against each other, he asked the City Manager do this. He asked City Manager Stahle if he agreed with these numbers and if he saw it as an issue.

City Manager Stahle said a lot of this will be done anyway. There are some additional steps that are unusual and we don't normally do, and you could debate how long it takes but it isn't that big of a

deal. He thought the biggest thing was the time delay of going out to recruit, not the time it takes Staff to do things. He said Commissioner Hernandez already pointed out there is a gap anyway from the period someone with tenure leaves because they might have to be paid out. We want to make sure we don't have overlaps.

Mayor Pro-Tem Baldwin asked the City Manager if he had seen this effect the Staff negatively in the month the Commission had been doing this. City Manager Stahle told him no. They are doing the staff reports when they could be doing something else, but it's not the end of the world, and you have approved every one of them. He said to ask him that same question when the Commission turns one down.

Commissioner Hernandez gave the example of being hired yesterday and quitting tomorrow with no buy-back time or vacation time. How long does it take to put someone in place in that circumstance? City Manager Stahle told him we would do the permission to fill the vacancy through the department director to H.R. and then back to him for authorization or not. If authorized, we would go through the proper advertising, depending on the position, the level of job (10 days to two weeks)... Commissioner Hernandez interjected the example of a Window Clerk. City Manager Stahle told him about two weeks for advertising, collect them, another month until we offer because we have to do background checks, interviews, give the offer and then they give two weeks notice where currently working. It takes awhile with a lot of energy and efforts from not only the department and H.R., but from his office. Commissioner Hernandez said you just given me 8-10 weeks, and the City Manager agreed. He said the only issue he saw was what it would take to provide the support.

Mayor Rentschler agreed and noted primarily within that two weeks someone could quit tomorrow, and then you are delayed 13 days, not including weekends, to get this done. Most of the positions have a certain amount of redundancy for one reason – people get sick and go on vacation and you have to be able to fill that. Commissioner Galea said on the same note, if someone were to quit on Friday, this vacancy would not come before the Commission until two meetings from then because of the time restraint for the next meeting. It would be delayed by four weeks. Mayor Rentschler said we could adjust the agenda.

City Manager Stahle said the reality is we can put an addendum in place if we have to, but he reminded them not every department is large enough to have additional people to rely on. He noted the Attorney's office as an example; they have three positions in the department and they are down by one at this time. He is borrowing others as fillers which means their work isn't getting done. He said it can be done, but he didn't want anyone to think it is always an easy task. Getting trained people in that position takes a little time. Going through the process and procedure takes time but we do that on purpose in order to find talented people, and they still have to go through on-the-job training.

Mayor Pro-Tem Baldwin said we've spent more time talking about this than hiring people.

Motion failed with a vote of 3-4-0. Mayor Rentschler, Mayor Pro-Tem Baldwin, Commissioner Rardin, and Commissioner Hernandez voted nay.

16. Discussion, and possible action, related to directing staff to work with the Alamogordo Public School Board and local Non-Profits to work towards preparing a Youth Master Plan. (Susie Galea, Commissioner)

Commissioner Galea moved to approve the possible action, related to directing staff to work with the Alamogordo Public School Board and local Non-Profits to work towards preparing a Youth Master Plan for future adoption by the Commission to include but not limited to areas addressed for Safety, Out-of-school time, health and wellness, education and workforce readiness, community involvement, and communication relationships as it pertains to a Youth Master Plan. Commissioner Talbert seconded the motion.

Commissioner Galea said she would like to use the Youth Comprehensive Plan by Caldwell, ID as a model the City of Alamogordo could potentially use toward our own Youth Comprehensive Plan. A reference link is noted in our agenda packet. She requested discussion with the City Commission to provide staff with direction to work toward a master plan for future adoption by the City Commission. The City staff will need to work with, but are not limited to work with, the Alamogordo School Board and school officials, non-profit organizations in the city providing youth services, local Health and Human Services, the JPO and CYFD and former documents from the Mayor's Youth Advisory Council. Many of the areas that will be addressed by the master plan are already being addressed in our community in a tactical manner. By adopting a Youth Master Plan, the City as a whole will have a strategic alliance with all services provided to youth as we work together toward providing a better quality of life for youth, which will sponsor future economic development. Our current workforce is of great concern, and she was alarmed when she learned that a recently opened establishment received 130 applicants but only 13 passed the drug test. Per the NM Youth Risk and Resiliency Survey and information provided by Children in Need of Services, Otero county is highest in our state for youth initiation of marijuana use. Otero County is one the highest in the state for prescription drug abuse, and teen unintended pregnancy is becoming a growing problem. The local JPO and CYFD have all the local statistics for youth at risk – and through a meeting she and Commissioner Sikes attended (which we were all invited to) we learned that the Youth Master Plan would be the end result of an MOU between the City and CYFD, with CYFD funding the study in collaboration with all entities. She went on to show them the Community Wheel showing all partners in the community. We are a small part of this; there is also education, families, youth, business, judiciary, law enforcement, faith-based communities, health services, social services, media, senior and youth services, universities, recreational programs and legislators. She felt when we all get together it makes it better for everyone. We can improve our future and help our youth.

Mayor Rentschler asked how this plan would be implemented and how much staff time would be involved. Commissioner Galea said she had learned there was an MOU the City could enter in to with CYFD. CYFD would fund the assessment with the locally gathered information. She assumed we have staff through our Community Services and our Rec. Center, who work with youth already and could work with other entities such as the School Board to develop a master plan. She referred to the plan from Caldwell, Idaho, saying some things do not pertain to Alamogordo but a lot could be used that would be best applied here.

Mayor Rentschler didn't hear her say how much staff time would be involved. Would we have to hire someone to implement this since it seems like a full-time job. Commissioner Galea said CYFD would fund the analysis and leg work. Mayor Rentschler understood that part but wondered how much time the City would have to contribute. Commissioner Galea said she would be happy to be the liaison for the City and he said certainly. He was more concerned with our staff's time.

Commissioner Galea said she had attended a meeting with Commissioner Sikes and led by the Honorable Judge Angie Schneider that was very productive. Everyone who was a stake-holder was there, besides the Schools. She thought they might have those meetings monthly.

Mayor Pro-Tem Baldwin thought having a plan for our Youth was a great idea, but once we have a plan, what would the next step be. Commissioner Galea said once we understand what the needs are in our community we can facilitate those needs. She gave the Idaho example of the need for Teen Centers and knew our JPO was looking for an alternative to detention. Mayor Pro-Tem Baldwin initially thought this a great idea, but once the master plan was in place it would inevitably fall to the City to implement as much as possible and we would be responsible for it. He didn't think that was a good thing, but he could not say no to having a plan in place.

Commissioner Galea said the reason she thought of the Youth Master Plan was that she was concerned about what we are doing now. When only 13 can pass a drug test, teenage pregnancy becomes standard and accepted and the youth population with teenage sexual activity, what are we going to do? She gave some statistics from CHINS concerning how teenage sexual activity was higher than the State level, and wondered what we as a community were doing to prevent teenage

pregnancy and drug use. We are highest in the State for marihuana initiation; what are we doing? If we have a master plan we could work with the schools and non-profits to provide better services to youth. She had heard from one teacher there was a policy in the Student Handbook which states there will be no 'grinding' at school dances, but it is not enforced. She hoped through a master plan this would be enforced. As a parent, she hoped 'grinding' would not be an acceptable practice at school dances. There is not a Zero Tolerance policy.

Commissioner Sikes said she had the opportunity to spend a little time on the information provided by Commissioner Galea in our books and thought it an exceptional idea. She tried to equate some of the plan's suggestions to what we have in place in Alamogordo. In the 10 years she has been here and been involved with a number of non-profits, she found we have a lot available that people don't take advantage of because they don't know about it. She gave examples of things going on including the Rec. Center and the Library. Extra-curricular activities at the schools are numerous but the kids don't know about them. There is a program at the Library called Start the Dialog which is for young women to discuss what is going on. Because it is not advertised, they don't know about it and thus don't go. One of the missing parts of the meeting she and Commissioner Galea had attended yesterday was that the High School was not represented, and so many problems just discussed can be handled by the schools; these things should be talked about at school. The reason they weren't present was because the High School principal didn't think it was necessary. That's where we need to begin addressing some of these problems, and not as a City Commission, but as parents and individuals going to School Board meetings. We are building a Skate Park and a lot of other things in place already in the City. She felt Commissioner Galea was on the right track to pull together an umbrella organization, but it maybe not be for City Staff. Perhaps it could be an independent committee or board that people could get enthusiastic about. Putting it off as a responsibility of the City may not be the direction we need to go, but it is a great idea. She referred to the shooting incident at a Roswell school today concerning bullying. It would be good to make the schools aware of what all COPE has to offer, and to have bullying sessions at least twice a semester. We have it all here, we simply need to pull it together.

City Manager Stahle said when he read the material he was enthused, but the same issue struck him of how we would implement this. He said it wasn't just for us; it would be all the entities involved with some kind of plan for youth, and that was a good idea. The expense of carrying it out would not be ours alone, and whoever participates will recognize that. This will be a consortium of all entities associated with it: Boys & Girls Club, Churches, School Districts and us. There is a lot of resource we could bring to the table to start the dialog of what is in the community and what our weaknesses are. We can do this and it won't take that much time. Any effort we put toward it will come back in the form of the Plan itself and it will have to highlight who is responsible for what. It could be modified or not approved at all. His opinion was he didn't have a problem having this dialog and bringing people to the table to have a conversation of what this community, not just the City, do for its youth.

Commissioner Hernandez said it takes a community to raise a child, and he is a strong supporter of stuff like this. When a student gets sent home because they are 'grinding', the parents will say 'Really?'. They will find other issues more important and in that it depends on who does what. He gave the example of a nine year old child in Albuquerque who was recently kicked to death and CYFD denied any knowledge of the situation. They knew all about it but didn't have the resources or ability and made all kinds of excuses. He said he has worked with JPO and Drug Court and knows most of these peoples' hands are tied. When parents allow their kids to do things, when you allow 'princesses' to mix with 'devils', what are you going to get? It starts at home. He wondered how many of the people who applied for that job, referred to earlier, were over the age of 18 years. It was probably quite a few, and we can't keep handing out to people and allowing them to do these things. He was unable to make yesterday's meeting but saw who all had attended and thought it was great.

Commissioner Galea said her concern is not specific to 'grinding', it was just an example. There were other policies in the Student Handbook, such as no bullying, that did not have a zero tolerance policy. The JPO was talking about an alternative to detention. If there are problems in the schools, the kids need to have a place to go since they often can't go home. She addressed 'grinding' being a form of

foreplay and we are concerned with teenage sexual activity. She also gave the example of Buffalo Wild Wings applicants and the lack of a pool to pull from. This effects our economic development and our future if we can't have a healthy workforce to fill these positions. It starts with intervention with our youth now in order to have a healthy workforce in the future.

Joann Reynolds addressed the Commission. She works for the District Attorney as an advocate against gangs. Earlier today she had visited with some students at the Counseling Center of Community Corrections where there was a 16-17 year old girl. She said the Commission had been talking about younger children, but she was more concerned that the older kids, 16-17 years, have nothing to do in Alamogordo. She had run Fountain Gate Children's Home, a non-profit, for almost 10 years in Alamogordo. She saw youth there in trouble and if they hadn't been in the Home, they would have been in jail. There wasn't anywhere else to put them besides jail, and some of them didn't need to be in jail. She wished all of the Commission had been at the meeting to listen to the gentleman who spoke on this plan. It is in Las Cruces and Albuquerque and it works. It isn't about money because there are grants; this is a wonderful opportunity to reach out to our youth. Ms. Reynolds said we need to do something now and it is very important. She came from Las Cruces where her son had been murdered and found Alamogordo a great place to raise children but it is getting worse and worse. She talks with the kids and they say there isn't anything to do here and many of them are hanging out smoking pot. She sits on the Board for the Community Corrections and sees a lot of kids who are banned from Washington Park because they get high there. We need something for our youth in this town; we can't simply sit by and watch our kids go to jail.

Commissioner Sikes commented this plan is not going to give kids something to do and keep them busy. It's called a Youth Master Plan, but how will it make a difference to these kids. Commissioner Galea responded it highlights the services we provide and where there is a gap in services. When that gap is realized, we can as a community not necessarily on the City's shoulders, apply for grants to facilitate the need. As an example, she said there was an interest in a Teen Center and perhaps if it is needed it would be identified in a Master Plan.

Mayor Rentschler said he was surprised the schools had not been involved because that seems to be where a lot of the problems are. On the other side, he said, we have a very high rate of graduation and a high rate of scores on the SATs. That being said, the schools are not all bad. Some of this stuff relates back to what is happening to the American family. The dissolution of families is absolutely part of what the problem is.

City Planner South remarked he had recently met with the consultant who is working on the Facilities Plan for the district, and an important figure is that over the last 20 years there has been decay in a class from the time a student enters AHS to when they graduate. The loss on average is about 150-200 kids from each class.

Mayor Rentschler said Dr. Straface did not indicate that at all and he asked City Planner South if he could quote those numbers. City Planner South said the report was on his desk. Mayor Rentschler said he would like to see that and remarked he realized there were some problems, but there are some very good things happening in the school system. City Planner South said he would make that report available to the Commission. Commissioner Galea declared Mayor Rentschler was right about the high graduation rate of over 80%, but these were of the students that began that senior year. Mayor Rentschler said according to Dr. Straface there was a high rate from high school and on, but he did not have the statistic in front of him.

Commissioner Hernandez said one of the things he noticed when he was in high school was children having children. It's all those children having children we see now; children being raised by children. They don't know how to properly teach their kids.

Motion carried with a vote of 7-0-0.

17. **Discussion, and possible action, to obtain through the Air Force Museum in Dayton, Ohio an F-4 Aircraft for static display in the City of Alamogordo.** (*Jim Talbert, City Commissioner*)

Commissioner Talbert explained to the Commission his hope and intent was to do this with very minimal cost since we have some very good assets available to us. First of all, Alamogordo does not have a static airplane anywhere. Truth or Consequences, Lubbock, Portales, Clovis and Roswell have one. As part of the beautification and history of Alamogordo he would like to obtain an aircraft for a static display. He picked the F-4 because it is his favorite airplane but a different one would be fine. The other reason he picked the F-4 was the Air Force Museum at Dayton, OH, is the controlling agency, but the planes do not come from there. They come from wherever you can find one and he has talked to the Drone Squadron at HAFB and they have two F-4's used for basic parts. Within the next 18 months they will switch from the F-4 to the F-16's and so those F-4's will be available to us or to the bone yard. With our good relationship at the Base, we could probably talk them into painting and preparing the plane and moving it the 12 miles from HAFB to Alamogordo. After that, we would simply need a location, some concrete and some stanchions to set it. He was looking at the south side of the current monument located at the corner of White Sands Blvd. and 10th Street. There is enough room to set it there without interference to anything else. He said there could be other areas available but to him it seemed the most visible and useful area. One rule for this is it cannot be used as a playground and if it were closer to the play facilities at Alameda Park it could be a problem. The aircraft would be on loan, not purchased, and the Air Force Museum could recall it at any time. He asked for a letter of interest from the City Manager or Mayor to the Air Force Museum, noting there were some planes at HAFB which we would like to obtain before anyone else does. If there is any cost, we don't expect the City to pay it unless they wanted to volunteer the money. We could hold fundraisers in the City of Alamogordo and he felt there would be enough people who would like to donate. Maintaining it would be minimal and we could probably ask the people at HAFB to help with any painting or assistance. He said he could draft the letter if need be. One of his squadron mates from F-4's is the COO of the Air Force Museum, and he will be there to meet with him in October of this year. We have a chance and he didn't want us to pass up this opportunity to beautify Alamogordo and add something historic to the City.

Commissioner Talbert moved to approve having the city manager or mayor send a letter to the Air Force Museum requesting an F-4 for static display in Alamogordo. Mayor Pro-Tem Baldwin seconded the motion.

Mayor Pro-Tem Baldwin is all for this. If the F-4 is not available maybe we could request another airplane, especially one pertinent to HAFB. Commissioner Talbert said the F-4's have been here from 1968 – present. Mayor Pro-Tem Baldwin remarked it is a great plane for that display; it has served our country and multiple countries and is pertinent to our history. Mayor Rentschler mentioned he had met with Col. Croft at HAFB last week and they drove around the base and discussed the City obtaining an F-4. Commissioner Galea thought it was great and is glad it's an opportunity and possibility, and it is about time we do something like this.

Motion carried with a vote of 7-0-0.

18. **Consider, and act upon, the purchase of an 8,085 square foot tract and a 999 square foot construction easement both in the Northeast ¼ of the Northwest ¼, Section 29, T16S, R10 E, NMPM.** (*Stephen Thies, City Attorney*)

City Attorney Thies stated a little less than a year ago the City Commission and the Alamogordo School Board had a joint meeting to discuss a potential project – the extension of South Washington Ave. south of First Street. The City Commission voted to proceed with that project and we began working on it. In September of 2013, several options were presented to the Commission as to the alignment of the intersection, and an option was approved. Part of the option is that we need to acquire some real estate, which this is, as well as the land discussed in the next item. This particular

piece of property would be purchased from the Odd Fellows Hall located south of First Street. The two pieces would be for the construction of the road and for a construction easement during the project. The appraised market value is \$4.99 per square foot which correlates to \$40,344.15 for the 8,000 plus parcel. The easement is valued at \$249.25 for the 999 square feet. This is based on the rental of that property for approximately six months. We met with a representative of the Odd Fellows Lodge and have presented this offer. The Board members present indicated it was acceptable and so we are requesting the Commission approve the purchase of both these tracts.

Commissioner Hernandez moved to approve the purchase of an 8,085 square foot tract and a 999 square foot construction easement both in the Northeast ¼ of the Northwest ¼, Section 29, T16S, R10 E, NMPM. Commissioner Rardin seconded the motion.

Commissioner Hernandez said the numbers don't jive. The fiscal impact says \$149,500 and he noted some other numbers that did not agree. City Attorney Thies remarked there appeared to be a typographical error and noted the fiscal impact would be the total price of \$40,603.40; the total property acquisition was in the range of about \$500,000 or less. That would be for all the acquisitions, this piece, the next piece we will discuss and another piece we will discuss in Executive Session. He apologized for the incorrect numbers. In the amount budgeted for the purchase of the property, yes, all property acquisition has been lumped together. The fiscal impact would be \$40,000. City Attorney Thies then said that to jump ahead, the fiscal impact of \$149,500 was for the next parcel of property. Commissioner Hernandez clarified again that in the agenda packet the amount was a misprint, and City Attorney Thies agreed.

Mayor Rentschler restated this property goes with the Washington/First Street alignment with a light at the intersection and to run it straight through in front of the school.

Motion carried with a vote of 7-0-0.

19. Consider, and act upon, the purchase of a 10,534 square foot tract and a 1,450 square foot construction easement both in Lot 2, Replat A, Block 144, Kemper Addition.
(Stephen Thies, City Attorney)

City Attorney Thies told the Commission this was the second tract needed to be purchased in order to complete the South Washington Street Extension project. This is owned by Michael Shyne and his sister and is located on the existing NW corner of the intersection of First and Washington. The 10,534 square foot tract was appraised at \$141,000. The construction easement is again, rental of the property during construction activity, and the 1,450 square foot easement would cost \$8,500 for a total of \$149,500. Both parties are agreeable to this offer and Staff recommends approval.

Commissioner Rardin moved to approve the purchase of a 10,534 square foot tract and a 1,450 square foot construction easement both in Lot 2, Replat A, Block 144, Kemper Addition. Commissioner Talbert seconded the motion.

Commissioner Hernandez asked if we were buying the entire corner. City Attorney Thies told him no. It will be a little less than half of the parcel shown in the attached diagram. We will be purchasing roughly one third of the Bacon tract located east of the Dollar Store, shown on the attached survey.

Mayor Rentschler asked the City Manager where we were with this project. City Manager Stahle told him we are at 90% design. As a head's up he stated some other issues further to the south concerning property ownership and trades. They are in negotiation; in particular ICC and the School District. These are the two big ones at the intersection but there are some others further south on the alignment we will have to resolve in the future.

Commissioner Rardin asked if the school district is going to give us a hassle when it comes to obtaining property and the City Manager told him no. It is just a question of ironing everything out. The School District has a considerable amount they would have to give to us for us to maintain the

road all the way through. Commissioner Rardin thought this had been ironed out at the meeting we had. City Manager Stahle said there were some statutory limitations on donations for roads they can dedicate right away. There is some other property they want from us that they would use for a parking lot. There is some property we will need from the Church in order to continue the road south. Those will come to you at a later date.

Motion carried with a vote of 7-0-0.

20. Appointments to Boards & Committees. (Robert Rentschler, Mayor)

Mayor Rentschler announced the Boards and Committees with current vacancies and appointed Lance Grace to the Airport Advisory Board and Pamela Lee to the Planning & Zoning Commission. He asked the City Clerk to notify these individuals.

PUBLIC COMMENT

None.

CITY MANAGER'S REPORT

1) City Manager Stahle pointed out to the community that we do a daily water report. He said Mrs. Woods was concerned about this not being recorded every day or every meeting. The City Manager encouraged any community members who would like a copy of this report to let him know and it would be sent electronically. He told Mayor Rentschler that he would let him talk about the Snake Tank Groundbreaking.

REMARKS AND INQUIRIES BY THE CITY COMMISSION

Commissioner Rardin commented on the following:

- 1) He asked the City Manager for the status of all of the Road Projects we discussed several months ago. He felt most should be rolling and the only one he saw rolling so far was the Florida Ave. project. The City Manager said he would put a report together for him.
- 2) Commissioner Rardin said that with that bond money, more than likely, we will have some left over from the \$7.5 million. He would like to see Staff and the Commission put together a list of smaller 'pet' projects we could do quickly at the end of the year if any bond money is left over. If the money is not spent by December of this year, we will lose it. He said we all have roads in our districts we would like to see repaved or reworked.
- 3) He noted there was another water break on White Sands Blvd. between First St. and Tenth St., in front of Basin Electronics. He felt this should be a priority of this Commission to look at replacing all the infrastructure in that section and getting the road redone. There is one break after another and the road is becoming too bad to drive on.

Commissioner Galea said there is already a Three Year Street Maintenance plan so she wondered if instead of 'pet' projects, we can go on priority based on need of the infrastructure.

Commissioner Hernandez commented on the following:

- 1) Commissioner Hernandez said he had been working with Chief Mikel Ward on our issues with weeds and abatements and he would like for staff or Commission to look at the ordinances concerning the time frames and notices of citations. He felt it would help to clean up the community and remarked parked cars and 'For Sale' cars are still an issue. He also noticed a lot of yard sales coming up on White Sands Blvd. and if we don't have an ordinance to cover that, we need to incorporate it into existing ordinances instead of creating a new ordinance. He wanted to figure out how to clean up the community.
- 2) He wanted a report to the Commission on Oktoberfest and asked for a final, detailed report on what was billed, negotiated, what was contracted and what we paid out. He thought we were supposed to

make money but didn't feel we did, although that didn't matter. He guessed the issue would come back to us in April and if he chose to vote no, he wanted something to stand on versus simply voting no because of what happened.

Mayor Rentschler asked him if he wanted to see a staff report on this at the next Commission meeting, and Commissioner Hernandez said he would like to have something to show where we are today before the next meeting. Whenever this is done, whether it is next week, next month or next year, he ultimately wanted a full and detailed report.

City Manager Stahle said this would not be a problem.

Commissioner Galea commented on the following:

- 1) Commissioner Galea said that based on action taken by the Commission tonight toward a Youth Master Plan, she would like to bring to a future meeting an MOU with CYFD for our consideration in order to have CYFD fund the assessment needed.
 - 2) She asked to discuss the Bataan Memorial Death March coming up and how we are going to encourage the 6,000 people who participate to stop here in Alamogordo. She suggested a City presence at the finish line like other organizations have, such as the Las Cruces Chamber. This is coming up in March, so time is pressing to prepare a display.
 - 3) Commissioner Galea would like to discuss business retention and expansion at a future Commission meeting, the next meeting. 80% of our economic development is actually retaining business and helping it to expand. Maybe the City needs to take the lead and purchase software that would utilize data to define where we are hurting and address those problems. Business retention/expansion needs to be a goal of the Commission because we are seeing a shortfall of almost \$600,000 in GRT.
 - 4) Concerning Beautification, she asked that we consider a Public Arts Charter such as is utilized in Arizona at the next Commission meeting. She felt it would be appropriate for Zoning to look at it first.
 - 5) Commissioner Galea said City Attorney Thies has been helping her to develop a Pay Day Loan Ordinance. This will be on the agenda of the next Commission meeting.
 - 6) She asked City Manager Stahle if he could follow up on her request to Mike Espiritu to provide an OCEDC Quarterly Report. She noted she hadn't seen one since April.
- City Clerk Cantin responded to this concern stating she had received their invoice with expenses attached from the Finance Department. She said her office would get this out to them tomorrow.

Mayor Pro-Tem Baldwin commented on the following:

- 1) Mayor Pro-Tem Baldwin requested to have our Mission Statement put on the agenda to help keep us focused.
- 2) He would like to see the list of items important to the Commissioners created at the Strategic Planning Retreat brought back to the Commission to help us stay focused.

Commissioner Rardin commented on the following:

- 1) He asked when the monthly GRT reports come out and Finance Director Johnson told him it was the 15th of the month. Commissioner Rardin said he was looking forward to reading it.

Mayor Rentschler commented on the following:

- 1) Mayor Rentschler invited everyone present as well as everyone in Alamogordo to attend the Snake Tank Groundbreaking this Thursday, January 16th at 2:30 p.m. located on Snake Tank Rd. He noted Governor Martinez would be there as well as Lt. Governor, John Sanchez and many other State officials. He described this as a big deal for Alamogordo. We will finally be putting pipe in the ground and connecting the wellheads up there. This is the next step to seeing desalinated water coming into our water supply and having a secure water supply for the foreseeable future of Alamogordo.
- 2) He said that after that event, the Governor is planning on coming back to Alamogordo to attend a gathering that includes FRST and John Barella at the First National Bank Atrium at 4:00 p.m. He invited everyone to attend.

Commissioner Galea mentioned she had invited all former elected officials to the Snake Tank Groundbreaking, but felt the Mayor knew of more to invite. She had sent an invitation to Governor Gary Johnson and Senator Domenici who got the seed money to start the project. Mayor Rentschler was hopeful they had covered them all, but noted they kept finding others that had been missed. He thought Dr. Terry Marquardt was the first one who had actually got money from NM to do this back in 1995, and Mayor Rentschler made sure he had been invited. We will try to get everyone we possibly can and also get the newspaper to pick this up. This is an exciting event for Alamogordo and he hoped everyone would show up.

EXECUTIVE SESSION (Roll Call Vote Required)

Adjourn/Recess into Closed Session in compliance with Section 10-15-1.H, NMSA 1978 (2001 Cumulative Supplement), to discuss:

- **Collective Bargaining Negotiations (APSOA)**
- **Sale or Disposition of Real Property (A 1.3 acre tract located in the NE 1/4 of the NW 1/4, Section 29, T16S, R 10 E)**
- **Sale or Disposition of Real Property (Parts of Lots 6 & 7, Block 14, Haynes Addition)**

Mayor Pro-Tem Baldwin moved to adjourn into Executive Session to discuss **Collective Bargaining Negotiations (APSOA); Sale or Disposition of Real Property (A 1.3 acre tract located in the NE 1/4 of the NW 1/4, Section 29, T16S, R 10 E and Parts of Lots 6 & 7, Block 14, Haynes Addition)** at 9:57 p.m. Commissioner Rardin seconded the motion. Roll call vote was taken. Motion carried with a vote of 7-0-0.

ADJOURNMENT



Renee L. Cantin
 City Clerk Renee L. Cantin

Robert Rentschler
 Mayor Robert Rentschler

*(Prepared by Nancy Jacobs, Deputy Clerk)
 Approved at the Regular Meeting held on January 28, 2014.*