

**CITY OF ALAMOGORDO, NEW MEXICO  
CITY COMMISSION REGULAR MEETING MINUTES  
7:00 P.M., COMMISSION CHAMBERS  
JANUARY 22, 2013**

**SUSIE GALEA, MAYOR  
JASON BALDWIN, COMMISSIONER  
NADIA SIKES, COMMISSIONER  
ROBERT RENTSCHLER, COMMISSIONER  
JOSH RARDIN, COMMISSIONER**

**AL HERNANDEZ, MAYOR PRO-TEM  
JIM TALBERT, COMMISSIONER  
BOB CARTER, INTERIM CITY MANAGER  
STEPHEN THIES, CITY ATTORNEY  
RENEE CANTIN, CITY CLERK**

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

Mayor Susie Galea called the meeting to order at 7:00 p.m. Roll Call was taken by the City Clerk. Commissioner Jason Baldwin was absent. Clerk Cantin announced there was a quorum present. Invocation was given by Mrs. Dottie West and the Pledge of Allegiance was led by Mayor Pro-Tem Al Hernandez.

**APPROVAL OF AGENDA**

Commissioner Josh Rardin would like to add an Executive Session for property acquisition of the Washington and First Street realignment. **Commissioner Rardin moved to approve the amended agenda. Commissioner Robert Rentschler seconded the motion. Motion carried by a vote of 6-0-0.**

**PRESENTATIONS**

- 1. Presentation related to the upcoming Alamogordo Public Schools Mill Levy Election.**  
*(Dr. George Straface)*

Dr. George Straface gave a presentation of the upcoming election. He had brochures for those who attended and the for the Commission. Dr. Straface stated there would be a Mill Levy Election on Tuesday, February 5, 2013. This would be a continuation of the existing levy and not a tax increase. Under statute this is required every six years and it is intended to provide us funds to support the maintenance of our facilities and grounds. It is not for operations so no salaries are involved. He pointed out information in the brochure showing the ballot question and noted the rate had not changed in over 18 years. The money is needed to take care of aging facilities that average over 50 years of age. The brochure also listed some of the many types of projects that have been completed and how much has been spent on each area or campus for the last six years. Dr. Straface reminded all they could look on the APS website [www.aps4kids.org](http://www.aps4kids.org) to find more information. There is a facilities planning committee that looks at all the facility needs, prioritizes them and this is what we follow. This committee is made up of citizens, parents and staff. In the last six years we have gained over \$9 million dollars to help with facility maintenance. We get about \$1.3 million dollars from the taxpayers and a little over \$300,000 from the State each year. He remarked this money is closely monitored, spent wisely, and is absolutely a necessity. If this is not passed we are in trouble because we have not other funds. He asked for support from the Commission and reminded them it is not a new tax, but a continuation of the existing levy.

Commissioner Rentschler commented this is something Alamogordo must do. The Mill Levy election is vital for our schools and the Commission will support it 100%.

**Commissioner Rentschler moved to approve supporting the mill levy. Commissioner Jim Talbert seconded the motion. Motion carried by a vote of 6-0-0.**

**CONSENT AGENDA** (Roll Call Vote Required for items No. 4, 5, & 6)

2. **Approve Minutes of the January 8, 2013 Regular and January 10, 2013 Special Meetings of the Alamogordo City Commission.** (*Renee Cantin, City Clerk*)
3. **Approve statement related to the Executive Session of January 8, 2013.** (*Renee Cantin, City Clerk*)
4. **Approve the final publication of Ordinance No. 1429 amending Section 12-6-5.5 of the Uniform Traffic Code related to U-Turns. [Roll call vote required]** (*Renee Cantin, City Clerk*)
5. **Approve the final publication of Ordinance No. 1431 amending Sections 28-02-100 and 28-03-080 of the Code concerning Water and Sewer Rates. [Roll call vote required]** (*Renee Cantin, City Clerk*)
7. **Approve the award of IFB 2012-14 to Consolidated Electrical Distributors related to the Lighting Fixtures for the Alamogordo Senior Center in an amount not to exceed \$115,955.00.** (*Barbara Pyeatt, Purchasing Manager*)

Item # 6 & 8 were removed from the consent calendar by Commissioner Rardin.

Commissioner Al Hernandez moved to approve items # 2, 3, 4, 5, & 7 of the consent calendar. Commissioner Nadia Sikes seconded the motion. Roll call was taken for items #4 & #5. Motion carried with a vote of 6-0-0.

**ITEMS REMOVED FROM CONSENT AGENDA**

6. **Approve Resolution No. 2013-04 requesting written approval from the Local Government Division of the Department of Finance & Administration, State of New Mexico for the revised budget figures computed as of January 22, 2013. [Roll call vote required]** (*Kathy Gilsdorf, Budget Analyst*)

Budget Analyst Kathy Gilsdorf came forward to answer any questions.

Commissioner Rardin pulled this for clarification on revision #6. He was concerned what would happen if some street projects were changed or decided against. Would we be able to move the money back, or would the decision tonight be permanent? Mayor Galea asked if we could do another adjustment.

Kathy Gilsdorf, Budget Analyst asked if Commissioner Rardin meant moving the money back into the Fund balance or back into the Line for another project. Commissioner Rardin replied moving it back into the Fund balance. Ms. Gilsdorf told him if moving it back into Fund balance, it would have to come back to Commission and you can do this if you choose.

Commissioner Rardin moved to approve Resolution No. 2013-04 requesting written approval from the Local Government Division of the Department of Finance & Administration, State of New Mexico for the revised budget figures computed as of January 22, 2013. Mayor Pro-Tem Hernandez seconded the motion. Roll call vote was taken. Motion carried with a vote of 6-0-0.

8. **Approve the award of IFB 2012-15 to Excel Garden Products related to the Athletic In-field Soil Amendment in an amount not to exceed \$56,160.00.** (*Barbara Pyeatt, Purchasing Manager*)

Assistant City Manager McNeile came forward to answer any questions.

Commissioner Rardin asked the Assistant City Manager if the City was proposing to buy 180 tons of dirt for \$56,160. He noted he could go to Alamo Transit and buy it for \$2.00 per ton.

Assistant City Manager McNeile responded this is not dirt. It is a soil conditioner with enhanced clay particles to encourage water absorption, to eliminate compaction and to create a safe playing surface for the kids.

Commissioner Rardin asked the Assistant City Manager if this was a good price and Mr. McNeile remarked it was a very good price. It was about half what he had expected to pay.

Mayor Galea said she had received many phone calls from parents whose children had twisted ankles because of the divots in the soccer fields. Assistant City Manager McNeile said this would eliminate that, but the baseball and softball fields would be the ones amended.

**Commissioner Rardin moved to approve the award of IFB 2012-15 to Excel Garden Products related to the Athletic In-field Soil Amendment in an amount not to exceed \$56,160.00. Mayor Pro-Tem Hernandez seconded the motion. Motion carried with a vote of 6-0-0.**

### **UNFINISHED BUSINESS**

---

- 9. Consider, and act upon, the final publication of Ordinance No. 1430 authorizing the sale of certain city owned property located at 1703 7th Street to Lawrence Gonzales. [Roll call vote required] (Maggie Paluch, Housing Authority Manager)**

Ms. Maggie Paluch, Public Housing Authority Manager addressed the Commission. She had been before the Commission on December 18, 2012 with a bid for this property for \$55,000. This would be the final publication of Ordinance No. 1430 to sell the property to Lawrence Gonzales.

**Mayor Pro-Tem Hernandez moved to approve the final publication of Ordinance No. 1430 authorizing the sale of certain city owned property located at 1703 7th Street to Lawrence Gonzales. Commissioner Jim Talbert seconded the motion.**

Mayor Pro-Tem Hernandez asked how many more properties there were and Public Housing Manager Paluch told him there were five more.

**Roll call vote was taken. Motion carried with a vote of 6-0-0.**

- 10. Consider, and act upon, a request to proceed with the asbestos abatement of the two structures located at 732 Hwy. 70 W. (Lora Nelson, Senior Public Works Inspector)**

Lora Nelson, Senior Public Works Inspector addressed the Commission. She told them she had approached the Commission at the December 18, 2012 meeting with a request to go ahead with the action taken on the property at 732 Hwy. 70 W. At that time, the Commission had asked her to come back with some numbers of how much this would cost. She had put out a RFQ and received one quote back for the asbestos abatement from MFH Environmental Corp. out of El Paso. Their bid was \$10,754.00. We are asking for you to approve this asbestos abatement work to be done in order for us to continue with any type of demolition.

Commissioner Rardin asked how the City would recoup the cost. Interim City Manager Bob Carter told him Mr. Calkins had asked to work out a payment plan with the City. The City's recommendation was to do a five year payment plan with him. Commissioner Rardin asked if the Commission would have to set this up, or could staff do this. City Attorney Thies said yes, we would negotiate the terms and then bring it back to the Commission for ratification.

Mr. Morris Calkins stated to the Commission he had been all over that property and he didn't see

where the asbestos was.

Mayor Galea explained to him in order to abate the property, which is not up to code, the asbestos would have to be abated first. To avoid a lien on the property, the City would like to negotiate the terms of a payment arrangement. Mr. Calkins said he didn't believe there was \$10,000 worth of asbestos to be removed.

Commissioner Rentschler asked City Attorney Thies if we have a copy of the asbestos report. City Attorney Thies said Lora Nelson had that report.

Lora Nelson stated Terracon had done the sampling and sent them off to the lab. It did reach a level where we have to do an abatement. It was in the mastic and some ceiling tiles, and we must do this to comply with State regulations of the Air Quality Control Bureau. She noted a copy of this report would be given to each Commissioner and Mr. Calkins.

Commissioner Rardin asked where it was located in the building, because last time he was out there he didn't remember there being any ceilings left. Ms. Nelson said the findings state it was in the ceilings mastic, the floor tiles and associated black mastic, and more of the floor tile. Commissioner Rardin said last time he was out there he saw most of the ceiling and floor tiles were missing. Lora Nelson remarked these folks are trained in what they do, and she would rather go the route of the regulations than taking a chance of doing something incorrectly. Commissioner Rardin asked if this was the only company that gave a proposal, and she affirmed.

Commissioner Rentschler asked for confirmation that there is approximately 2,320 sq. ft. of this in either floor tiles or ceiling tiles. The Senior Public Works Inspector told him there is 2,320 sq. ft. of the structures themselves and that is typically how they will go off of it. Commissioner Rentschler told her that wasn't what the offer said. He read what was stated in the proposal and said the term 'sq. ft.' was a strange term to use for this. Ms. Nelson said she could call the company and ask for more clarification on the proposal then return to the Commission with the information. Commissioner Rentschler said he would like that and Commissioner Rardin agreed saying he wanted to be fair to Mr. Calkins and the tax payers. Commissioner Rentschler said this needs to happen one way or another, and Commissioner Rardin asked Lora Nelson if she could have this information back for the next meeting. She confirmed she could do so.

Mayor Pro-Tem Hernandez suggested the Public Works Inspector also check with the State. He had done some work with the floor tile and black mastic issue and it depended on who you asked. In the situation he worked on for the Hospital, there had been an issue of \$600,000 worth of trying to ascertain whether it was this or this. It had been decided in the Hospital's favor where they did not have to remove it. He wanted her to make sure on this especially with the mastic.

Commissioner Talbert requested pictures of all of the asbestos stuff. He had also been in the aforementioned buildings and hadn't seen any floors or ceilings. Mayor Pro-Tem Hernandez told him it was under the carpet and he had seen this when he went through it with Mr. Calkins. He said again he wanted to make sure the categories were correct and that it had to be removed.

Mayor Galea wanted to bring a new item for demolition incentives to the next Commission meeting. She explained there is a new item for blight removal or demolition services similar to what they do in Kissimmee, Florida. Basically, a property owner agrees to a special assessment for the reimbursement of the demolition costs. If the site isn't redeveloped or sold within a period of three years, 25% of the demolition costs will be assessed on an annual basis for the following four consecutive years. Perhaps we could look at this to establish a process for demolition costs.

Mayor Pro-Tem Hernandez said he is not looking to table this in order to prolong it any further, he just wants to make sure it's done right. He felt the Commission stands behind this and wants to help Mr. Calkins and the community to help clean up the community. Commissioner Rentschler noted the real idea behind all this is to encourage owners to take care of their property. If Mr. Calkins had come to the last meeting, we might not be here right now. We will do what we need to do, but would rather

not.

**Commissioner Rentschler moved to table the item until the next meeting. Commissioner Talbert seconded the motion. Motion carried with a vote of 6-0-0.**

Interim City Manager Carter asked if this would include Item #11 since it refers to the same issue.

**Commissioner Rentschler amended his motion to include tabling Item # 11. Commissioner Talbert seconded the motion. Motion carried by a vote of 6-0-0.**

Interim City Manager Carter asked if the State Building Inspector would do an inspection for asbestos. Senior Public Works Inspector Nelson answered they would not, but she would invite the Air Quality inspectors out to look at the site, with Mr. Calkins permission. She could also invite a representative from the environmental company to take a look and see if there could be a change in their bid.

**11. Consider, and act upon, a request from the property owner to complete the demolition of the two structures at 732 Hwy 70 W. (Lora Nelson, Senior Public Works Inspector)**

Motion to table is under previous item.

**12. Request to postpone the item until all the information is received, for the substitutions to the approved Fund 118 Projects. (Brian Cesar, Utilities Director)**

**Commissioner Rentschler moved to postpone the item until all the information is received. Commissioner Rardin seconded the motion. Motion carried with a vote of 6-0-0.**

**13. Consider, and act upon, related to the unmarked graves at the Cemetery. (Matt McNeile, Assistant City Manager)**

Assistant City Manager McNeile addressed the Commission. He pointed out the area on the overhead screen and noted it could be enclosed by moving the fence since the graves are on City property.

Commissioner Talbert asked if it would be possible to have them marked and Assistant City Manager McNeile told him they were marked.

Commissioner Rentschler asked if the fence would simply be moved, and Assistant City Manager McNeile said the fence would be moved 12'-13' to the west in order to encompass the graves. Commissioner Rentschler felt this was the best solution all around. Interim City Manager Carter explained exactly how the fence would be moved.

**Commissioner Rentschler moved to approve moving the fence to include the unmarked graves. Commissioner Rardin seconded the motion. Motion carried with a vote of 6-0-0.**

**14. Consider, and act upon, the appointment of members to the White Sands Blvd. Beautification Advisory Committee (WSBBAC). (Susie Galea, Mayor)**

Mayor Galea asked Interim City Manager Carter if he had the name of a Master Gardener to appoint to this committee. Interim City Manager Carter had contacted one gentleman, but he was unable to serve at this time. He told the Mayor he would get a name to her.

Mayor Galea read the six names of people picked by each Commissioner from their districts. She noted Commissioner Baldwin was not in attendance tonight. Those names were: Adrienne Simoneau, Sharon Hodges, Steve Brockett, Paul Sanchez, Darron Williams and Renee French. Their job will be to define beautification for the City of Alamogordo and report back to the Commission. The Commission will create incentives for businesses to beautify White Sands Blvd.

Commissioner Rardin asked if the Committee would set their own meeting times or would the Commission decide this. Mayor Galea answered that since this is a Ad Hoc committee, they will set their own times. Commissioner Rardin then asked if we needed to state a timeline as to when they would report to the Commission. Mayor Galea said the direction would be to come back to the Commission in three months, and the Commission agreed. Hopefully at that time we would set a tiered incentive plan based on the level of beautification for White Sands Blvd. decided by the committee.

Interim City Manager Carter suggested getting with City Attorney Thies to draw up a timeline and bylaws they would have to work under in order to be an advisory committee working under the Commission. They would need some focus from the Commission and/or Staff to figure out what you have in mind. He suggested a month to organize this and then we could meet the two month deadline after that. He also suggested Assistant City Manager McNeile, City Planner South and himself meet with this committee to get them focused as to what their purpose would be.

Mayor Galea stated City Clerk Cantin had offered to be the staff liaison to get the committee together.

**Mayor Galea recessed the meeting at 7:35 p.m. and reconvened at 7:50 p.m.**

Mayor Galea noted a motion needed to be made and a vote taken on Item #14.

**Commissioner Rentschler moved to approve the appointment of the proposed members to the WSBAC. Commissioner Sikes seconded the motion. Motion carried with a vote of 6-0-0.**

## **NEW BUSINESS**

15. **Consider, and act upon, vacating an easement on one tract of land (totaling approximately 7,500 square feet) located immediately south of and adjacent to 829 S White Sands Blvd to MDDC, Inc. (Marc South, City Planner)**

City Planner Marc South showed the plat map of the easement they are requesting to vacate. He noted it was the result of a proposal of MDDC, Inc. the developer of the new Carl's, Jr. located at 829 S. White Sands Blvd. The easements were taken back in the 1950's for streets. This will not landlock the lot behind it. MDDC, Inc. has also approached the County on vacating their easement along the old drainage ditch just south of our parcel. The Planning and Zoning Commission recommends approval.

City Attorney Thies added in lieu of requesting the developer to dedicating the right-of-way, they have agreed to make a payment of \$22,000 in return for vacation of the right-of-way. This money would go to the Property Acquisition Fund for use in acquiring future properties whether they are right-of-way or property for other City purposes.

**Commissioner Rardin moved to approve vacating the easement on one tract of land (totaling approximately 7,500 square feet) located immediately south of and adjacent to 829 S White Sands Blvd to MDDC, Inc. Commissioner Rentschler seconded the motion. Motion carried with a vote of 6-0-0.**

16. **Consider and act upon a request to explore alternatives relating to the operations of Public Housing. (Stephen Thies, City Attorney)**

City Attorney Thies identified the options in the agenda report. He explained this issue came up about four and one half years ago. At that time, we approached the Eastern Region, at that time called Region VI, a part of the State Public Housing Authority. There now are three or four regions in the state. We had looked at four options – 1) No change, 2) Contract with the Eastern Regional Housing

Authority to operate the Alamogordo Housing Authority, 3) Dissolve the Alamogordo Housing Authority and turn the housing projects over to the Eastern Regional Housing Authority, or 4) Create a quasi-independent local housing board consistent with the New Mexico Municipal Housing Law. He noted this is what the City did originally during the late 1950's. In the 1990's the Commission had a disagreement with the Housing Board and the Board was dissolved. Federal regulations changed requiring one tenant of the housing projects to be on the Board. If we pursue that avenue, we will be required to do so by a resolution to establish a five member board. Another consideration is to have representatives on the board from various parts of the city, for example - a banker, a real estate agent, a construction person, a person at-large - as well as a tenant of the housing project, all appointed by the Mayor to serve four year terms. It would be staggered so one person would be coming on board every fifth year. We would turn operations over to them and they would develop procedures and policies for the Housing Authority. Once a year they would prepare and present their budget to the Commission for approval. That would be the Commission's control over the Housing Authority.

Commissioner Rardin asked about the repercussions with options 2, 3, & 4 as far as staff goes. City Attorney Thies said if we turn it over to the Eastern Region they indicated they would take on current staff who would become state employees, but they could not guarantee there would not be a staff reduction. Commissioner Rardin clarified with him this would refer to option 3. Commissioner Rardin than asked about option 2, and City Attorney Thies replied if we are going to contract with management, it would be up to them who would be retained. Commissioner Rardin asked about option 4. He wondered if we could simply keep the staff we have and set up the board as it is now. City Attorney Thies told him the quasi-board would make that decision and budget money for whatever staff they felt appropriate. They would work with management to get the appropriate level of staffing.

Interim City Manager Carter said we have an excellent staff doing an excellent job. With the help of Assistant City Manager McNeile, they have brought our housing a long way in the last three years. His personal opinion was to leave everything alone until July 1<sup>st</sup>, and from now until than set up a board, get them trained, get them working with staff and turn it over after they are trained. While he was in Lovington, the Housing Authority Board was one of the most functional boards they had at working with staff. They took care of the people they worked with. He expressed Commissioners are more policy makers. His recommendation was to continue as we are until July 1<sup>st</sup>, and in the meantime bring people in for the board and get them working with those who live out there.

Commissioner Rardin asked if we were to set up a quasi-independent board would they still utilize our City Attorney and Assistant City Manager. City Attorney Thies said those issues would have to be addressed as part of establishing the board. Ultimately, the Commission would make those decisions based on staff recommendation.

Interim City Manager Carter said there could be funds within the Housing Authority to hire their own outside counsel so our counsel would not have to work with them. We wouldn't get reimbursed for this. It puts them in the position to have their own attorney to work with who deals with the issues. Thus, when there are issues, it is away from the Commission and so the Commission is better able to make determinations when the issues are presented to them.

Mayor Galea asked if there was any cost to the City at this time besides the use of staff time. Commissioner Sikes had told her earlier the Housing Authority does contribute to fleet maintenance and other costs. Interim City Manager Carter told her they are fairly self-sufficient except for the attorney.

Ms. Maggie Paluch, Housing Authority Manager stated right now, in FY2013, we pay the City \$75,000 for services, which includes MIS, fleet maintenance, city manager, city attorney, finance department and our insurance. We pay for every service we use through the City.

Commissioner Rentschler asked the Public Housing Manager which of the four options she would opt

for. She told him she would prefer the quasi-independent board. She liked Interim City Manager Carter's idea of setting the board up now and training them. There are several trainings we can send them to. New Mexico NAHRO is the State Housing Authority and they will have an annual conference in April of this year for commissioners training or housing board training. She noted she has money in their budget to pay for this. She suggested having a seven member board instead of a five member board in order to get a larger depth of knowledge.

Mayor Pro-Tem Hernandez said the Housing Authority was actually under a board in the past. The manager controlled the vote at that time, but he didn't think that would be the case this time. He thought it would work better. He wanted to be sure the Commission would still have control of the major items.

Commissioner Rentschler was concerned about budgeting impact. Would it add to the budget or not? Ms. Paluch said it would depend on how much responsibility you would give that board. Right now we pay for all services used through the City. It would depend on whether we got our own attorney, and how much power you want to give that board. It would lighten the work load of our city attorney.

Mayor Galea asked City Attorney Thies if the Commission were to move to appoint a quasi-independent board, could there be seven members instead of five? City Attorney Thies said state statute states five members, but he is aware of other housing authorities with seven members. He told the Mayor he would look into this and report back to the Commission. Mayor Galea asked if the Commission could establish the board at the next Commission meeting, and City Attorney Thies told her he would need at least a month before this was done. Commissioner Rardin said we currently have an eight member board. City Attorney Thies said again the state statute states five members for this board. He will look into it further and report back to the Commission.

Commissioner Rardin asked if we need a motion, and City Attorney Thies said direction was all that was needed at this point. Commissioner Rardin said he would like to explore Option #4. Commissioner Talbert, Mayor Pro-Tem Hernandez, Mayor Galea agreed. Commissioner Rentschler was concerned with the cost of training for the proposed board. Public Housing Manager Paluch reminded him her budget would pay for that. There is \$1.3 million in the reserves now, and the HUD field office in Albuquerque wants them to spend down these monies. Travel in state is quite inexpensive since we are New Mexico NAHRO members. If the board members were picked by April, she could have them added to the membership and the cost would be nominal. The conference will be in Ruidoso so cost will be minimal.

Mayor Galea said the direction to staff would be to look into option 4 to establish a quasi-independent local housing board with five to seven members. The City Attorney will bring more information to the board in a month's time. We will establish a board based on the information we receive.

Enrique Telles from the audience addressed the Commission. He wondered if the members of this board would be paid. As a taxpayer, he was concerned, and felt the responsibility would be too great for volunteers. Mayor Galea responded the board would be made up of volunteers as are the other boards in the City.

Mr. Telles felt the City would need a contingency in case some of these volunteers didn't want to continue on the board. Mayor Galea asked his opinion on who all should be trained for this. Mr. Telles asked who would pay for that, and the Mayor said the present Public Housing Authority would. Mr. Telles responded by saying he had heard the \$1.3 million figure, but as a taxpayer he didn't agree with disbanding one board and creating another in its place made up of volunteers who would be making decisions while the City stepped back from the matter.

Mayor Galea thanked Mr. Telles for his comments and stated the Commission would discuss this again in about one months time after they had heard back from the staff.

**17. Appointments to Boards & Committees. (Susie Galea, Mayor)**

Mayor Galea announced the Boards and Committees with current vacancies and appointed Arthur Alterson to the Planning and Zoning Board and Joe Hamilton to the Public Library Board. The Mayor pointed out Mr. Alterson had a planning certificate, was retired and has a knowledge of Main Street America. She asked the City Clerk to notify these individuals. She was not ready to appoint anyone to the Community Development Advisory Committee.

### **UNSCHEDULED COMMUNICATIONS**

---

**A. Mike Espiritu, President and CEO of Otero County Economic Development Council commented on the following:**

1) He wanted to make everyone aware of the loss in Alamogordo of a wonderful man, Ken Garland. He gave so much to all of the community. He served on many boards and committees in the city, gave so much of himself for the community and enriched all our lives.

2) Last Thursday and Friday we had a visit from FRST – First Research, Science, and Technology Corp. He noted Mayor Pro-Tem Hernandez was at the Thursday meeting and Interim City Manager Carter was there at the meeting on Friday. The company has hired the architect and is on the fast track to be in the building by mid-summer and start to work with unmanned ground vehicles, as well as funding other projects that can't get to market. They will offer truly high wages. They have other companies such as an underwater aquatic unmanned system currently working in our oceans, unmanned aerial vehicles and vertical take-off and landing vehicles. Mr. Espiritu expressed his belief the company would make a significant presence in our community and change the complexion of southern New Mexico in a great way. We have partnered with NMSU-A as well as the public school system to develop and insure a sustained work force in the future. He was enthusiastic about this company and felt this was a significant step.

Interim City Manager Carter conveyed he was very impressed with the years of experience and the dollars they brought to the table. Some of them have moved to town. He was impressed with the answer they gave to the question, 'Why are you here?'. The answer they gave was that Mike Espiritu was the reason they picked Alamogordo. They will be hiring ten engineers to start earning high-dollar wages. They will bring something to our community we have hoped for – Dreams, Hopes and Innovation. He congratulated Mr. Espiritu on a job well done.

Mayor Pro-Tem Hernandez expressed what he learned after talking to these folks. The ten engineers probably won't come from Alamogordo, but they will come back to Alamogordo. Those ten engineers will be the brains, but someone will need to do the work. Those are the jobs he thought would be important and also high-paying. The support staff is what makes the difference and there will be anywhere from five to ten support personnel for each engineer. Interim City Manager Carter agreed stating they would need machinists, electricians, welders and more.

Mike Espiritu communicated to the Commission this company understood the value of the Holloman AFB workforce that will be retiring or separating from the military. Hopefully, these people will stay here if the employment is available. When he first began talking to this company two years ago, they identified certain skills they needed. We worked toward that at our university and now NMSU-A offers a pre-engineering program. There is also a welding program that didn't exist two years ago. He felt it was important to realize companies will not come if we don't have a work force to support their needs. He thanked the Commission for helping with these projects.

### **CITY MANAGER'S REPORT**

---

1) Interim City Manager Carter explained he will be meeting with the County Manager tomorrow. He's asking if we are still interested in consolidating solid waste, and Mayor Galea confirmed.

2) He told the Commission there were over 100 National Guard troops working out of our airport. Our motels and restaurants are benefiting from this and our airport manager, Randy Hill, is really working

well out there. These are the kinds of things that make Alamogordo unique. We have that special niche so many people need and we just need to get the advertisement out there.

### **REMARKS AND INQUIRIES BY THE CITY COMMISSION**

---

#### **Commissioner Talbert commented on the following:**

1) He thanked Mr. Espiritu for reporting on Ken Garland.

#### **Mayor Galea commented on the following:**

1) Mayor Galea went to the first meeting with the CHIWAWA Water Board, which is a water/waste water board established by former Mayor Don Carroll. It is a board that meets with Las Cruces, El Paso, UTEP and NMSU in regards to water utilities. In the meeting she attended they spoke on finding resources in the brine water, and they are very interested in our desalination plant. The desalination plant in El Paso was funded by the EPA, and she hoped to find out how we can do this. Mr. Archuleta has retired, but will stay on staff until they can train his replacement.

2) She attended the Airport Conference in Phoenix. Airport Manager Randy Hill also attended and was a great resource. Of the four airline services we met with, there was one interested in providing air services for us in 2013 or 2014. One thing she learned was Roswell maintains a \$4 million escrow account. They worked with their city and private citizens to create a private/public partnership to establish this escrow account so they could insure at least a 10% profitability. The airline would like to get air service to Alamogordo and make it the major airport for the Spaceport. City Staff and Randy Hill have also received a letter of support from the Inn of the Mountain Gods and the Mescalero Tribe for this service.

3) She spoke about the Military Community Covenant that was done through the Joint Land Use Study Board she serves on as a policy maker. All the policy makers signed the Covenant along with the commanders of the surrounding military bases. She will have the original framed and put in the Commission office.

4) Mayor Galea revealed that community donations will pay for the motto, 'In God We Trust' to be displayed in the Commission Chambers. No City monies will be used.

5) She told the Commissioners of her upcoming plans: touring the desalination plant in El Paso this week, attend the German Air Force reception tomorrow, meet with the International Space Hall of Fame board who will be responsible for finding a way to build the additional building for the Space Museum, on Friday a New Mexico Museum of Space History meeting, Holloman AFB annual awards banquet and on January 30<sup>th</sup> she invited the Commissioners to join her at the German Air Force Training Center for an orientation.

6) The Mayor asked the Commissioners for their consent to talk to builders about potential residential infill. This would be an incentive plan for builders to infill empty lots or dilapidated buildings in the City. None of the Commissioners had any objections to this.

7) She then stated she would like to speak to the realtors about Plan Alamogordo similar to the Plan El Paso incentive plan for growth. The P&Z Board may or may not want to take the project on, but she would like to speak to the Board of Realtors on coming up with a Plan that they would hand over to the P&Z Board. The P&Z Board would then bring this Plan to the Commission with recommendations. None of the Commissioners disagreed with this.

### **EXECUTIVE SESSION** (Roll Call Vote Required)

---

*Adjourn into Closed Session in compliance with Section 10-15-1.H, NMSA 1978 (2010 Cumulative Supplement), to discuss:*

- Disposal of Real Property (The South 8 feet of the North 32 feet of Lot 4, Block 84; and the North 10 feet of the South 18 feet of Lot 4, Block 84, consisting of approximately 2,700 square feet) and Property Acquisition (First St. & Washington.)

Commissioner Rardin moved to adjourn into Executive Session to discuss: Disposal of Real Property (The South 8 feet of the North 32 feet of Lot 4, Block 84; and the North 10 feet of the South 18 feet of Lot 4, Block 84, consisting of approximately 2,700 square feet) and Property Acquisition (First Street and Washington realignment) at 8:31 p.m. Mayor Pro-Tem Hernandez seconded the motion. Roll call vote was taken. Motion carried with a vote of 6-0-0.

**ADJOURNMENT**

---



*Renee L. Cantin*  
\_\_\_\_\_  
City Clerk Renee L. Cantin

*Susie Galea*  
\_\_\_\_\_  
Mayor Susie Galea

*(Prepared by Nancy Jacobs, Deputy Clerk)  
Approved at the Regular Meeting held on February 12, 2013.*