

**CITY OF ALAMOGORDO, NEW MEXICO  
CITY COMMISSION REGULAR MEETING MINUTES  
MUNICIPAL BUILDING, 1376 E. NINTH STREET  
7:30 P.M., COMMISSION CHAMBERS  
AUGUST 8, 2000**

**MAYOR DON CARROLL**

**COMMISSIONER DON COOPER**

**MAYOR PRO-TEM JOHN VAN DOREN**

**COMMISSIONER ED COLE**

**COMMISSIONER INEZ MONCADA**

**CITY MANAGER PAT McCOURT**

**COMMISSIONER RON GRIGGS**

**CITY ATTORNEY REBECCA EHLER**

**COMMISSIONER STEPHEN EASLEY**

**CITY CLERK ANGIE RAHN**

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

The Meeting was called to order at 7:30 p.m. Absent was City Manager Pat McCourt. The Invocation was given by Rev. Dottie West, and the Pledge of Allegiance was led by Commissioner Inez Moncada.

Mayor Carroll requested Mr. Joe Sandoval, Partnership Specialist for the Census Bureau, to make some remarks. Mr. Sandoval said he was here tonight to say thank you to the City of Alamogordo for everything the community did to assist them in the Census. Thanks to everyone, they had done a great job. They had spent money to do an advertising campaign, and then on the last day they had a sudden "negative" rush. The mail response rate was 3 percent lower than in 1990, which was really good. A lot of places in New Mexico were 9 to 18 percent below. That would make a difference to help the City because for everyone that filled out their forms and mailed them back, it was more accurate data they would have to use for the next ten years. He wanted to thank Cecilia Ashe of the Complete Count Committee who went out there and did a volunteer action and really made a difference, the City employees who knew the importance of the Census, and also Dr. Ritchie who was their previous National Director here in Alamogordo. The City would be receiving a certificate in the mail from the

Regional Director in Denver. They would be doing some local data user workshops, which were for everybody in the community who wished to use the new data next year when it came out. They would be setting those up starting next week, and anybody who wished to know how to access the figures on the internet would be able to do so. The results would be available to the President by December 31st for the United States, and the Governor and minority and majority of the State Legislature would receive the New Mexico numbers between March 1 and April 1, 2001, and then they would be put on the internet by the following day. He was assuming the Mayor would receive them shortly after that as well in order to be able to start the redistricting within Alamogordo.

Mayor Carroll said everyone appreciated the efforts the Census Bureau had put forth in our community. He couldn't say enough about Cecilia Ashe from the Complete Count Committee and Sharon Few who was the City Planner, and the effort they'd put into this to get the word out on how important the count was and would be for the next ten years. Hopefully when all the numbers were in they will have had a 100 percent count from Alamogordo.

#### **PUBLIC HEARING:**

##### **1. Issuance of new Restaurant (Beer & Wine) License, Appl. No. A-4489, for Barley House, Inc. d/b/a Compass Rose.**

Recommendation: Approve the issuance of new Restaurant (Beer & Wine) License, Appl. No. A-4489, for Barley House, Inc. d/b/a Compass Rose.

Mayor Carroll asked if there was anyone present to speak either for or against the issuance of the license? There was no reply.

Mayor Pro-Tem Van Doren asked what the length of a license was? Ms. Ehler said the issuance of a license was a one-time thing, and then they had to renew it annually but the City Commission did not have to pass on it annually; only once. Mayor Pro-Tem Van Doren said he thought he remembered doing this particular one not too long ago. Ms. Ehler said they had, but it appeared that the ownership composition of the corporation had changed. It appeared that Ms. Lafferty was now a 100 percent owner, so she was getting the license renewed.

Commissioner Cole moved to approve it (the issuance of new Restaurant (Beer & Wine) License, Appl. No. A-4489, for Barley House, Inc. d/b/a Compass Rose). Seconded by Commissioner Cooper. All voted "aye". The motion carried by a vote of 7-0-0.

#### **Call of the Consent Calendar:**

Items on the Consent Calendar are considered routine and should not require further discussion. A single motion will approve all items marked "CC" unless removed at the request of a Commissioner, City staff, or a member of the public. Items removed from the Consent Calendar will be heard in the numbered sequence.

## **2. Minutes of Regular Meeting of July 25, 2000.**

Recommendation: Approve the minutes.

## **3. Resolution No. 2000-31 designating the City Manager as the signatory authority for the Alamogordo Desalination Project Plan (Reverse Osmosis Pilot Plant).**

Recommendation: Approve the Resolution granting the City Manager signatory authority for the submittal of the Grant Agreement and any documents pertaining to the Alamogordo Desalination Project Plan, NMED Project No. SAP 00-0054-STB.

## **4. Statement regarding the Executive Session of July 25, 2000.**

Recommendation: Approve the following statement and authorize it to be included in the minutes of July 25, 2000: "The Governing Body of the City of Alamogordo, New Mexico, hereby states that its regularly scheduled meeting of July 25, 2000 was adjourned into executive session and the matters discussed in the closed meeting were limited only to those specified in the motion for closure."

## **5. Award of Bid and RFP:**

### **A. Bid No. 2000-17, 4-Wheel Drive Backhoe with Extendable Boom.**

Recommendation: Award to Ellen Equipment Corporation of El Paso, Texas, for a total of \$55,975.00.

### **B. RFP/CPM No. 2000-04, Architectural Design Services for Renovation of Central Fire Station.**

Recommendation: Award RFP/CPM No. 2000-04 to Architects Studio, LLC.

Mayor Pro-Tem Van Doren moved to approve the Consent Calendar, items 2, 3, 4, and 5(A & B). Seconded by Commissioner Griggs. All voted "aye". The motion carried by a roll call vote of 7-0-0.

## **OTHER BUSINESS:**

## **6. Appointments to Boards and Committees.**

Community Development Advisory Committee: One vacancy.

Senior Volunteer Programs Advisory Council: One vacancy (Senior Companion Rep position open).

Parks and Recreation Board. One vacancy.

Mayor's Committee on Aging. One vacancy. Mayor Carroll appointed Mr. Jack Osborne to fill the vacancy.

All remaining vacancies were rescheduled.

## **SCHEDULED COMMUNICATIONS FROM THE CITY COMMISSION:**

### **7. Commissioner Ed Cole – An idea budget for the Gross Receipts Tax— First Year.**

Commissioner Cole said in everyone's agenda packet was a copy of what he called a proposed budget idea for the proposed Gross Receipts Ordinance if it passed at the August 15th election. He assumed that if this passed, they would have a minimum of \$400,000, or an average of about \$450,000. The money-flow pattern he used was based on the assumption that the taxes would start to be collected on January 1, 2001. Mayor Carroll said the taxes would be collected then, but the City would not receive distribution until March. Commissioner Cole said once the tax was collected in January, he understood the businesses had a month to do their paperwork, and then it went to Santa Fe and eventually would come back to the City beginning in late March. He had re-read the Economic Development Strategic Plan today. He had come up with the possible contribution Alamogordo would make based on the amounts that Cloudcroft would also make, and that was how he had come up with the \$22,500. He had also read this afternoon about the possibility of a Joint Powers Agreement between the City, County, and other communities, especially if the County is going to be developing an Economic Development Plan. There might be some types of cooperation in there amongst the different government agencies. Under No. 2 of his proposal was earmarked money of approximately \$250,000 for businesses comparable to Stream if they wanted to come in. In No. 4 he talked about pooling money, but he felt and had stated it many times that if Stream came in and the election passed, that the money ought to be earmarked to Stream. It did not enter his mind until this morning, but he did not know whether the City had made a commitment. He had made the assumption himself they had, though it may be incorrect, that for years two through five they would also pay the \$250,000 if Stream would come in, or whether it was a one-year commitment in the beginning. But in the budget he assumed that it would be a five-year period of time. He got to thinking about that and he never did hear for sure that it was a five-year commitment. He didn't even know by State regulations if the City could make a commitment like that for five years; it may have to be made annually--he did not know. Going to point 3, he suggested that OCEDC go out for an RFP for a consultant firm to look for businesses that would like to come into a community of 50,000 or less with southwest attributes. He had no idea of the cost of that, but he estimated \$50,000 with a six-month timeline to have the RFP ready to go. Just a thought in that area. Also he thought it should

be mentioned there, and he believed he had it in another point also, that there were Grants. Whoever would pick up the RFP for the City, there would be possibilities of now also looking for Grants from the Federal or State government.

Commissioner Cole said Point 4 stated within a reasonable period of time, and he had estimated two months, OCEDC working with the City should make a commitment on how to pool the money, for how long, and how they invested the money for the short term. He assumed since the City was going to be the financial agent, that they could invest it with monies of the City for OCEDC. He didn't know whether that was a correct assumption or not. He believed the City wrote the checks and paid the bills based on a recommendation or however that worked between the two agencies. Under Point 5, in reading the Economic Development Plan for the City dated August 13, 1996, he thought it might need to be upgraded a degree or two, especially in the section where they talked about unemployment and things of that nature. The appendices, which was very dry reading, was pretty well up-to-date. There might be some things in there which had changed because of State law, but he did not know that for sure.

Commissioner Cole said under Point 6 he suggested that OCEDC and its Board members and the business and community people work together for economic development one way or another with the community. The only cost he could see there would be printing, and that "people time" would be free. He thought there could be a type of task force committee working together with each of these groups. For Point 7 he'd had a change in mind since he'd written this. He had written, "Explain to the people that the Industrial Business Park will not be developed at this time, but there will be a thrust on using the empty buildings in Alamogordo". One thing from Mr. Carr in his forums, and in listening to people speak and getting input, he'd almost changed his mind completely on the strengths of a Business Park. He thought it had more advantages than what he was feeling in the beginning. The statement he'd made was that he would at least postpone it for a period of time. He was not for sure he would go with that point, and now he thought he'd like to see OCEDC look at the development of a Business Park or what needed to be done where it would be available if a business would like to come in under a relatively short period of time. He did drive out there. It was raw land as far as he could tell; he didn't know how the utilities were, the hook-ups, or anything. On Point 7 he would encourage looking at the development of a Business Park within a reasonable period of time.

Commissioner Cole said these were some thoughts he'd had in telling the members of the community, those who vote, of how the money might be used if the election did pass on August 15th.

Commissioner Moncada said if the election failed, then this was no longer of any use to them. At that point, being that there were so many people unemployed right now, what did Commissioner Cole have in mind to entice companies to come into our community? How was he going to tell some of these unemployed

people that we had nothing going on right now; no plan; nothing? What would his response be to those people that were unemployed? Commissioner Cole said he had written the letter to the Editor a long time ago, but it just happened to be in the newspaper tonight. He strongly believed in economic development. He wanted the election to pass, but there was the undercurrent out there that people didn't know how the money was going to be spent. When he was in Mr. Shulse's office talking with him and Mr. Carr, he had explained to them that if they could make some suggestion to sweeten the election to understand where the money was going, then it probably would pass. It may pass anyway; he did not know. Commissioner Moncada said in other words, he was for the election but it was just not telling them where it would be spent? Commissioner Cole said right. He'd written so many letters--he'd mailed out 350 letters to his constituents that he represented. In tonight's letter he said he was for economic development; he tried to put it in every letter. Also he thought Stream would be a major asset to this community. He felt in visiting with the people that they needed to have some idea of where the money was spent. He could not speak for the past; he didn't even want to speak for the past. But he knew that feeling was there. He knew many of them here disagreed with him, but he did know it was there. To see the election pass, he thought they could say some particulars that would say this is good. In answer to her question, he didn't know that he had a good answer. All he knew right now based on the statistics that he read for our area, our unemployment was not that high; it was around 5 percent. But that was not a good answer because they did need the jobs. Commissioner Moncada thought this would probably be an incentive for someone to think there was at least a chance of us getting a company over here that he might be able to get a job at. Commissioner Cole said he'd like to see that; he really would.

Commissioner Cooper said he worked on a story for over three years called "Modern Day Ghost Town - The Fate of Alamogordo". It was probably one of the most positive pieces of work he'd ever done because it was to be a wake-up call for the City of Alamogordo to address these very issues that they were facing now. Could they have stopped the movement of the loss of White Sands Forest Products? It was possible. Go down the street and look at all the vacant store fronts and all the industrial and commercial buildings that were vacated. Those were the things he pointed out. He wanted the story to be heard, seen, and read by the people as a wake-up call; it was not negative. He could not get it done because evidently it was viewed as a negative attitude on Alamogordo. Could it have saved some of our businesses? It was quite possible. As a result, it was not done. He spent about three years on the story, got all the art work, took well over 100 pictures, and he then turned it over to one "Alamogordo Daily News" reporter who later left and turned it over to another reporter. And now all of his work, copy, and artwork no longer existed. He was sorry that had to happen because he believed if they had taken some steps then, then it would have reinforced what we're trying to do now.

#### **UNSCHEDULED COMMUNICATIONS:**

## **A. Comments by Mr. John Lattaudio regarding the upcoming election.**

Mr. Lattaudio, owner of the J&J Minimarkets, said he would like to address this issue. The last time this sales tax was proposed to the community he was ambivalent about it. He wasn't opposed to it, just ambivalent. He didn't have enough information, but now he felt like he pretty well understood the issue and he could tell them that he was for it. It was a little difficult to get up and say that because there were people that didn't like taxes. A lot of people knew he'd been involved in politics, and some of his all-time heroes were the people who threw the tea in the harbor at Boston. They did a heroic service, but they were fighting an onerous system and we were not. We were today looking to fund the future of Alamogordo. He'd been in business here 38 years, and it was a much different town 38 years ago. He'd been blessed, his company had grown, and they employed about 50 people here and they were going to add about 15 in the next few months. They were going to contribute to the growth of Alamogordo. But he could say that Alamogordo didn't have a healthy economy. If he compared our numbers to any of his counterparts in any of the states that adjoined New Mexico, he would have been far better to spend that 38 years in any of those other states. That had to do with the economic climate of New Mexico and some of the things they faced in Alamogordo. He'd like to talk about what the town looked like 38 years ago. They had a timber industry, ranching, farming, and a lot of small businesses. Little by little he'd watched that all go. In the 38 years he'd been in business, they hadn't all been great years. During Desert Storm when they deployed many, his gross sales had gone right in the tank and it was a while before that came back. It reminded him of what he'd known since he'd gone in business in Alamogordo--that even though there were other businesses here, that they depended primarily on that Air Base for our livelihood. Weapons systems changed, military missions changed, and Alamogordo was at the whim of that industry. He thought it was incumbent on the community and it was incumbent on the Commission as leaders of the community, to get behind anything they could do to build our economy. His only trouble with what was going on right now was that it was kind of late in the day to raise objections. This process had been in place for a long time. He thought he'd like to hunch up a little bit with what Commissioner Moncada had said--if they were not going to do this, what were they going to do? He was glad Commissioner Cole was for economic development--he thought they were all for economic development. He'd raised three children here and every one of them lived in Texas. He would love to ask them to come back, but he couldn't ask them to because their future was much brighter where they were living in Austin, Midland, and Dallas. He thought that as a businessman who had to make decisions sometimes when he didn't want to, he knew that being conservative and prudent and having some cash in the bank when an opportunity presented itself sometimes meant that was whether they were going to succeed or fail. He thought the City needed these funds. He wanted to thank all of the Commissioners and everyone else for doing this thankless job for everyone else, and he also appreciated those people at OCEDC, the Chamber of Commerce, and other leaders they had in this

community. They took time away from their families and were not compensated for it. When he read tonight's editorial, it really explained better to him something he probably should have known better all this time--how OCEDC was truly structured. They weren't going to get to spend this money. They were going to recommend to the Commission how this money was to be spent, and the Commission was going to say as a group that the citizens had elected, whether they should do it or not. The Commission was the guardians of that purse, but first they had to have a purse to guard. He wanted to say he was for this tax, and he would love to see the Commission walk out of here tonight united saying to the community that they had to have this. They wanted to be able to maintain our streets, to provide services, and to attract people to this community who would build it and make it grow.

## **B. Comments by all of the Commissioners regarding the upcoming Gross Receipts Tax Election.**

Commissioner Cooper said he wanted to say something about the editorial that Mr. Lattaudio had eluded to. It was kind of shocking to find his name in there as being labeled a skeptic. He never thought he was, but somewhere along the lines somebody figured he was. Be that as it may, when he was talking to his sister in Ft. Worth he had mentioned this and she just kind of put him down real fast. All she told him was that he was in the political arena and he was going to be quoted whether he said it or not.

Commissioner Easley said last week he had attended a meeting which was sponsored by the "Alamogordo Daily News". In attendance was Commissioner Cole, himself, the Mayor, and Ed Carr from the Chamber. The object of the meeting was so they could sort of brainstorm ideas about economic development so that the paper could get a better idea of what they were thinking about these issues. One of the exercises they did was they all participated in literally a brainstorming session about what would be legitimate and good uses of the money if the Gross Receipts Ordinance was to pass. All of them in the room contributed to a list which was written up on the wall. There had also been continuing discussion in the past weeks that perhaps the people would feel more secure in voting for the Ordinance if they had some idea how the money would be spent. Clearly the list they had made was an idea of how the money would be spent. He got a copy of the list they had put on the wall and had amplified a little bit for clarity, but it was essentially the exact list they had all contributed to in the office that day. He had taken the liberty of writing up a memo for the perusal of the City Commissioners. They had all seen it ahead of time tonight. He wasn't going to read the entire memo, but he would tell them essentially what it was for, and he would read the bullet points which were the key and important points. Essentially the memo said that these were the kinds of items that would be legitimate and valid projects for the City Commission to consider as economic development projects if the Ordinance was passed. He would read these, and then he planned to endorse this list and he would ask all the Commissioners if

they would care to endorse it as well. The reason they weren't putting it up for a vote was because it was too late to put it on the agenda. He knew all the Commissioners had read it and had an opinion of whether they wanted to endorse it or not, and they may even give reasons why they chose to endorse or not. All he wanted to do was input for the record and read some of these bullet points and tell them that he did endorse this list.

Commissioner Easley said given all the caveats and rules they'd all spoken about over the last few weeks about the fact that the Commission controlled the purse strings, made all the decisions, and were constrained by State law, local Ordinance, and the Economic Development Plan of the City, he believed that these ways of spending the money were consistent with the law, the Ordinance, and the Economic Development Plan. Knowing what they had in mind may help voters to make a better and more informed decision. These were in no particular order or priority because the Commission had never discussed what the priorities or order would be; that would all come in public debate at some point if they got the money. If the Ordinance passed and they began to collect revenues, then they would determine in public meetings what the priorities would be and what the opportunities which should be funded would be. For example, they might use the revenues from the Ordinance as matching funds for State, Federal, and private Grants and awards. That was greatly increasing the value of the economic development revenue. They might use it for advertising and promotion of Alamogordo to prospective industries and specific companies that would bring jobs to Alamogordo. They might expand qualifying, existing businesses; that is, incentive packages for businesses that qualify under the Economic Development Plan and who planned to substantially increase their employment levels in Alamogordo. They might use the money for recruitment incentives for qualified companies that brought substantial numbers of new and well paid jobs to Alamogordo. For example, periodic payments used as rent abatements or tax abatements; purchase of buildings for lease-back to new businesses; remodeling of existing business space to meet the needs of new businesses or other physical improvements to real property; they might use the money for training and education incentives to meet the workforce needs of new or expanding businesses in Alamogordo, including collaborative training programs established with NMSU-A or the Alamogordo Public Schools or even in-house training programs. They might use the money for creation of a business incubator facility using new or existing buildings; for example, a building for a new business to operate in temporarily while renovations were being completed or a new structure was being built to house that building. They might use the money as a revolving loan fund; for example, a short-term well collateralized loan fund with adequate payback and security guarantees to help new businesses afford the cost of starting up in Alamogordo. They might use the money for infrastructure improvements to the Alamogordo Business Park near the Airport, including such improvements as water and sewer lines, electric and gas lines, and paved streets. They might use the money as incentive funds to encourage Stream International to open up a 500-seat call center in Alamogordo should that prove

necessary. And they might use the money as a general infrastructure development plan to encourage new companies and the expansion of qualifying local companies; for example, major improvements to the telecommunications infrastructure, road development, traffic control, the Airport, and truck terminals. There was a whole host of things they might think of which might fall within the Economic Development Plan.

Commissioner Easley said what he was asking now with this document here was that they go around and ask if a Commissioner wished to endorse or not. He wanted to go publicly on the record saying he did endorse this plan as a list of viable and feasible objectives for using the economic development money. He also urged the citizens to go out and vote. He supported the Ordinance, and in fact, had already voted for it.

Mayor Pro-Tem Van Doren said his comment was basically a follow-up to what Commissioner Moncada and Mr. Lattaudio were saying. He would like to reiterate a statement he'd heard this morning which he thought was really poignant. That was that they had to change direction or they would end up where they were heading for. That was how he saw Alamogordo. If they didn't change direction, they would end up where they were heading for. If anybody couldn't open their eyes and see where they were heading, then God help them.

### **C. Comments by Commissioner Moncada regarding the water tower and the flood control project.**

Commissioner Moncada said she had several kids from the High School ask her if there was any way with the water tank on Tenth Street, that they could put decals on it or something stating when they were State Champs for whatever sport. They would like to see a mural on the tank. She had told them all she could do was to bring it up before the City Commission and they could go from there. That was a thought these kids had, so it might be something they could think about and perhaps get the School involved in. Were there any intentions of painting it at the present time? Mayor Carroll didn't think at this point that there were any plans in painting it other than the same color as all the other tanks. There were communities that did exactly as she had indicated in listing the achievements of the High School. There was also a group associated with one of the Art classes at the College a number of years back which was interested in doing some murals on the water tanks. Whether that was still viable or not, he didn't know. He thought it was something they could pursue, but before they committed to do it, they needed to figure out a plan of exactly what it was they wanted to do and who they would allow to put stuff on there.

Commissioner Moncada said last week she had the honor of meeting with Mr. Monroe Curtis and his group and they were just talking about the water diversion on the west side of the City. What they brought to her attention was that they would like to get a committee, a task force, just to go over some of their ideas,

perhaps with one or two of the City Commissioners, some of the County Commissioners, and some of the other people who would be involved with that section of town. They would like to get a committee just for brainstorming, if nothing else. She had no problem with it; she didn't know how the other Commissioners felt. She knew they had met with the Corps and she knew they didn't quite have their agenda all together, nor when they would have it all together. However, if this was what they wanted and how they felt they could get something accomplished, perhaps they should give them every opportunity to do so. Mayor Carroll thought individually all of the Commission had met with either some or all of the group she was talking about. He didn't have a problem in meeting with them. He didn't know what a task force would accomplish. At this point there was nothing to brainstorm; they still needed to wait until the Corps had a definite plan to present to them which he understood was sometime in September. He thought to just set up some kind of a group who was just going to meet to be meeting, was very premature at this point. He thought they'd heard the concerns and the Commissioners had all had an opportunity to make their views known to the residents. If other Commissioners wanted to continue to meet, that was fine but he didn't see anything productive coming out of formalizing any kind of a group at this point. He didn't know that they had anything to brainstorm about.

Mr. Ted Dyer said he was one of the concerned citizens, and he lived out in Otero County where this North Diversion Channel was going to end up. Though they did meet with all of them, except for Stephen Easley, they'd had an opportunity to visit. The idea of the task force—he'd said there was nothing really to talk about and he really wanted to differ with the Mayor on that. The consensus he'd gotten from the Corps of Engineers was that they didn't have anything set in concrete; there was no plan really set forth yet. It was the same thing he was getting from most of the Commissioners present as well. In organizing some sort of a committee or task force, they wanted to have an active participation in the way that this thing was going to fall out and the way it was going to become concrete. However, the planning part of this to include the Otero County Commissioners, the representatives of the Corps of Engineers, the City Commission, and themselves as property owners being directly affected by this...from what he'd been told in talking to the Corps of Engineers, there was not a finalized plan for this yet. What he was saying was let's get together and see if they could come to some sort of an agreement because right now they were at a standstill. They were asking the City not to put the water onto them and what they were hearing was that the City was going to put the water on them. Mayor Carroll said that was not what came out of the meeting that he and Mr. Dyer were participants in. He had told the property owners at that meeting that the City would take the ideas that had come up, give them to the Corps to have them investigate and look into them, which was what had been done. Mr. Dyer said he was asking the City to allow the property owners to sit in on that sort of a meeting where they could finalize these things to where it would be amicable for both sides. Mayor Carroll said he had committed to the property owners that they

would be notified of any meetings the City had where the Corps was here to discuss the flood control, and they would have plenty of opportunity at that point to make whatever comments or inputs that they felt they wanted to make. But to have a task force to engineer this project at this point was premature because the Corps of Engineers had not come forward with any recommendation as to addressing the outflow into the Red Arroyo. Until such time as they did, for everyone to sit around and just come up with different hypothesis of what they could do or what the Corps could do... All of the inputs the property owners had given to the City had been given to the Corps, and he felt the property owners had also given plenty of input to the Corps. He felt they should wait and see what the Corps proposed, and then it may be the time to sit around and go through and discuss whether or not everyone felt that was workable or not or what some other options may be. But at this point they didn't know what the proposal was to be discussing. If there were other Commissioners that wanted to do that, then that was fine, but he didn't see any benefit to it at this point.

Mr. Dyer said he understood what the Mayor was saying, but he thought he was missing what he (Mr. Dyer) was trying to say, and that was that he wanted to be included in on that particular meeting where the City Commission met with the Corps of Engineers and the County Commissioners to be part of that planning. Mayor Carroll said they would be. It would be a public meeting and they would certainly be made aware of it and they were certainly free to come and express their opinion and put whatever input into it that they cared to. But he thought before they did that, that they needed to hear what the Corps' presentation was. Mr. Dyer said with all respect, he'd listened to their suggestions for three years so they understood where the Corps was going. What he'd not been able to convey to the Commission as a group was that they saw this completely different. They saw it as something that was going to happen. What they'd seen were some violations of NEPA guidelines that said they must include the human element; they'd seen some disregard in the active participation of planning, including the Otero County Commissioners. This was happening in Otero County. In April the Corps of Engineers were invited by the County Commissioners and they were admonished at that time to include them in future planning. They hadn't done that prior to that meeting. They said that they would. All he was asking was that they as neighbors would work together and not try to do something before it was too late. Though this would be available to him at a public meeting, at that point it was already said and done. Mayor Carroll said no, it was not. He'd been trying to get that point across. What the Corps came down with was not cast in concrete and it did not mean that just because they proposed it that it was going to happen. But for everyone to say that it wasn't going to work was premature because they didn't know what it was the Corps was proposing to do to address it. There was a problem out there which needed to be addressed, but the Corps had not come to the City yet with their proposed solution to the problem. And until they did, he didn't know what it was that they had to sit around and talk about. Mr. Dyer said he wasn't suggesting that they sit around and talk about anything. He was suggesting that they sit down and try to work something that

once it was proposed to them...and the City had suggested to the Corps of using the approximately 300 acres of property up on the hill at the mouth of those canyons...he would like to be privy to that sort of communication between the Commission and the Corps because it directly affected him and his family. All he was asking was that they be included in on this, and the law said that the County Commissioners ought to be included as well.

Mayor Carroll said the communication at this point had been that the City had told the Corps that the City had that property available out there, and they had asked the Corps to look at it to see whether it was an option that could be incorporated into the plan. That was the extent of it at this point. Now it was up to the Corps to look at that and to get back with us and let us know whether it was something they could put in or not. If they said no, it couldn't be put in, then that was the time to ask them to explain and defend why not. At this point that had been the extent of what had come out of the meeting that Mr. Dyer, himself, Commissioner Griggs, and Mayor Pro-Tem Van Doren were at. He had done what he said he would do. He had City staff notify the Corps and ask them to investigate that and also to make sure that the property owners were notified of any meetings concerning the project. So at this point he and the City had done all they had committed to do. So let's wait until the Corps came back with something that they could either agree with or disagree with, and go from there. Mr. Dyer said he agreed, but he just knew that in times past the way things had happened was that things got planned, got implemented, and then they got put to public opinion. At that point it was almost too late. He just didn't want to get to that point. He would like to have an active participation in it, or have due representation. He said that with all due respect. They talked about this in the meetings before, that because of them not being able to come before the Commission as individuals, they didn't realize some of the problems or potential problems they were going to encounter out there. He just didn't want there to be any misunderstandings. Mayor Carroll thought everyone was fully aware of the concerns and the potential problems out there, and they would work to address them.

Commissioner Moncada clarified that the property owners would be given any kind of information the City received from the Corps, that it would be trickled down to the property owners, and at that point they could all meet together again and discuss whatever. Mayor Carroll said the Corps was scheduled to have a public meeting here on September 13th, and the property owners would be notified. At that point the City would learn at the same time as the property owners, what the Corps was planning on doing to address the problem.

Mr. Monroe Curtis, property owner, thought the plan was already in place at the Library--it was outlined. The thing they would like the City to do was to be sure that they took the position that wasn't the final plan, because the Corps had already indicated several times that it was by documentation and by word. He thought what had been indicated here tonight was that the City was sure that it could be changed and modified and the people's property rights and their safety

would be taken into consideration. Mayor Carroll thought he had indicated that consideration for people's safety would certainly be considered. He had not seen their final recommendation to know whether it could be changed or modified. That was the point they kept saying over and over again--what was in the Library was not their final plan. The Corps had told the City and the property owners on several occasions that they had not finalized the design for the north part of that channel. That was what still needed to be done. Mr. Curtis said they'd told him that they had finalized it--the Mayor was wrong when he spoke for him. They had told him that they had finalized it. They'd seen the culverts where they'd started to try and go under the tracks, and they knew the money that had been spent. Mayor Carroll said they were aware of the concerns of the property owners out there and they would work to do their best to address them. Mr. Curtis said that was what they needed.

**B. (Item Continued) Comments by all of the Commissioners regarding the upcoming Gross Receipts Tax Election.**

Commissioner Griggs said back in August, 1999 he had campaigned for the City Commission seat. One of the big things at that time was the prison issue, but the prison in its own way was a form of economic development. Economic development was vital to Alamogordo. Passage of this tax was vital to Alamogordo. Anyone who put semantics in front of the real reason for this tax had done their community and everyone who lived here a big, big disservice. He was certainly glad tonight, because it was the first time he'd heard it, to hear Commissioner Cole say that he was for economic development. He was extremely concerned that he was not. They had an opportunity here to be able to compete with other communities and play in the same game they were able to play in. Without this funding, they could not do that--no ifs, ands, or buts. They needed to like Alamogordo just the way they saw it right today and then hope it stayed this good because without this it could only go the other way. No question at all. What they had to do right now was to pass the tax and help Alamogordo progress. If that meant growth, then it meant growth. If it meant that they had more and better jobs for the people that currently lived here, then that was what that meant. That was a very good thing. Alamogordo was founded by the railroad in pursuit of economic opportunity. They sat here today because someone took a risk and chance and tried to improve their lives and their employees' lives and create a community. They tried to build a utopian-type community; they wanted Alamogordo to be a great place. Alamogordo was a good place, but if they didn't do and take action now, Alamogordo was going to be a dying community. When they looked at places like Clovis, it was always striving to better itself. Clovis had passed the Economic Development Act, and it was about the same size as Alamogordo. If a company looked at two different communities in New Mexico-- Clovis and Alamogordo--they would see that Clovis had passed an Economic Development Ordinance and could offer them certain incentives. Alamogordo could sit here and say they had a great view. What was that worth to a company from Chicago or somewhere else? How did that impact their bottom line? It flat

did not. For everyone to sit here and get embroiled in discussions of having to know how the money was going to be spent--the Ordinance and State law all outlined how they could spend that money. When they wanted to get divided over how they split the pie, they were making a big mistake. They were doing our community a disservice. He thought that we owed it to ourselves to get out there and push for this in the final days they had left and see if they could get it done. In the song "Standing Outside the Fire" by country singer Garth Brooks, there was one line which stated "Life is not tried--it is merely survived". If they didn't do some of this stuff and try to move this community forward, then that was all they were going to do--survive. They weren't going to try to do anything, they weren't taking a risk or trying to do those things that could provide for our families and our kids and our futures. So it was up to everyone sitting up here to get off their rear ends and talk to everyone they could to try and promote this tax and move this community ahead. He challenged all of them to do that. He supported Commissioner Easley's memo because he thought it did what they wanted to do.

Commissioner Cooper said in regard to what Commissioner Easley put together, there was nothing he could argue about other than the fact that these were the same rabbits they'd been chasing. He thought they better stop chasing rabbits and get behind the City and start moving forward. He was 110 percent for growth here in Alamogordo. He chose to come here and live, and he'd seen the ups and downs. He saw a vibrant community when he came here 22 years ago, and he'd seen the wheels fall off the wagon in the last 12 years. It was totally unexplainable--he could not find anybody who could say what happened, but it did. So he thought they were just going to have to hunker down and turn the City around. One of the sayings of one of the Japanese detachments in World War II was to "Go For Broke", and they came out as the most decorated unit in the U.S. Army. So let's go for broke.

Mayor Carroll said he would close this out by saying that he supported the outline that Commissioner Easley had presented. It was in keeping with the goals and the requirements of our Economic Development Ordinance, as well as State Statute. He had already voted, and in fact had voted for this, and he strongly suggested that everyone who really cared about the future of our community take a hard look at this issue and vote for this economic development tax. This was an opportunity they had to control our own destiny. If they missed this opportunity, they would have no one to blame but ourselves. He encouraged everyone to vote for it, but even more strongly than that, he would encourage everyone, regardless of how they felt about the issue, to make sure they voted. Don't let someone else make their decisions for them.

Mayor Pro-Tem Van Doren moved to adjourn. Seconded by Commissioner Cooper. All voted "aye". The motion carried by a vote of 7-0-0. The Meeting was adjourned at 8:30 p.m.

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**Mayor Donald E. Carroll**

**ATTEST:**

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**City Clerk Angie J. Rahn**

**(SEAL)**

**(Prepared by Chief Deputy Clerk Teresa Y. Gutierrez)**

**Approved at the City Commission Regular Meeting of August 22, 2000.**



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