

**CITY OF ALAMOGORDO, NEW MEXICO
CITY COMMISSION SPECIAL MEETING/WORK SESSION MINUTES
MUNICIPAL BUILDING, 1376 E. NINTH STREET
3:00 P.M., COMMISSION CHAMBERS
TUESDAY, MARCH 4, 2003**

MAYOR DON CARROLL

COMMISSIONER ED COLE

MAYOR PRO-TEM RON GRIGGS

COMMISSIONER JOHN ROBERTSON

COMMISSIONER INEZ MONCADA

CITY MANAGER PAT MCCOURT

COMMISSIONER DON COOPER

CITY ATTORNEY WILLIAM KIRSCHNER

COMMISSIONER MARION LEDFORD

CHIEF DEPUTY CLERK BETSY KIDWELL

Call Meeting to Order and Roll Call.

The meeting was called to order at 3:00 p.m. Commissioner Moncada arrived at 3:01 immediately following the roll call.

1. Resolution No. 2003-02 adopting the Comprehensive Plan 2000.

Recommendation: Approve the Resolution.

Ms. Few had prepared a memorandum covering changes suggested by Staff and some of the Commission. It was handed out the day of the meeting. Mayor Carroll explained that the Resolution sets out that there are separate technical studies that have been adopted and should be incorporated in a new plan. He noted that where discrepancies between the plan and studies occur, the more current material shall apply. Commissioner Cole asked if this refers to the flood control project as well. Ms. Few replied it applies to everything.

Mayor Carroll said the major change Ms. Few is adding has to do with water and its availability. Mr. McCourt explained that in the recommended changes we were indicating "under normal circumstances" which is when we have enough water

for 40,000 people. He noted that we do normally have enough water for 40,000 people, but right now, we are not in normal conditions.

Mayor Carroll said he wanted to suggest a couple of other changes. He noticed that on Map 2, which is right after Page 4, it indicates the City is approximately 20 square miles and then on Page 26 it says the City is about 18 square miles. He thinks the final document should include the same information in both areas.

Mayor Carroll said he also noticed that on Page 39 under Extraterritorial Intergovernmental Zone

EIZP-3 refers to the central business area. It needs to be moved where it would be more appropriate.

Mayor Pro-Tem Griggs noted that in the section right above this, Zoning, all of the items are ZP, except Number 4, which is only Z. These are just typographical errors that need to be fixed. Commissioner Robertson said the same thing happened in the Growth Management Section.

Mayor Pro-Tem Griggs noted a concern on Page 48 on the wording after "however" in the last sentence on this page. He thinks we should take off the words "where appropriate." Mayor Carroll suggested we say, ". . .however, flexibility should be maintained to allow variations where appropriate." Commissioner Cooper suggested we just drop "where appropriate." Mayor Carroll said he does not have a problem with that. Mayor Pro-Tem Griggs agreed with Commissioner Cooper that "where appropriate" should be dropped. Ms. Few said it would not be a problem to pull it out or change the wording. It was determined we would simply delete the last 2 words "where appropriate."

Mayor Carroll asked if there were any other things to discuss.

Commissioner Robertson referred to the \$10,000 the Commission just passed for a comprehensive plan study with another entity. He asked how that would affect this plan. Mayor Carroll explained that was an economic development plan study. Mayor Pro-Tem Griggs said that study was to help us with the upcoming BRAC.

Mayor Pro-Tem Griggs moved to approve Resolution 2003-02 adopting the Comprehensive Master Plan with the recommended changes. Commissioner Robertson seconded the motion. All voted "aye." The motion carried by a roll call vote of 7-0-0.

UNSCHEDULED COMMUNICATION:

Mr. McCourt explained to the Commission that we are hoping to get \$5,000 of the \$10,000 cost for the economic development study on BRAC from the County so our expense would only be \$5,000.

Mr. McCourt also gave a reservoir update. He reminded the Commission that they had used scuba divers and dye to attempt to find a definitive leak to no avail. He said that it seems to be seeping out over a broad area. He told the Commission they do not have a short-term solution for this. He said the long-term solution is to store the water we can, and use this reservoir first to minimize leakage. He informed the Commission that we believe we will come back and recommend putting in a liner. Mr. Miramontes added the liner costs approximately \$180,000. Mr. McCourt said we would put cleaning times in as far apart as we can since this is also the settlement basin. He noted that the current liners have a 20-year life guarantee.

Commissioner Robertson asked if the size of this reservoir is set in concrete. Mr. McCourt replied it is 40 million gallons. Commissioner Robertson asked if we can enlarge the size of it. Mr. Miramontes replied that was not possible because it is fed by gravity. Mayor Carroll added that would be impounding water and we would have to go to the State Engineer for permission. Mr. McCourt said that now that we realize the economy of using these plastic liners we could explore that, but we have to have enough water to put in them. He heard on the news that the drought condition is likely to get worse before it gets better.

Mr. McCourt told the Commission that they are working on Well #7 now. He reminded them that they had worked on Well #5 and it was working perfectly. However, now the pump has failed. Mr. Miramontes noted that the motor on the pump had failed. Mr. McCourt said we are having to change it out. Mr. Miramontes added it is about \$10,000 for the motor.

Mayor Pro-Tem Griggs discussed us looking at another basin where we could use the North Reservoir. The low bid was \$360,000 for a 200 x 200 basin, which holds about 10 million gallons. Mr. McCourt said it was probably cheaper to put the liner in and replace it every 10 years rather than go that direction. Commissioner Cooper said with a clay basin it could still heal itself. Mr. McCourt said that we are exploring other possibilities like that it was leaking all this time and feeding two of our wells, which are two of our best wells.

Mr. McCourt told the Commission that they started work on the golf course pond. They found that things were not where they were supposed to be. They had to change the configuration of the lake to accommodate this. He said right now they are digging out a pit to bury the sludge out of the existing pond. He warned the Commission to expect to receive complaint telephone calls because of the smell of the sludge. Mayor Pro-Tem Griggs said he had contacted the newspaper and a couple radio stations that were going to run some public service announcements on this. He also talked to golf course residents to let them know to spread the information to their neighbors. Mr. McCourt said ultimately we will have a much better lake.

Commissioner Robertson said he was still thinking about water. He asked if anyone is pursuing getting more reservoirs or filing anything with the State. Mr. McCourt said we have not because the cost of surface reservoirs is quite high. In the past we thought with the additional water we generate during wet years it was serving us best by putting it back into the ground to recharge the aquifer. He noted that Commissioner Robertson's suggestion might be a more economic way to address the situation. Mayor Carroll reminded them it was \$3.2 million dollars for the 100,000-gallon reservoir. Mr. McCourt added that then we had to put the liner and cover on it too.

Commissioner Robertson asked if the covers were cost justified. Mr. McCourt said he easily estimates we lose a half million gallons a day without them. He noted that in the winter, we lose less, but in the summer when it is hot, we lose a lot more, and that is when we need it the most. Commissioner Robertson said that from the figures we are hearing and with our limited sources of water, we need to be checking into these things. Mayor Carroll stressed that we can have all the reservoirs we want, but it is getting the water to fill them that is the problem. Mr. McCourt added that in good years we do not have to pump the wells, we fill the reservoirs just from surface flows. Mayor Carroll added that in wet years water would just run by the reservoirs because they were full.

Discussion continued regarding the aquifer injection system. Mr. Miramontes said that in fact we have the aquifer injection system in place. It is Well #6. Mayor Pro-Tem Griggs asked if we know how effective the aquifer injection system will be. Mr. Miramontes said it will improve the water quality. He explained that better water is injected into the aquifer. Discussion continued regarding how long the drought conditions could last.

Commissioner Cole asked for an update on the resurfacing of First Street. Mr. McCourt said we are discussing that we can put a lot of money in First Street and use up the funding in the preventative maintenance program. Another option would be that many local streets have deteriorated surfaces, but the base is salvageable. The roads are in "C" condition, but we might be able to use the Cutler process to get them into "A" condition. If we do that, we will back off on First Street for now. He noted that we do have some base failures on First Street. He said we are looking at where we are going to get our best results for our money. Commissioner Cole asked if we are still going to go out for bid on First and Florida. Mr. McCourt explained that we are waiting for the Home Depot and Lowe's projects to finish to get better bids. The bids came in too high because of all the concrete work we need and those two projects drove up the cost of our project because they (the concrete companies) had all that other work.

Commissioner Cole asked about the possible damage from new trash trucks going through alleys that are larger than before. Mr. Miramontes replied that he had not heard that they are using bigger trucks. Mr. McCourt said they did get some new trucks. Mr. McCourt recommended we ask Duke Prewitt, the Landfill

Manager to find out. Mr. Miramontes said he thinks it will be normal wear on the alleys. Commissioner Cole asked about the wear on curbs, alleys, and streets. Mr. McCourt replied we will check on it and follow up on it.

Commissioner Robertson asked if it is true that we have put out for a bid approximately 150 acres of the sprinkler system where we have our alfalfa field. Mr. Miramontes said that Severn Trent is exploring that with their funds. Commissioner Robertson said he had some suggestions. Mr. Miramontes said they may come back and ask us to help them on the funding. Commissioner Robertson said the figure he heard was over \$9 million dollars for this project. Mr. Miramontes said they would definitely come to us for a portion of funding if it were that much.

Mayor Carroll commended and thanked Ms. Few for her work on the Comp Plan.

The meeting was adjourned at 3:50 p.m.

Mayor Donald E. Carroll

ATTEST:

City Clerk Angie J. Rahn

(SEAL)

(Prepared by Chief Deputy Clerk Betsy C. Kidwell)

Approved at the City Commission Regular Meeting of March 11, 2003



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