

**CITY OF ALAMOGORDO, NEW MEXICO  
CITY COMMISSION REGULAR MEETING MINUTES  
MUNICIPAL BUILDING, 1376 E. NINTH STREET  
7:30 P.M., COMMISSION CHAMBERS  
NOVEMBER 23, 2004**

**MAYOR DON CARROLL  
MAYOR PRO-TEM RON GRIGGS  
COMMISSIONER INEZ MONCADA  
COMMISSIONER DON COOPER  
COMMISSIONER ED COLE**

**COMMISSIONER JOHN ROBERTSON  
COMMISSIONER MARION LEDFORD  
CITY MANAGER PAT McCOURT  
CITY ATTORNEY KEN McDANIEL  
CITY CLERK ANGIE RAHN-BROYLES**

Call Meeting to Order and Roll Call.

The Meeting was called to order at 7:30 p.m. The Invocation was given by Assoc. Pastor Nathaniel Bradley, and the Pledge of Allegiance was led by Commissioner Don Cooper

**PRESENTATIONS:**

1. Presentation of "Mayor's Commendation" to Brandon Jones.

Mayor Carroll said this presentation was based on an award recommendation from the Director of Public Safety, which was worded as follows: "On October 15, 2004, 16-year old Alamogordo High School student Brandon Jones contacted the Alamogordo Department of Public Safety because he found a bank bag laying in the road when he was traveling from his home to school. Mr. Jones checked the bag and found a large sum of money, personal checks, and documents from a local business. Without hesitation, Mr. Jones turned the bag and all of its contents over to an Officer with the Department of Public Safety. An inventory of the bag revealed \$1,100 in cash, \$450 worth of checks, and a variety of important business documents. DPS located the owners, who were extremely grateful for Mr. Jones' honesty and for the return of their property. Mr. Jones was given a financial reward for the integrity he displayed. I believe that Brandon Jones displayed exemplary principles of good citizenship and prevented a tremendous amount of hardship for people that he did not even know. It is with great pleasure that I recommend Brandon Jones for an award recognizing his honesty and integrity".

Mayor Carroll said he fully concurred with the recommendation of Director Trujillo, and presented a "Mayor's Commendation" to Mr. Jones in recognition of his honesty.

2. Presentation by Molzen-Corbin & Associates regarding the City's Sewer Master Plan Final Report.

Mr. Jerry Paz, Molzen-Corbin & Associates, was present. Mr. Paz said the purpose and scope of the Master Plan was to assist the City with management of its wastewater flows, to review the condition of the existing wastewater collection system to determine any existing deficiencies, to project development trends to determine if the existing system is adequate for the future, and to identify future capital improvements needed to meet the community growth.

Mr. Paz said the project was kicked off with the establishment of a study team, and they determined the boundary limits of the investigation that needed to be done. They identified a study area which was highlighted in red on the "Planning Area Boundaries" map. It generally followed the water service area, and included the area north of the intersection of the U.S. 70/54

Bypass. It also included an area west of the Bypass that was able to be serviced by gravity flow, and it included the area south of U.S. 54 in the area around Desert Lakes Golf Course to project where the growth trend would occur. It extended east towards the limits of the public lands that were bordering the community with Forest Service and BLM property. The investigation was begun of examining the sewer pipes and how much capacity they had within them. To do this they had used the future land use plan, which was obtained from the City's Comprehensive Plan 2000. It was very beneficial to them because it identified the types of growth, including industrial, commercial, and residential, and how they would generate wastewater and the flows they could anticipate from those various segments into the existing pipes. They then looked at the population analysis from the Comprehensive Plan, and they compared that to the Census data. Between 1970 and 1980 the City had grown approximately .42 percent on an annual average; between 1980 and 1990 the City grew at 1.4 percent on an annual average; and between 1990 and 2000 the City grew at about 2.6 percent on an annual average. The Comprehensive Plan had various growth projections, and the medium projection was about 1.2 percent, which kind of balanced the average of all of those figures. They also compared their results to the City's Traffic Master Plan, which showed the population for the City, given the various zones that were developing, on the order of 1.8 percent. They divided the entire town into planning area units, overlaid the population projections, and overlaid the land use that was going to go into each of the zones, and how they would contribute to the sewer lines that were located in each of the zones. They then looked at how much flow the City was currently receiving in the various segments, and they found the average wastewater flow was about 2.6 million gallons per day based on a 365-day average. The highest day last year was 3.83 million gallons. However, when Molzen-Corbin went out and recorded, they found the highest flow taken over a one-hour period would be at 5.12 million gallons if the flows remained at that rate for an entire day. However, the way the flows occurred, they peaked during lunch and after work hours, and then dipped during the evening hours while people were sleeping.

Mr. Paz said the red points on the map were points where they physically set up and monitored the wastewater flow for a 24-hour period so that they could also import that into the computer model. The computer model they had selected was compatible with the City's GIS system and compatible with AutoCad. They prepared it in a Pizer Hydra model, and with all the data input it then projected wastewater flows. Their model made certain assumptions based on how people used wastewater services across the country, and then they calibrated it using the actual curves they obtained for the City of Alamogordo. With each zone individually going at a different rate, they then ramped it up for the 20-year planning period based on the traffic analysis zones that were developed in the transportation model. They had selected that because they felt there was a lot of compatibility with existing planning studies the City had on record. In reality, there were rules on how the flows were measured. It couldn't be done during a holiday or regular weekend. It had to be done on a Tuesday, Wednesday, or Thursday, and there couldn't be any special events that occurred during that time. So they were really looking for a time period that was representative of an average.

Mr. Paz said what they'd found based on the output of the model and all of the information that was overlaid, was that the model projected flows in all of the pipes and all of the interceptors throughout the City. The selected manholes were where the calibration points were. Manhole No. 1 was near the Waste Water Treatment Plant. When the results were ramped up for the 20-year planning period, they had a flow of 9.2 cubic feet per second. They could see between manhole Nos. 1 and 6, depending on the pipe size, all of the interceptors had plenty of wastewater capacity available within for the planning period they were examining. All of the interceptors met the 20-year flow projections. Existing interceptors were mostly designed with good flow characteristics. Somebody did a good job planning. The City had no lift stations, and

somebody took advantage of the gravity flow and laid large enough lines to accommodate the City's future growth, and there was a lot of professional staff support that really did a good job on it.

Mr. Paz said during the course of the Master Planning effort, the City reported numerous problems with the concrete sewer lines and also with a couple of flat spots. The model showed there was capacity, but he had gone out and surveyed those areas and had verified that indeed there were some areas where across highways or railroad tracks there was a flat spot, probably created by boring machines. Hydraulically it worked fine, but there was a physical limitation in that one little section.

Mr. Paz said they then looked at how to service the unserved areas within the study, and they looked at alternates which included on-site systems, realignment of existing sewers, pressure sewers, vacuum sewers, etc. The bottom line was that they felt gravity flow had worked well for the City. It was efficient and there was no energy involved when Mother Nature took over. They felt that was the recommended approach for future line extensions and all of the areas could be serviced with gravity flow. They looked at various alignments to service these under-served areas. The alignments generally went from Point A to Point B as the community developed. What made sense was that the City had cooperated with developers to put the interceptors in where they could be accessed. The actual physical alignment would be worked out over time through the growth of the City and the cooperation with the development that was occurring. The analysis assumed feasible right-of-way acquisition, and it was a process that would be a win-win situation for everybody. They then did a third analysis which looked at the growth including the new additional areas they were adding onto it. They then looked at a capital program which was developed to include replacement of the failing lines. They had looked at several alignments and through discussions with the City, some of those alignments changed and shifted. They held public meetings at the Civic Center and got feedback from the public, and the City staff had also made recommendations. It was a working process on the alignment alternatives to try and get to the unserved areas.

Mr. Paz said some recommendations and conclusions were that there were really no replacement of interceptors required, except for the last remaining concrete interceptor within the City. There were some isolated problems that could be phased or replaced all at one time. If funds were tight, that segment could be replaced which crossed the railroad tracks and the freeway, and that would improve capacity for maybe a ten-year planning period, and then the remaining funds could be budgeted. They needed to replace that segment to a 12 inch size so it was a permanent fix. The alignments were flexible and Molzen-Corbin had made the computer model available to the City staff to determine if it was feasible or not.

Commissioner Cole said later on tonight's agenda, the Commission would be approving increased sewer costs. Would any of those funds be used on this? Mr. McCourt said no. We would finish replacing the concrete lines, and the other expenditure had to do with local collectors, so it was not in this study. The proposed interceptor costs were not in the bond issue. Commissioner Cole asked if the City was still looking at an extension of the Waste Water Treatment Plant? Mr. McCourt said at this point we had not authorized any study on that. Public Works Director Jose Miramontes said the useful life of the plant was at 40 years, which would be reached in 2010. Mr. Paz said some of the other factors which went into those decisions were consultation with EPA. They were always updating the regulations, and they always got more stricter. As the regulations became stricter, the plant could produce the same quality, but the regulations might change which could prompt an acceleration of that 2010 date. Molzen-Corbin had recently completed a wastewater facility in Sunland Park that was one-third

of Alamogordo's size, and it was at \$3 million. The typical time frame to plan, design, and construct a wastewater treatment plant was six years, so the funding of an \$8 to \$10 million project wouldn't happen overnight and they could pull in sources from various segments. The \$3 million project had taken them six years to plan and be funded, for a much poorer and smaller community.

Mr. Paz said they had also recommended in the Master Plan funding for collection line maintenance. The collection system wasn't part of their scope, but they did want to address the issue because it was a subject that should be at least mentioned. The City had a lot of clay pipe, and clay was chemically inert so it didn't have the concrete corrosion problems that you would find in concrete sewers. However, root intrusion could cause those to crack and once cracked, they could settle. The City was experiencing some of those things and it needed to be kept ahead of the curve. The City may do improvements only every three or four years, but they were budgeting for that occurrence and building up some cash to do a project every three to four years. Replacement of the collection lines was more of a maintenance issue than a complete reconstruction. Mr. Miramontes clarified that the type of maintenance Mr. Paz was talking about was not the maintenance which the City crews did. What Mr. Paz was talking about included older lines built in the 1950's and 1960's. They would run into lines made of clay-type materials, and then prior to that, even some of the older concrete lines.

**Commissioner Cole moved to accept the City Sewer Master Plan Final Report. 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. All items marked "CC" will be approved by a single motion 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.

3. Minutes of Regular Meeting of November 9, 2004.

*Recommendation:* Approve the minutes.

4. Consideration of thirty foot (30') utility easement for the extension of a natural gas line for Public Service Company of New Mexico. [Case M-04-0315(A), 2800 Hamilton Road]

*Recommendation:* Approve the easement in Case M-04-0315(A) for Public Service Company of New Mexico for a gas line.

5. Lease Agreement with the U.S. Bureau of Reclamation regarding the Tularosa Basin National Desalination Research Facility.

*Recommendation:* Approve the Agreement.

8. City Commission Regular Meeting Schedule for 2005.

*Recommendation:* Approve the schedule.

9. Statement regarding the Executive Session of November 9, 2004 at 6:30 p.m.

*Recommendation:* Approve the statement.

**Commissioner Cooper moved to accept items 3, 4, 5, 8, and 9 on the Consent Calendar. Seconded by Mayor Pro-Tem Griggs. All voted "aye". The motion carried by a vote of 7-0-0.**

**ORDINANCES AND RESOLUTIONS:**

6. Ordinance No. 1224 amending Sections 28-02-100 and 28-03-080 of the Code of Ordinances concerning water and sewer commodity rates.

*Recommendation:* Approve the Ordinance for final adoption.

Mayor Carroll said this item was on the Meeting of October 26<sup>th</sup>, and it had been unanimously approved for first publication.

Mr. McCourt said since the last meeting he'd received exactly one comment on this. It had come from an individual that had looked at the example, and she stated that her bill was actually about \$10 higher than that. He'd explained to her that the bill she received was her water and sewer, but that it also included the trash bill. When she added that to the amount, it worked out, as did the City's example.

**Commissioner Cooper moved to accept Ordinance No. 1224 amending Sections 28-02-100 and 28-03-080 of the Code of Ordinances concerning water and sewer commodity rates. Seconded by Commissioner Robertson. All voted "aye". The motion carried by a roll call vote of 7-0-0.**

**OTHER BUSINESS:**

7. Legislative Priorities for FY2005-2006.

*Recommendation:* Select the capital improvement projects, prioritize, and direct staff to prepare for presentation to the 2005 Legislature.

Mayor Carroll said the Commissioners had received a revised project sheet, and the revision swapped item Nos. 1 and 2. Also, there was a correction on the ADA Accessibility, changing Phase 2 to go from Panorama Boulevard to First Street.

Mr. McCourt said the Governor earlier had requested that the City prioritize its capital requests, and we were only permitted the option of making three requests. We had also been in conversation with our Legislators, who may not concur with how the capital money was distributed. They advised the City that they would appreciate it if we could pick some additional projects that we might like also. This included some staff recommendations off of the ICIP.

Mayor Carroll clarified that the Commission was being asked to prioritize item Nos. 4 through 8. Mr. McCourt said staff had tried to include a mix of projects which were visible of our different price ranges and ways we could phase some of the items in to give more flexibility to our Legislators as they were struggling through the appropriations process.

Commissioner Cole felt the Washington Avenue Realignment and the First Street/Florida Avenue Realignment should be raised to the top. Regarding the ADA Accessibility, he thought the City had a plan to already include that in street projects. Mr. McCourt said there was not a

threatened lawsuit on it, but staff's concern was that we make our community more accessible. It was also felt if we received money to help do the accessibility on the one side of the street, it would help to reduce our costs when we went in to redo them, which would lower our upfront costs. It was felt that would be a benefit in both making our community more accessible and also in helping to reduce our costs on repairing our street system. Commissioner Cole still felt the realignment of the two streets was of a higher priority.

Mayor Carroll said even though the Governor had asked us for priorities, he was also the one that would wind up either vetoing or passing whatever our Legislators put before him. He thought the Governor had indicated in the past that he did not consider small dollar projects or engineering studies to be the type of thing he was interested in funding. He was interested in funding projects of bricks and mortar type things, and something that was ready to go and which he could see some results on. In the past we had looked at both the Washington Avenue and the Florida Avenue realignments, and they had not been acted on. The First and Florida project would be very costly because there would be quite a bit of property that would have to be acquired. He understood that situation may have changed somewhat by virtue of some plans that First National Bank may have. Mr. McCourt said staff had been talking with First National Bank regarding the property on First and Florida, and they had begun to see if there was a possibility of relocating that facility. We had not finished those discussions with them.

Mayor Carroll suggested the ADA Accessibility project. That was something we had obtained funding for in the past. He believed we were going to have a spokesman from the Alamogordo Disability Council come before the Commission in January, and he felt part of their concern and critique was that we were not doing enough and were not doing it fast enough. He would rank that ADA Accessibility as No. 4. The playground equipment was not a bricks and mortar type of project, and he felt we were more likely to get money for infrastructure rather than playground equipment or engineering studies.

Commissioner Cooper felt the North Scenic Extension should be No. 5.

Mr. Miramontes said he would like to put in a plug for the ADA improvements. That was something that had staff very concerned. The requirements mandated by the Federal Government were very strict and we were looking at possibly having to do every driveway—not just putting ramps at the corners, but every private driveway. They were somewhere between \$1,500 to \$2,000 each, and that was going to add up to a lot of money and it would cut and reduce what we could do in the way of paving. Any opportunity to get Grants and funding from other sources would release some of those funds for streets.

Commissioner Robertson asked why the Alamotero project had been dropped. We had been studying it, and now all of a sudden it was dropped. Why? Mayor Carroll said we were trying to address these collectors in an orderly fashion. We were trying to get the First Street connection done first, and then move onto the ones from the north. We'd had two or three rounds of funding for the First Street connection. We did do the study for the Indian Wells crossing and we had acquired the property we needed on the other side of the street, but the reason we hadn't put it on was because we didn't have the First Street one done yet. Commissioner Robertson said he felt the Alamotero connector was more important than the North Scenic Drive Extension. That was a very good road, and he couldn't see going in and tearing it up again. Mayor Carroll said they were talking about taking North Scenic and completing it as it was originally designed to be, which was a four-lane road. Commissioner Robertson didn't think there was enough traffic on it now to justify a four-lane road. Mayor Carroll said Phase 1 was to the hospital, and there was certainly enough there. He didn't know whether Phase 2 and Phase

3 warranted it at this time or not. But when North Scenic was done, the road was built and the base was put in for four lanes. So it would just be a matter of going in and patching the base where it needed, and then putting in the overlay and the sidewalk.

Mayor Pro-Tem Griggs asked if our Legislators wanted smaller types of projects? Projects 1, 2, and 3 added up to approximately \$7 million. Mr. McCourt said typically our Legislators wanted a mix of projects. As the Mayor had mentioned, the Governor was pretty straightforward in his message to the Legislators that he didn't want a bunch of small projects. However, the Legislators had tended to want small projects that they could put out there. So we were trying to straddle the fence here and offer both types. Mayor Pro-Tem Griggs asked if the North Scenic Drive Extension sidewalks part of it would also include the ADA accessibility? Mr. McCourt said yes. Whenever we built something, it would have to be ADA accessible. Mayor Pro-Tem Griggs said if we chose those, we would almost be incorporating some ADA stuff in that as well.

**Commissioner Cooper moved that that ADA Accessibility be No. 4; that the North Scenic Drive Extension be No. 5; that the Playground Equipment for University Park be No. 6; that the First Street/Florida Avenue Realignment be No. 7; and that the Washington Avenue Realignment at First Street/Canyon Road be No. 8. Seconded by Commissioner Ledford.**

Mayor Carroll felt it might be more palatable to combine the two realignment studies under the heading of "First Street Connection Realignments". That way it was a larger dollar number.

**Commissioner Cooper amended his motion that that ADA Accessibility be No. 4; that the North Scenic Drive Extension be No. 5; that the Playground Equipment for University Park be No. 6; and that the First Street Connection Realignments be No. 7. Seconded by Commissioner Ledford.**

Commissioner Robertson said he still had a problem with the South Florida Avenue Widening project because there was still a lot of property out there in the County. Were we going to have the property down that road brought into the City limits by the time this was done? Mr. McCourt said we didn't know that. We'd talked about closing up the entire area for annexation. This was also a project that was joint supported by both the County and the City, and it was an extremely busy thoroughfare without adequate lighting and surface. There were no pedestrian paths through the area, and you did see people out walking and riding bikes there. From staff's standpoint, it was an extremely important project to serve an area that was rapidly growing.

Mayor Carroll said the North Scenic Extension was a project we had applied in the past on for RPO funding, and it did not make it to the top. His concern at this point would be that we get funding to at least take it to the Hospital. Commissioner Robertson agreed, but did not feel that the South Florida project was a number one project. Commissioner Cooper said there were no guarantees that we would get any of these funds. Mayor Carroll felt it was going to be a learning experience for everyone in this Legislative Session on exactly how capital outlay was going to be handled in the future.

Mayor Carroll called for the vote on the motion. **All voted "aye". The motion carried by a vote of 7-0-0.**

10. Appointments to Boards and Committees.

*Community Development Advisory Committee.* Three vacancies.

Mayor Carroll reappointed Mrs. Gloria C. Vaughn and Mr. Paul T. Burnett to fill two of the vacancies.

*Mayor's Committee on Aging.* One vacancy.

Mayor Carroll appointed Mrs. Helene Thompson to fill the vacancy.

*Planning and Zoning Commission.* One vacancy.

Mayor Carroll said he would hold off making the appointment until the next meeting.

All remaining vacancies were rescheduled.

### **UNSCHEDULED COMMUNICATIONS:**

- A. Comments by City Manager regarding water report; Cottonwood Trees in Alameda Park; funding received for the Fairgrounds Road Project; Joint Special Meeting with the County Commission; and vacation plans.

Mr. McCourt reviewed the water report. We were doing well, and he had been told today that this was the wettest November in sixty years. Bonito Lake was starting to come up, and we already had a fairly good snow pack above Bonito Lake, which was excellent news for this time of year. The situation looked good and we saw no need for any change in watering schedules. He'd been asked several times if we were going to go to one day a week watering through the winter months, and he saw no need to do that.

Mr. McCourt said his wife's Chiropractor had asked about the Cottonwood Trees in Alameda Park and had commented that he felt they were dying. The trees were dying, and that was because they were getting old. We did keep them pruned regularly, but the water was pretty hard here and that was tough on them. Staff was replacing them as they were dying out. We'd planted 100 trees this year in conjunction with the White Sands Rotary Club, and we would continue that.

Mr. McCourt said the City had received notification that it appeared we were headed to receive \$400,000 from the Federal level towards the Fairgrounds Road project. His understanding was that it would not require a match. The question for us was to decide which phase of the project we would work on with that money. We would continue to pursue long range funding, which we estimated more in the range of \$5 million.

Mr. McCourt reminded everyone of the Joint Special Meeting with the County Commission set up for December 16<sup>th</sup>. The agenda had been assembled, and we were putting together the staff reports from our side. He, Assistant City Manager Matt McNeile, and Personnel Manager Betsy Keller were scheduled to be in Albuquerque on that day, and Community Development Director Brian McGuire would be handling the business in his absence.

Mr. McCourt said he was planning a small vacation around Christmastime to travel to Mesa, Arizona. Mr. McNeile would be in charge during that time.

B. Comment by Commissioner Moncada regarding marquee sign at the Sergeant Willie Estrada Memorial Civic Center.

Commissioner Moncada said it was brought to her attention that the marquee at the Civic Center still read "Alamogordo Civic Center". Commissioner Cooper said it was going to be changed very shortly. We had received the bids, and it was in the process of being changed to "Sergeant Willie Estrada Memorial Civic Center".

Mayor Carroll wished City staff and the citizens of Alamogordo a very Happy Thanksgiving.

**Commissioner Cooper moved to adjourn. Seconded by Commissioner Robertson. All voted "aye". The motion carried by a vote of 7-0-0. The Meeting was adjourned at 8:18 p.m.**

/s/Donald E. Carroll

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Mayor Donald E. Carroll

ATTEST:

/s/Angie J. Rahn-Broyles

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City Clerk Angie J. Rahn-Broyles  
(SEAL)

(Prepared by Teresa Y. Gutierrez)

Approved at the City Commission Regular Meeting of December 7, 2004.