

**CITY OF ALAMOGORDO, NEW MEXICO  
CITY COMMISSION SPECIAL MEETING MINUTES  
MUNICIPAL BUILDING, 1376 E. NINTH STREET  
2:00 P.M., COMMISSION CHAMBERS  
AUGUST 17, 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 2:00 p.m. Commissioner Inez Moncada was absent.

1. Gross Receipts Tax Refunding and Improvement Revenue Bonds, Series 2004.

*Recommendation:* Prioritize the projects to be funded with these monies.

Mr. McCourt said included in the Commissioners' packets was an agenda report. To prepare a proposed list, staff had looked at the monies from the '94 refunding that were completed and which projects had been finished or not finished under that particular item. From that '94 refunding, there were two projects in addition to the Convention/Visitors Clubhouse left. Those two were the Brownsfield project, which was a large project on the west side of the railroad tracks south of First Street—the old landfill area. There were studies underway to look at renovating that and turning it into a proposed recreation area. Out of the '94 refunding, the Commission had tentatively set aside \$250,000. The reason for that number was it was felt there was an excellent probability of receiving a Grant in the amount of \$750,000 to renovate that area and bring it into a condition that it could be used for recreational purposes. None of that money has been used yet. The second project which funds had been reserved for under the '94 refunding and which was not yet complete, was the water tower on Tenth Street. On that particular item, the Commission had tentatively set aside \$75,000. An initial engineering study had been completed, and the remainder of the funds was for any work or repainting of the tower if they wished to proceed. The remaining reserve balance was \$71,131. All other projects set forth through that refunding had been closed, and any remaining balances were put in the line item for the Convention/Visitors Clubhouse. That number had been carried forward in their packets as an available balance of \$1,174,410.

Mr. McCourt said from the '96 refunding issue, we had \$2,287,840. We also had some interest earnings on the money while it had been on deposit in the amount of \$36,567. The total unencumbered funds at this time was \$3,498,817.

Mr. McCourt said staff had taken the liberty of taking some of the projects that were for short-lived types of improvements, less than the twenty year life of the bond, and pulled those out of the suggestions given. They planned on including them when there was a discussion of the available carryover balances. What remained in this list were the suggestions received for use of the bond monies. That list included Alameda Park Zoo improvements - \$100,000; the Golf Course Club House - \$2,300,000; Golf Course Pumpstation - \$115,000; Hooser Ball Fields fencing - \$10,000; Library - \$500,000; North Florida Drainage - \$65,000; Paiute Park - \$70,000; Senior Center Exercise Room - \$50,000; Senior Center sprinklers - \$100,000; and Tierra de

Suenos Park - \$200,000. Those projects totaled \$3,510,000, which left a deficit of \$11,000. From a staff standpoint, we were not overly concerned because we knew there would be some additional interest earnings on the money before it was spent on the projects until we were comfortable we could cover the shortfall with the interest earnings. Staff was not making any recommendations, but this was just a compiled list for the Commission to discuss.

Mr. McCourt said the last page of the agenda packet was a summary from the '94 projects on what had been spent and what was remaining on those projects.

Commissioner Ledford clarified that there was enough interest which would cover the \$11,000 shortfall. He questioned if the fund balance carryovers were from those projects which had been completed under budget? Mr. McCourt said yes, and in those cases the extra funds had been moved up into the Convention/Visitors Clubhouse item. It was presently available.

Mayor Carroll said the original presentation made on the Clubhouse had a cost estimate of \$1.8 million. However, that did not include engineering, gross receipts taxes, or contingencies. When those were added in, that was where the \$2.3 million came in. In essence, we would be supplementing \$1.1 million—we would be adding that to what was left over from the other bond issue that we had hoped would cover the Club House as well as some other things.

Mr. McCourt asked Golf Course Superintendent Doc Carmichael to elaborate on the Golf Course Pumpstation project. Mr. Carmichael said the present pumpstations were out of date. The salts and other sediments in our water had deteriorated the stands and pumping bowls. Every year he was having to spend from \$5,000 to \$15,000 just to keep them running. He'd talked to two different pumping companies, and there was some new technology which would fight against the salts. Mayor Carroll clarified that this was more in line with replacing existing equipment rather than building a new building. Mr. Carmichael said yes. It involved both pumpstations, and for the one on the back nine holes, the roof would also need to be replaced.

Mayor Carroll said if everyone was in agreement with the Club House, that item could be voted on first.

**Commissioner Cooper moved that we go ahead with the Club House project at an amount not to exceed \$2,300,000, and start it as soon as we possibly can. Seconded by Commissioner Robertson. All voted "aye". The motion carried by a vote of 6-0-0.**

**Commissioner Cooper moved that we accept a figure of \$115,000 to install a new pump station. Seconded by Commissioner Robertson. All voted "aye". The motion carried by a vote of 6-0-0.**

Commissioner Robertson said last year when we re-did the gross receipts tax, we had enough money left over to pay for the flood control, and we paid \$1.5 million for that. He knew this was also going to come due next year. Where would we pay for that out of if we didn't have the money to do it? Mr. McCourt said we had enough funds for the next two to three years on that project from the '94 and from this one. We also were doing some accumulation of gross receipts tax from Fund 42 that we were looking to utilize in the future towards that project. When we started the flood control project, a financing plan had been developed. Quite honestly, we had not stuck to that financing plan and we needed to sit down and redo it. That had been brought up and staff was aware of it, but they did not have it prepared to discuss today. He apologized because he had excluded it from the calculations under discussion here, but staff had reserved it.

Commissioner Cooper felt yesterday would verify the fact that the North Florida drainage system was in dire need of being addressed. However, he felt the \$65,000 figure was kind of low and he would like to see it brought up to at least \$125,000. That would allow it to be addressed with a lot of vigor, and also to get a couple of detention basins in there. He knew that system couldn't handle all of the water which came down yesterday, but he felt it would pick up the bulk. Mr. McCourt said this proposal was limited to putting some catch basins in on North Florida to take the surface drainage off of North Florida and transport it through the old Bonito Pipeline, and then have that line exit into the canal which paralleled Canal Street. This was not a total solution to the flooding problem which occurred on North Florida, nor in that part of the City. Even with yesterday's flows it would not have removed all of the water off of North Florida by a long stretch. However, it would have eliminated some of the water. This water came down the Tays-Holcomb Ditch and from the northeast portion outside the City, and flowed to where the old reservoir was near Griggs Field. The old reservoir had been breached because the State Engineer determined it was structurally unsound. So when the water reached that point, it went through the breach, flowed down across the Public Works yard, out over 24<sup>th</sup> and 25<sup>th</sup> Streets, and flowed down to Florida Avenue and onto Canal Street. Therefore, even moderate rains caused flooding in that area. This proposed project was only a part of the total flood control project we felt necessary there, but it would help relieve some of the flooding on North Florida. In addition to this, staff felt we would be wise to build some detention ponds in the area of Griggs Field which would allow for a controlled release through a drain which fed down to the canal. He estimated that project would cost at least a half million dollars. Commissioner Robertson asked if the funding from this latest gross receipts tax was dedicated to be used for that, over and above what we were doing on Florida Avenue? Mr. McCourt said his understanding was that this gross receipts tax was for flood control purposes also, so it could be used for that purpose. Three items which this tax specifically could not be used for were water lines, sewer lines, and streets. However, flood control was an allowable cost.

Commissioner Ledford stated he wasn't too sure that he was interested in putting \$65,000 to this, and then later on putting in \$60,000 more. What would another \$60,000 do? Mr. McCourt said he wasn't sure what could be done with \$60,000 to be honest. In this year's regular budget, we had put in money to do the engineering on the North Florida drainage. A consultant had given us a tentative figure of \$48,000 to put in some catch basins and tie them into the old Bonito Line. Community Development Director Brian McGuire said that was a pretty rough estimate, but it only included two drop inlets. Any additional inlets were \$3,000 to \$4,000 each. Mr. McCourt said with any additional money we would really want to find out what we could do as far as building these detention ponds. Commissioner Ledford said he was in favor of flood control, but he didn't want to tie up \$60,000 when it didn't do what we needed it to. Mr. McCourt estimated this project was probably a half million dollar project if done completely.

Commissioner Robertson suggested at this time just going with the \$65,000 dedication, because he felt somewhere down the line we would have more funds to be able to increase the project. This initial money would at least help to get part of that water off of Florida Avenue instead of having it like it was yesterday.

Commissioner Cole said he hated to look at these projects today without any backup data, and add any money to any of them thinking it might accomplish something. Was there some way we could approve the list as such, and then if we decided as a Commission to do these projects, the City Manager and staff would report back to us on the cost and whether we could go forward

with them? Commissioner Ledford agreed, and asked if we could go ahead and approve the projects that everybody agreed on, and then look at the ones which were left.

Mayor Pro-Tem Griggs said he wanted to make a clarification about the Library. At the budget hearings when the \$500,000 was first proposed for the Library, it was to be set aside pending the passage of the bond issue. If the bond issue did not pass, then it would come back into the pot.

Commissioner Robertson said on this Paiute Park, how would it be watered once built? Mayor Carroll said it wouldn't be watered. Commissioner Robertson asked about the Tierra de Suenos Park. Mayor Carroll said it was proposed to be watered with effluent water or to utilize some of the Golf Course wells which were not in use. Commissioner Robertson said right now we were running out of effluent water before lunch everyday. Mr. McCourt said we'd held a great deal of public hearings with the residents regarding the Tierra de Suenos Park. Mr. McNeile said from those hearings, a conceptual plan had been drawn, which they'd all agreed upon. The proposed plan was for an open grassy play area, and it would not use a great deal of effluent water. The park would be about 20 percent grassy area, and the remainder would be maintained in a desert, natural landscape. It would include a playground area, a parking area, and a walking trail. Commissioner Robertson said he was still concerned about not having enough effluent water. Mr. McNeile said on certain days we did run out early, and it depended on contractor's schedules, the School's usage, and our own use on parks. It was a balancing act we went through each summer. Mayor Pro-Tem Griggs said the well near hole No. 4 was not run continuously and so perhaps it could be used. Assistant City Manager Matt McNeile said we also had an application into the State Engineer to re-drill the well at hole No. 5. The size of the park was less than four acres.

Mr. McNeile said Paiute Park was off of Paiute Trail, just west of Forest Service land. The concept was for a localized neighborhood type development which would include, parking, playground area, a small basketball court, a pavilion for shade, and a fence. It would be desert and natural landscaping, with no reclaimed water, restrooms, or potable water. Mayor Carroll said we would wind up paying for port-a-potties though. Since the City owned from the fire station up to the edge of the residential, why were we nestling this park right up against the residences instead of moving it south away from those residences, and possibly marketing some of the property to pay for the park? Mr. McNeile said that could be looked into. Again, this was just an initial plan which had been looked at. Mr. McCourt said there was a drainage ditch across this land, which made it less developable for residential property. However, they could construct the play area near there. That ditch was normally dry, of course. Commissioner Ledford said if the park was put farther south, residents would wind up next to it anyway. Second, if the park was put where suggested, it was a lot flatter and should be easier to develop for a park. The ditch did kind of divide that piece off, so that the remaining land south of the park could be sold off for development and the monies used for other things. Mayor Pro-Tem Griggs said the only thing he'd like to see on this plan was that we take every bit of consideration in locating our facilities next to the individual's house that was on the north end of this. He was sure that individual wouldn't want basketball going on right there. Mr. McNeile agreed.

Commissioner Cooper felt no one wanted to address the issues to prevent disasters from occurring, which he could never figure out. His idea of quality of life was to maintain our streets and keep some kind of decorum, and also to take care of flood waters and situations which would occur from that. Mayor Carroll said as always, it was a balancing act which the Governing Body had to decide in addressing all the needs and wants of the community. When

we'd talked about this refunding, he understood the agreement was to use the majority of the proceeds for flood control, and the rest was for one-time capital outlays for quality of life type items. There were flood control needs all over town, but we tried to allocate the funds across the broad spectrum. Regarding Paiute Park, we hadn't heard from any of the residents for some time, so he wasn't sure if the neighbors still wanted it or not. It was an area which was lacking in recreational facilities for young people. The Tierra de Suenos concept came about as part of the development of that whole part of town and the City's requirement that public land dedication be given. It was an agreed upon settlement with the developers that they would donate a large chunk of property with the understanding that it would be developed as a park for that area. Commissioner Cooper said we'd developed other parks that had either been abandoned for other things, or died because of no effluent. Mayor Carroll said it was a part of progression that as we moved the effluent lines further north, those lines would also be tied in.

Commissioner Ledford said he didn't want to spend this kind of money on a park for Tierra de Suenos, and then not be able to water it. Was there a way we could make this smaller, or how were we addressing it so the grass didn't get all burned up? Mr. McNeile said the reclaimed water system was divided into the north zone and the south zone. The south zone hadn't had a problem with delivery, and Desert Lakes had a water storage system in itself. So if the well by No. 5 was repaired and we ran the other wells more, he didn't feel another acre and a half would be a problem. Mr. McCourt said the northern zone was where we'd had the majority of the problems with water supply. That was also where another project was underway to construct additional storage near Griggs Field to try and capture water to be used during the summer months. We also had proposals to increase storage at the wastewater treatment plant and also near the LaVelle pumping station. There was no funding arranged for those particular projects yet.

Commissioner Robertson said he had no problem with either project because it looked as though they could get adequate water from the Golf Course. The one thing he saw missing on the Paiute Park plan was the fact that there was not one tree in the plans. He could not see people using any park where there was no shade whatsoever, other than the pavilion. Also, he would like to see some sort of a basketball court added to the Tierra de Suenos plans because of the need for it in that area, and it would take up a little room which would then not have to be watered. Mr. McCourt said the basketball courts were a double-edged sword. They did have the developed, lighted ones between Washington and Oregon. They had been in action for a long time and people were used to them, but they tended to be a noise producer. Many people didn't want them in close vicinity to their homes because they would bring people in. That was why the number and size of the court had been limited for the Paiute Park area. Regarding the trees, if we put them in then of course we'd have to have water. Commissioner Robertson said he was for doing these projects, but he would just like to see some additional things in there. Mayor Pro-Tem Griggs said the concerns as relayed from the people in the Tierra de Suenos area was that basketball courts tended to bring in older guys, as well as sometimes that meant that you might not be bringing in your most desirable influences into the area. If one was put in up at Paiute Park, he felt it should be designed smaller.

Commissioner Cooper said he would like to see a park on the north side too. He'd like to see something with swings and see-saws and monkey bars. To him that was a park, and not a basketball hoop. Mr. McNeile said it was developed in the five-year strategic Master Plan to develop a park in the north side of town, and one of the concepts for the carryover money would be playground equipment for Griggs Park.

Mayor Carroll said we had heard from the community in Tierra de Suenos, but had not heard from the folks in the Sunrise area as to what they wanted. He felt this proposed plan for Paiute Park was assuming what they wanted. Commissioner Cole said he could only say what had been spoken to him. He had been contacted by some residents up there and there was a spokesperson for them who he could set up to make contact with staff. Mayor Carroll said those residents may have no conception of what we were talking about and what they envisioned this park would be. He would hate to see the City build something up there and then find out it was something that no one up there wanted.

Mr. Tom French, developer for and resident of Tierra de Suenos subdivision, said there was a lot of work that had gone into that park. He reminded the Commission that Tierra de Suenos had given far in excess of the required five percent development. He and his brother were committed to small community parks as they felt they were a safe place for kids to play. He agreed with Commissioner Cooper that there was no park on the north side, but right now there were no parks on the south side either. There was no park from the southern border of the City until you got to Washington Park, which was approximately four miles away. They had met with the Parks people and had come up with a plan as to what they would like to see in this park. They didn't want a lighted park, nor did they want to spring for the money for a basketball court. What they did want was a grassy area to play a game of softball. He felt staff had talked about and covered the issue of how to water this grassy area. He felt the staff and community had done their part in planning for this park, and now he was asking the Commission to do their part to approve it. The \$200,000 would go a long way to make for a very nice park on the south side of town.

Commissioner Ledford didn't feel there was any problem with the two park projects; the Commission was just trying to cover how much grass was being considered because of watering. The planning was just to make sure that we didn't waste our money for something which no one wanted. He felt we needed to go forward with these two projects. Mayor Carroll asked if there was any disagreement on proceeding with the park projects? The Commission agreed to proceed.

Mayor Carroll requested that Commissioner Cole contact the residents interested in the Paiute Park project and have them meet with City staff to make sure they understood the proposal and whether it was in keeping with what they wanted or needed up there.

**Commissioner Cole moved to approve all of these projects in concept, and as they progress forward, to have staff reporting back to the City Commission on the progress and the cost. Seconded by Mayor Pro-Tem Griggs.**

Mayor Pro-Tem Griggs clarified that on the Library project, it was with the restriction. Commissioner Cole said yes.

Commissioner Robertson asked for some details on the Zoo improvements. Mr. McNeile said there were several items in the ICIP and in working with the Friends of the Zoo to improve and upgrade existing exhibits, as well as the feasibility of relocating the entrance of the Zoo to a more central location between the Zoo office and the Chamber of Commerce. Specific new exhibits would include a giraffe exhibit, as well as a petting zoo. Commissioner Ledford said he didn't understand the need for a new entrance to the Zoo—it didn't take that long to go from one end to the other at the Zoo. Mr. McNeile said it was a marketing concept. Commissioner Ledford asked if this was an issue for the Zoo? Why spend money for something like this? Mr. McNeile said right now there was a shortage of building space for educational exhibits, so this

would allow the existing entrance building for educational sessions. Right now there was more available parking at the Chamber than at the existing parking lot. Mayor Carroll said unfortunately, the Chamber parking was also in demand because there were a lot of functions which went on there with the Visitor's Center and the meetings of the Chamber. Parking Zoo patrons up there would only exacerbate the problem.

Commissioner Robertson said he had a major problem with this project. Mr. McNeile said moving the entrance was just a concept at this point. They envisioned the \$100,000 for exhibit improvements. Mr. McCourt thought these funds were going to be used to get those projects already started at the southern end of the Zoo, such as the aviary, moved forward. Mr. McNeile said the funds could be used to contract the construction out. They were presently trying to do it all in-house, and they were plodding along slowly.

Mayor Pro-Tem Griggs said the \$100,000 listed here was part of the proposal he'd made to everyone. It came directly off of the ICIP which the Commission had approved. He couldn't remember exactly what each project was, but it was a total of \$100,000 which was on the ICIP already; he didn't mean it to be anything new and different from that. Mayor Carroll said the largest amount was for the aviary at \$75,000, and then there was a picnic area, some landscaping, and irrigation. It was not for the entrance. Perhaps we could move forward on this if we state that the \$100,000 stays, but it just can't be used for a gate.

Commissioner Ledford said Commissioner Cole's motion meant that staff could go forward and utilize the approved amounts to do the projects. However, would we have the ability to change our minds and not do the project later? Because what would be the purpose of this meeting if we were going to do that later? Mayor Carroll said this was to establish if we were going to do these projects as presented. Commissioner Ledford said in other words, if Paiute Park came back at \$65,000, which was under cost, then it was going to get done. Mayor Carroll said that was his understanding of it, assuming that what we heard back was this was what people wanted and it could be done for this price. If it couldn't be, then we needed to revisit it. Commissioner Ledford said with the Golf Course project, if it came in under budget, then we would do it? Mayor Carroll said yes. We allocated these as "not to exceed" numbers. If as the project developed it exceeded these numbers, then the Commission got back involved and decided whether they wanted to continue with the overrun or did we want to take the money out of some other project, or what. Basically if this motion passed, we were saying we were going to move forward on the projects listed on this sheet. Commissioner Robertson clarified that the projects were going to each be for a set amount before we started. Mayor Carroll said yes, and if it came back that it couldn't be done for that amount, we needed to know it before we proceeded. Some of these would be bid out and we would know the amount when the bids came back. Mr. McCourt said he understood these were "not to exceed" numbers. We were going to have to start spending to get some drawings and final estimates, but staff understood that was included in these numbers.

Finance Director LeeAnn Nichols clarified that if Paiute Park came in at \$100,000, which was \$30,000 over what was allocated, then we wouldn't be doing that project. Mayor Carroll said not unless the Commission decided to reallocate monies from some other project which hadn't been done. Ms. Nichols said she wanted to remind the Commission and Mr. McCourt that if the Engineering Department had worked on that project to come up with that cost, then there was already a cost to that. Mayor Carroll said yes; it would come out of that amount.

Mr. Lou Sitton, citizen, said regarding the statement that we might run out of effluent water, when he played golf on the back nine he needed a life jacket to go out on the fairway. There

were ducks running around on the fairway, and puddles of water everywhere. A lot of effluent could be saved by cutting out the excess watering on the back nine holes. Mayor Carroll said we would look into it.,

Mayor Carroll called for the vote on the motion. **All voted "aye". The motion carried by a vote of 6-0-0.**

Mayor Carroll said the Commission had established the list of projects to do with the proceeds, and the City Manager could proceed on them. Obviously the Golf Course Club House was the one which needed to get underway the soonest. On the Senior Center exercise room and the sprinklers, since there was State Grant money involved, he didn't know if there was an unlimited amount of time before we started to address that project. Mr. McCourt pointed out that since we weren't going to sprinkle the Senior Center, which was unclear why that wasn't done when the building was built, then the exercise room may no longer have to be a stand-alone facility and it may be incorporated into the building. Mayor Carroll said that was the original plan. Mr. McGuire said it also may allow us to reduce some of those costs.

Mr. McCourt said regarding the water tower on Tenth Street, we had an engineering study done to see about the structural strength, and it was in good structural condition. The remaining money was for us to move forward on a repainting of that particular structure. What we didn't know and what we'd received as part of the engineering report, was a recommendation not to paint it. Mr. McGuire clarified that the report said the tower was not deteriorating from its lack of paint, and that we'd have another fifty years on it before we had to worry about painting it. We were reminded that if we painted it, then we would have a continuing maintenance issue. If we painted it once, then we would have to continue to paint it and that was why the recommendation was that unless there were some structural problems, that we consider not painting it and leave it in its natural state. Mr. McCourt said at some point we would need some direction from the Commission, and we had not gone to bid on it as of yet.

Dr. Dave Townsend said the Historic Recognition Committee stood ready to work with the City staff and Commission any way they could on developing a proposal concerning the water tower and trying to put the thing to rest once and for all. Anyway the City went, it would end up with some controversy involved because in the minds of many that tower symbolized Alamogordo. He urged that the Historic Recognition Committee and any others the City would want, start developing a solid proposal which could be brought to the Commission for their vote. He felt at this point if the Historic Recognition Committee made a recommendation, it would be to leave the tower where it presently was, to refurbish it however necessary, to paint it regardless of whether it would need to be painted from now on or not, and to develop around the tower on that island of land a small park dedicated perhaps to Al Marchand, and further dedicate it to all the police, fire, and emergency personnel that have served this community over the last hundred years. None of that planning was firm at the present time. It would probably take more than the \$71,131 the City currently had set aside, but he believed there were some other funds available. He felt the Committee had held off moving ahead on this because they recognized the City had an issue with the Railroad. He'd made the suggestion to some of the Commissioners individually that perhaps the City ought to just stop paying rent to the Railroad for that land just to see what happened. Again, he was urging that the Historic Recognition Committee and anyone else the City felt should be involved work with the City staff in trying to come forward with a solid proposal. Mayor Carroll said he knew that Susan Flores of Keep Alamogordo Beautiful had some plans to do something with the area under the tower. Perhaps the Historic Recognition Committee and she could work together to pursue the issue some more. One of the questions that would need to be answered was if we painted it, how often

would it continue to need to be painted? He thought it could be painted for less than \$70,000, although we'd never received a firm bid on that. If we could get everybody's preference before us on how they would like to see it painted, perhaps we could make a final decision and move on one way or the other. Dr. Townsend pointed out that we still needed to have in place that formalized system of historic recognition, and the work on this tower might just be a sort of opening of process that would allow the Committee to get onto that formalized process. Mayor Carroll said concurrent with the work on the tower, he and the City Manager would work on a proposal to bring before the Commission on formalizing the relationship. Commissioner Robertson asked why we didn't just give the tower to the Committee and let them have it? Mayor Carroll said right now the Historic Recognition Committee was an unofficial volunteer arm of the City that was established as part of the Centennial Celebration.

Mr. McCourt said we had these various projects from two bond refunding issues that were virtually identical uses of the money. From a technical standpoint, we wanted to make sure we used up the '94 money first and then use up the '96 money, and not have something like the Brownsfield project sitting there for a long time tied to the '94 money. So with the Commission's understanding of that, it would be taken care of financially and make sure the '94 money was all spent.

Commissioner Ledford thought the tower was a piece of history and the issue of painting it had not come up until we went in and looked at the structural safety of it. Dr. Townsend said yes it was a piece of history, and it was strange what emerged as historic in the minds of folks. During the Centennial period we'd developed all sorts of things of interest in history. Out of that, certain symbols started appearing, and those at some point became historic. We all knew that you came to certain points where something that was considered historic was no longer viable. He hoped we could all address ourselves in some way to this tower such that we can say we recognize it as a historic symbol and are going to make the best use possible of it and develop that plan. Commissioner Cooper asked if the Committee had ever thought about applying to the National Registry to put that tower on the Registry? Dr. Townsend said yes. However, he felt that putting something on the National Register was often misunderstood. It was not an absolute guarantee that it would stay put. In other words, this Commission would still have the power to regulate, adjust, etc., with the tower. If the Commission decided to take it down, they would have to do a lot of explaining, particularly if any Federal money had at any point come into building a park around it. If the Centennial served any purpose for this community, perhaps it may have been to make us more aware of historical structures. Mayor Carroll clarified that when the tower was originally looked at by the City, it was to determine whether or not it was structurally sound. If it wasn't, did it then become cheaper to tear it down than to fix it? We found out that the most expensive option was to move it, the second most expensive option was to tear it down, and the cheapest option was to keep it and take care of what we have. He thought the tower was going to stay, and the question became whether we were going to paint it or keep it in its current condition which some people may appreciate. So it wasn't a question of whether we were going to tear it down, but what course do we pursue to preserve and still have the tower where it was at and still preserve the historical purpose we've attributed to it.

Mayor Pro-Tem Griggs asked if simply painting it black and maybe writing "Alamogordo" on the side of it would remove any of its historical significance? Dr. Townsend felt the Committee's recommendation would be to leave it in place, paint it flat black, and then develop some recognition around the base of it. Mayor Carroll said we would await the Committee's final recommendation. Dr. Townsend asked if they should go ahead and make their recommendation just pretending there was no existing issue between the City and the Railroad?

Mayor Carroll said yes. The City would continue to pay the rent, at least for the short term, and we would continue to try and work something out with the Railroad one way or the other.

Dr. Townsend wished to recognize the Women's History Committee, which was a subcommittee of the Historic Recognition Committee. They had been the most successful group that had worked on a project for Founders Park, and they had enough money left over from the womens bronze to completely re-light the park. He would soon like to make a presentation at an upcoming Commission Meeting regarding that gift of light to the City.

Mr. Ed Ely, citizen, said he had a great deal of concern about future growth in the City, and particularly in the planning and zoning area. He was asking the Commission to look at the area where the Relief Route went through the City near the Brownsfield area. He encouraged the City get together with all the property owners that abutted that major artery, and do something like an extra-territorial zoning committee or working with the County and property owners in order to get that area under control. Otherwise, we would wind up with another junk pile similar to what we have between here and Tularosa. He felt the City needed to do the basics to try and control that area. It really enhanced a property owner's value to commit to a Master Plan. Mayor Carroll said obviously with the Relief Route, the growth of the City would tend to gravitate that way and some of that land ultimately would wind up in the City. Right now the majority was in the County and, in his opinion, they didn't have an adequate way to address visual pollution in the County. We did have the mechanisms in the City, and yet we also weren't always successful in being able to do it. We were in the process now of redoing or Zoning Ordinances, so that may be something we could incorporate into that, as well as into our Comprehensive Plan as it was refined down the road.

**Commissioner Cooper moved to adjourn. Seconded by Commissioner Robertson. All voted "aye". The motion carried by a vote of 6-0-0. The Meeting was adjourned at 3:52 p.m.**

*/s/Donald E. Carroll*

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Mayor Donald E. Carroll

ATTEST:

*/s/Angie 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 August 24, 2004.