PUBLIC UTILITY ADVISORY BOARD  
CITY OF TRUTH OR CONSEQUENCES, NEW MEXICO  

Monday, November 20, 2006  

REGULAR MEETING  
Minutes  

TIME & PLACE:  
The Public Utility Advisory Board of the City of Truth or Consequences, New Mexico, in the County of Sierra, and State of New Mexico, met in Regular Session in full conformity with the Law and Ordinances of said Board, at the Commission Chambers of said City, on Monday the 20th day of November, 2006 at 5:30 P.M.  

PRESIDING OFFICER:  
The meeting was called to order by Alvin Siffring, Chairman and Hazel F. Peterson acted as Secretary.  

ATTENDANCE:  
Upon calling the roll the following members were reported present:  

Alvin Siffring, Chairman  
Charles Hibler, Member  
Bill Jacka, Member  

Absent Was/Were  
Lola Polley, Vice Chairman  
James Hunt, Member  

QUORUM:  
There being a quorum present the Board proceeded with the business at hand.  

APPROVAL OF AGENDA:  
Alvin Siffring, Chairman called for approval of the Agenda.  

"Bill Jacka moved that the Agenda be approved as submitted."

Seconded by Charles Hibler  
Motion carried unanimously.  

APPROVAL OF MINUTES:  
Alvin Siffring, Chairman called for review and approval of the minutes of the Regular Meeting held October 11, 2006.  

There being no additions, deletions or corrections Alvin Siffring declared the minutes of the Regular meeting held October 11, 2006 approved as submitted.  

SUMMARY REPLAT—CITY OF T OR C:  
Chris Nobes, Building Inspector stated that this is property below the Veteran's Home and some years back this property was deeded to the City for industrial development purposes, which was the condition of the State deeding it to the City. He stated that at one point the industrial development park was surveyed and platted, the 5.732 acres parcel and as time has passed there is a new owner in the adjacent private parcel and that new owner is interested in expanding his operation. He stated this property owner approached the city and negotiations were made. He stated that the property was advertised at auction for sale and the adjoining neighbor bid the highest price and it has been closed. He stated that in order to be compliant with the cities own regulations this has to go through a summary replat procedure, which is a one time only, streamline fast track chance to break out a single parcel. He stated this has already been to the Planning & Zoning Commission and was approved.  

Mr. Nobes stated that the survey provided in the presented packet is a little incomplete. He stated this survey shows the 5-
acre parcel, which is the parcel in question. He stated that the Veteran’s Home had some plats of easements across that parcel which was never recorded with the County Clerk, these are internal documents they did at the time of transfer to the city which were to protect their rights to those easements, but they never recorded it with the County Clerk. He stated that what is going to happen now is the new owner is going to commission a surveyor to resurvey that 5-acre plat parcel, and he will include these two easements, which are the overhead electric utility easement and the water lines.

Mr. Nobes stated that if this Commission feels comfortable based on the information they have been given, copies of the easements from the Veteran’s Home, he would ask for approval of this Summary Replat.

Discussion ensued.

“Charles Hibler moved approval of the Summary Replat to create a separate parcel of 5.732 acres from the original 76.56 acres parcel deeded to the City from the State in the area surrounding the Veteran’s Home with the stipulation that the City retain any existing utility easements and the new owner bear any future costs of utility relocation and submit it to the City Commission for their consideration.”

Seconded by Bill Jacka

Motion carried unanimously.

VACATION OF ALLEY –
CITY OF T OR C:

Chris Nobes stated that this proposed vacation extends to the southeast corner of Lot 4 and crosses the alley to the northeast corner of Lot 16 in Block 91, Original Townsite.

He stated that the reason for not continuing the vacation all the way through the end of the block at Hag Street is the proposed future Hot Springs Falls project. He stated that if there was any vacation done further down the property owners to the south of that alley would create additional private property encroaching into the proposed project.

Mr. Nobes stated that the reason behind this request, which was initiated by the City, is to clarify the ownership of that alley area. He stated that basically with the vacation each owner would acquire an additional ten feet in front of his or her lot, either to the south or north respectfully.

He stated that the Planning & Zoning Commission reviewed this vacation of alley and listened to public input, and listened to the cities presentation and in their November 7, 2006 meeting recommended denial of the request until further information was available.

Mr. Nobes stated the city has been working with the primary landowner above, Mr. John Broomfield who owns Lot 3 and 4 of Lot 91, which was where the primary damage occurred. He stated the soil from this private home gave way and the material went down above Lots 12, 13, 14, 15, and 16.

He stated that this was now before this Board for utility considerations.

Discussion ensued.

Charles Hibler asked Gil Avelar what lines are in this area and how this effects the system, and if it was critical.
Gil Avelar stated that it is because they have no way to feed from the south side, from the Main Street side, it has to be feed from the back. He stated that's where the waterfall project comes in whether they direct that line over the mountaintin which would be very expensive to do.

Further discussion ensued.

“Charles Hibler moved to deny the Vacation of Alley for a portion of the alley adjacent to Lots 1 through 4 and 8 through 16 in Block 91 submitted by the City of T or C because the Board feels that any existing utility easements need to be protected and that any action by this Board at this point is premature and submit it to the City Commission for their consideration.”

Seconded by Bill Jacka
Motion carried unanimously.

VACATION OF ALLEY— EDMUND WELCH:

Chris Nobes stated that Mr. Welch would like to sell Lot 1 Block 20 and there is an existing carport, which in fact encroaches in the alley. He stated that at some point that carport was built without a permit and it does encroach into the alley.

He stated that the two options when you find an encroachment when you try to sell would be the City approve the encroachment or vacate that portion of the alley. He stated that the owner wanted to propose this vacation of the alley.

Mr. Nobes stated that Lucky Street alley already has been vacated and the service power pole for this house is in the vacated portion of Lucky Street alley. He stated there is a gas meter in front of this northern half of the portion of this proposed vacation, which serves this house, and they would be talking to PNM about that issue. He stated that the sewer is down 2nd Street, the water line goes down the Oak Street right-of-way and enters the house and does not cross the alley portion.

“Bill Jack moved approval of the Vacation of Alley between Lots 1 and 2, Block 20, La Vista Addition submitted by Edmund Welch and submit it to the City Commission for their consideration.”

Seconded by Charles Hibler
Motion carried unanimously.

ELECTRIC SERVICE AGREEMENT:

The Board reviewed the agreement, and no action was taken.

Bill Jacka asked if there was a commitment made to the rate increase that was suggested.

Discussion ensued.

“Charles Hibler moved to approve an increase in electric rates of 1.5¢ per KW to all classes of consumers to fund the increase in wholesale power and submit it to the City Commission for their consideration.”

Seconded by Bill Jacka
Motion carried unanimously.

WATER CONSERVATION STUDY:

Discussion only, no action was taken.
Gil Avelar stated the Ash Street project is 99% finished. He stated it will take them about three to three and a half hours to do the switching. They still have a few switches to install but it is just about finished.

He stated that the Riverside project to Main Street is about 96% finished, with a few switches to be installed yet.

Mr. Avelar stated that the North Street extention is 99% finished along New School Road.

He stated that the Riverside east extention is also about 99% finished with needing some jumpers installed.

He stated that west Morgan is 100% finished.

Mr. Avelar stated that the Wal-Mart line is about 70% finished. He stated they are working on some easements and once they have those easements on line they will be able to finish fairly quickly.

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