

CITY COMMISSION MEETING MINUTES
CITY OF TRUTH OR CONSEQUENCES, NEW MEXICO
CITY COMMISSION CHAMBERS, 405 W. 3RD St.
WEDNESDAY, AUGUST 27, 2019

A. CALL TO ORDER:

The meeting was called to order by Mayor Sandra Whitehead at 9:00 a.m., who presided and Renee Cantin, City Clerk-Treasurer, acted as Secretary of the meeting.

B. INTRODUCTION:

1. ROLL CALL:

Upon calling the roll, the following Commissioners were reported present.

Hon. Sandra Whitehead, Mayor
Hon. Kathy Clark, Mayor Pro-Tem
Hon. Rolf Hechler, Commissioner -Absent
Hon. Paul Baca, Commissioner
Hon. George Szigeti, Commissioner

Also Present: Morris Madrid, City Manager
Renee Cantin, City Clerk-Treasurer

Mayor Whitehead would like the record to reflect Commissioner Hechler is excused.

There being a quorum present, the Commission proceeded with the business at hand.

2. SILENT MEDITATION:

Mayor Whitehead called for fifteen seconds of silent meditation.

3. PLEDGE OF ALLEGIANCE:

Mayor Whitehead called for City Manager Madrid to lead the Pledge of Allegiance.

4. APPROVAL OF AGENDA:

Mayor Pro-Tem Clark moved to approve the agenda including removing E.2 for the appointment to the SCRTD as amended. Commissioner Baca seconded the motion. Motion carried unanimously.

C. CONSENT CALENDAR:

- 1. City Commission Special Meeting Minutes, July 29, 2019**
- 2. City Commission Regular Minutes, August 14, 2019**

3. **Acknowledge the Public Utility Advisory Board Minutes, July 15, 2019**
4. **Acknowledge the Impact Fee Board Minutes for November 19, 2018**

D. ORDINANCES/RESOLUTIONS/ZONING:

1. **Discussion/Action: Ordinance No. 706 for publication amending Section 11-16 of the Code of Ordinances pertaining to Disposal Fees for Residential/Commercial Haulers:**

City Manager Madrid stated this is a cleanup of some of the language in our Ordinance pertaining Disposal Fees. He then called on Sanitation Director Andy Alvarez to give a report on the item.

Sanitation Director Alvarez explained that the Code of Ordinances pertaining to disposal fees still reflects fees for the Landfill. Since we no longer have a City Landfill we want to remove that section from the code.

City Manager Madrid added we no longer charge by the cubic yard. We now charge by weight, therefore that part had to be amended in the Ordinance.

City Attorney Rubin reviewed some of the proposed changes to the Ordinance.

Mayor Pro-Tem Clark moved to approve Ordinance No. 706 for publication amending Section 11-16 of the Code of Ordinances pertaining to disposal Fees for Residential/Commercial Haulers. Commissioner Szigeti seconded the motion. Motion carried unanimously.

E. UNFINISHED BUSINESS:

1. **Discussion/Action: Live/Work in downtown buildings. City Manager Madrid and Mayor Pro-Tem Clark:**

City Manager Madrid explained this has been a continuous issue. We have some buildings that are intended and zoned for businesses, but they are not being used for that purpose. We have some that are not being used and some that are being used as a private residence. That type of mixture without any incentives creates a stagnant economic picture and that needs to change. We can't change the status of the people who are there now, but we can create incentives to move forward.

Mayor Pro-Tem Clark said the concept they gave on this subject at previous meetings were a couple of Special Use Permits without anything really in place. The idea was if you live there you will open up a business because it is in a commercial zoned district. It is nice that people can live in a downtown area because it creates more activity and it makes things look a little more viable. She feels that this is a tough decision for them to make because a lot of people don't realize that several years ago they put into place a LEDA Act which encourages people to open up commercially down town. There have

also been grants available to people as long as the LEDA Act is in place. She thinks that should be brought to the foreground again. She asked that this item be brought back when they have a full quorum.

Mayor Pro-Tem Clark moved to postpone this item until the next meeting. Commissioner Szigeti seconded the motion. Commissioner Szigeti asked if it would be an item where we can discuss vacant spaces at the same time. The Commission agreed that both items could be discussed under one item at the next meeting. **Motion carried unanimously.**

2. Discussion/Actions: Appointment to Sierra County Tourism Advisory Board to replace Mayor Pro-Tem Clark. City Manager Madrid:

Item was removed from the agenda.

F. NEW BUSINESS:

1. Discussion/Action: Approve the Sub-Contractor Agreement with Truth or Consequences Municipal School District for the 2019-2020 Juvenile Justice Advisory Council (JJAC) through Children, Youth, and Families Division (CYFD). City Manager Madrid:

City Manager Madrid explained that the language within the agreement needs to be cleaned up a little bit more. He clarified that the term, dollar amount, intent, and scope of work are all fine in reference to contractor/sub-contractor portion. His recommendation is approval of the agreement with the changes that need to be made.

Superintendent of Truth or Consequences Schools District Randy Piper explained that the Juvenile Justice Advisory Council is made up of a number of entities which include the City of Truth or Consequences Police Department, Sierra County Sheriff's Department, T or C Schools, the Hospital, Juvenile Probation Officer, and the District Attorney. Their major goal is a reduction in truancy, suspensions, and making sure the kids graduate on time. They also want to provide counseling to students for things like crime and substance abuse. This is the final year for this grant. The new grant cycle starts next week, and it is for a four year term. The amount of this grant is \$42,157 with an additional 4% that will go towards the City's Administration Fee. They received the grant in FY 16/17, they didn't get it in FY17/18, but they received it again in FY18/19. The FY 18/19 grant was supposed to be a 2 year grant but the Legislature wrapped those funds into our unit value so they didn't receive the funding they were promised. This grant helped 176 students and provided 1000 hours' worth of mentorship to these students. They are also partnering with THE CLUB to provide afterschool tutoring for the students. There is a \$17,000 In-Kind portion written within the grant and the school will take care of that portion.

With that being said they request approval of the subcontract so they can proceed forward and request Representative Rebecca Dow to be the intermediary so it will make things easier for City Manager Madrid.

Superintendent of Truth or Consequences Schools District Randy Piper introduced Dr. Renee Garcia and Stephanie Brownfield to provide additional information.

Dr. Renee Garcia explained the main benefit of the JJAC Agreement is the collaboration that takes place. They usually have a Joint JJAC meeting with the Office of Substance Abuse Prevention and it brings together stakeholders in the community. Their goal in collaboration with THE CLUB is to make sure that our students are safe, are in school, and are achieving at the highest level possible. They cannot share a lot of sensitive information with outside agencies so having it within the schools will enable them to address those issues in a very timely manner so they can triage and find the support that the students need.

Ms. Stephanie Brownfield added they have been working on finding a Coordinator and Jaylah Pendleton is a possible candidate for the position. She will be able to travel and work with the students. One of the things they will be working on at the High School is working with students who have missed a few days of school. If they start counseling early, then they can possibly prevent it from going to a 10-day truancy to where the students are out on the street and doing things they maybe shouldn't be doing. Ms. Pendleton also has a Diversion Program where she does individual sessions, a Mentoring Program and a Needs Assessment Program.

Judge Sanders has gone to their meetings and they had a table with all of the Principals involved as well as with Ms. Pendleton. The next meeting will be on the 3rd and they will have stakeholders such as Mercedes Murphy, Bobbie Sanders, Rita Kraken, Clint Wellborn, and all of the Stakeholders that will assist us in helping our students, because we want them to succeed.

Mayor Pro-Tem Clark confirmed this is just a pass-through of the city.

City Manager Madrid recommended that the motion include with the language to be clarified by both parties and he will then work with City Attorney Rubin to clarify that language, and they will make sure they agree on it with Superintendent Piper. At that point they will fully execute the agreement.

Mayor Pro-Tem Clark moved to approve the concept of Sub-Contractor Agreement with Truth or Consequences Municipal School District for the 2019-2020 Juvenile Justice Advisory Council (JJAC) through Children, Youth, and Families Division (CYFD) to the city and the schools and authorize City manager Madrid to make the necessary changes to the contract. Commissioner Baca and Commissioner Szigeti seconded the motion. Motion carried unanimously.

2. Discussion/Action: Award RFP No. 18-19-007 for Advanced Meter Infrastructure (AMI) Project to LNG City Manager Madrid:

Electric Department Director Easley showed the presentation that was previously given regarding the need for this project. The presentation included:

CITY COMMISSION AUGUST 27, 2019 REGULAR MEETING MINUTES

- Obstacles encountered while reading meters include dogs; fences; vegetation and locked gates.
- 220 meters are read a day on average.
- Holiday Seasons require more meters read a day to stay on schedule.
- It causes extra work if a meter reader is on vacation or sick.
- Meter readers average 6 walking miles a day, which adds up to 108 miles a month.
- Meter readers are exposed to injuries while reading.

Benefits of the system:

- The ability to read meters in a much quicker time.
- The ability to read the meters accurately.
- The system is compatible with the Cities billing software and it logs data on the customer's usage on a points basis.
- The installation would take approximately 6 months.
- Every Meter will fit into residential meters. The only issues they will have will be with a few commercial meters and those meters will be read manually. There will be only 40-50 meters at the most that will have to be read manually.
- The City will take the appropriate steps to make the meters compatible with the AMI System. Customers will not need to re-wire their buildings by any means.
- The meters will have a theft device on them and if the meter is tampered with it will send a red flag back to the Utility Office.

City Manager Madrid explained the RFP process to the Commission stating that they worked with experts to develop the proposals and they were published and sent out. They had a pre-proposal conference for questions from the providers and then the proposals were submitted and evaluated by a committee on a point's basis. The committee met to review the results of the evaluations and those evaluations were done individually and privately, then the committee met as a group to decide on the 3 final candidates. The 3 final candidates were then called in for interviews and presentations before the committee. After that the committee met a final time to determine the recommendation to select a provider. At the last meeting the Commission approved a negotiation with an appropriate provider and those negotiations have taken place. During the negotiation the provider agreed to reduce the price by 8 ½ % which is the amount we would have had to pay in Gross Receipts Tax and that brought the price under the budgeted amount of \$1 million dollars.

City manager Madrid then listed a few highlights of the system which included:

- The system will provide a visual map of where the meters are located.
- It will also pinpoint the location when service is out so power outages will be addressed much quicker.
- The readings will be digital, more accurate, and are real time.
- We will also have the capability to activate and deactivate service without sending anyone out into the field.

- It will also give us the ability to provide customers with better information. For example, if there is a dispute with the consumption, we can pinpoint the exact time of consumption.
- There will be a cost savings that will be generated by not having the meter readers out in the field all of the time because meter readers don't just cost their salary, they cost in benefits, retirement, and insurance that we have to match.
- These savings are permanent so the system will more than pay for itself over a period of time.
- This is also something that our providers will soon be moving to, so had we chosen to delay this, the Sierra Electric Cooperative may have mandated this in a few years anyway.
- The last criteria we set in the selection of the provider, was the future capability to incorporate the same concept for water meters and the reading of those meters.

Commissioner Szigeti moved to approve the Award RFP No. 18-19-007 for Advanced Meter Infrastructure (AMI) Project to LNG. Mayor Pro-Tem Clark seconded the motion. Motion carried unanimously.

G. REPORTS:

City Manager Madrid reported the following:

- Our new phone systems were set up last week and the conversion was successful. We are now in the process of adapting and setting up groups. We will probably be in this learning process for a couple of weeks. You may encounter not being able to leave a voicemail for another couple of days, but for the most part, the phone calls are going exactly to where they need to go.
- We brought in an Engineer to take a look at the possible use of the inflatable dome at the Swimming Pool and there were some concerns with the placement of the electrical outlets and the safety of the use of that dome during the winter. The engineer didn't like the way the design was set up and he deemed it unsafe to use. With that Bo Easley contacted the Electrical Inspector from the Construction Industries Division and asked him to take a look at it as well. Unfortunately, we didn't get a favorable review from him either so it does not look like we will be able to use that dome. However, we are looking into alternative designs and we can use some of the funds from the New Mexico Finance Authority that has already been approved. We found a few designs from companies that have done this in Canada, and it is not overly expensive. The cost of a new pool is something that we cannot afford right now, but it is something we should plan for in the future. Those designs will be reviewed by an architect and from there we will develop cost estimates on a few different ideas to enclose the pool in the future.
- He invited everyone to meet with him tonight at 6:00 p.m. here in the Chambers as part of our Public Input Process.

City Attorney Rubin reported the following:

- None.

City Commission Reports:

Mayor Pro-Tem Clark reported the following:

- Thanked the City Manager and staff for the new water line that was currently installed.

Commissioner Szigeti reported the following:

- It bothers him that people feel the need to exaggerate the severity of a problem when they bring up issues and complaints. It has happened on several occasions when he has brought up a concern to city staff, and it turns out that they are already two steps ahead of him on the issue.
- He thanked city staff for their cooperation and communication that goes on within our departments. He would also like to ask their forgiveness because he is the type of person who likes to be helpful and they will hear from him now and then on these situations so he wants to let them know that he is not trying to step on anybody's toes. He is just trying to be helpful.

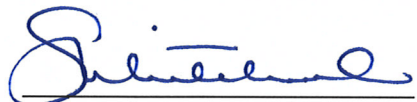
Mayor Whitehead reported the following:

- She thanked all of the City staff members who worked many hours in this heat fixing our electric issues and water leaks. We have had several in the last couple of weeks and you guys are doing an amazing job, and you are much appreciated.
- She also thanked Police Chief Aragon and his staff for their assistance as well. The roads have been barricaded and people are unhappy because they can't cross through different areas, but these areas are blocked off for your safety so please acknowledge the barricades and respect that we are not doing it only for us, but for you as well.
- She wished everyone a Happy and Safe Labor Day weekend.

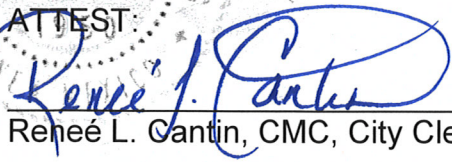
H. ADJOURNMENT:

Mayor Whitehead moved to adjourn at 10:03 a.m. Commissioner Szigeti seconded the motion. Motion carried unanimously.

Passed and Approved this 10th day of **September, 2019.**


Sandra Whitehead, Mayor

ATTEST:


Renee L. Cantin, CMC, City Clerk