

CITY COMMISSION MEETING MINUTES  
CITY OF TRUTH OR CONSEQUENCES, NEW MEXICO  
CITY COMMISSION CHAMBERS, 405 W. 3<sup>RD</sup> St.  
WEDNESDAY, JUNE 26, 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 by telephone  
Hon. Rolf Hechler, Commissioner  
Hon. Paul Baca, Commissioner  
Hon. George Szigeti, Commissioner

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

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 Commissioner Baca to lead the Pledge of Allegiance.

**4. APPROVAL OF AGENDA:**

Commissioner Hechler moved to approve the agenda as submitted. Commissioner Szigeti seconded the motion. Motion carried unanimously.

**C. PRESENTATIONS:**

1. **Presentation/Discussion/Update: Infrastructure Capital Improvements Plan (ICIP) plan. Traci Burnette, Grant/Projects Coordinator & Designated Zoning Official:**

## CITY COMMISSION JUNE 26, 2019 REGULAR MEETING MINUTES

Grant/Projects Coordinator & Designated Zoning Official Burnette gave an overview of the ICIP Process. She announced the Department Heads are here to answer specific questions you may have and present all of the project needs we have at this time.

City Manager Madrid said he should've had the word Discussion bolded on the agenda. The plan is very important and we will need to have what's popular, most affordable, politically correct, what's absolutely needed, and we have to balance all of those things. If we can explain how we came to those decisions, he thinks the public will be less likely to complain.

City Attorney Rubin mentioned the timeline and said there is a gap of three meetings between the public hearing and final adoption.

Grant/Projects Coordinator & Designated Zoning Official Burnette let them know that gives her more time for entering the projects.

Commissioner Hechler asked if Departments compete for the same funding. And if they do what is the process for that.

City Manager Madrid responded it depends on the funding. The departments in the General Fund are those who may have to compete. He thinks the most critical balance we may have is we have plenty of funding coming in for Water and Wastewater, but we don't have any funding for streets. We do need to balance it out depending on what funding is available.

Grant/Projects Coordinator & Designated Zoning Official Burnette responded most grants are project specific.

Mayor Whitehead asked for each Department Head to give a quick overview of what's important in their departments and why.

Facilities Supervisor Johnson reported one of the things they see is they have quite a bit of refrigerated air systems that need to be replaced; the awning at City Hall is in terrible shape and he would like to add lighting to the sign; a new roof coating at the Civic Center; the Hamilton Museum needs a water filtration system; the Golf Course Pro Shop also needs a lot of attention.

Streets Supervisor Fuentes reported his priorities would be to get some of the roads fixed that are in need of repair. Marie Street is a three phase project that needs to be done. Chip Seal will give six years of life and they would help to preserve some of them for a good period of time. We are looking at \$25,000 to chip seal on Marie from Foch going up.

Parks Supervisor Hechler reported his priorities are Louis Armijo Sports Complex and Ralph Edwards Park.

Sanitation Director Alvarez reported they are looking at a Wood Chipper which would be a cost savings and save them about \$100,000 and help them generate some revenue. If they could keep from transporting wood it would be a cost savings.

Electric Department Director Easley reported where they are with the underground replacement and the need to focus on the Substation upgrades which is one of the main priorities for the system.

Water & Wastewater Director Cole reported for the Water Department some of the electrical control valves need to be replaced and is part of the reason for the line breaks. The understructure is also a priority to repair and would help with the main breaks. Wastewater priorities are the understructure and the lines that need to be replaced. He explained the levels underground that you have to look at for different variables including subsection, compaction, and top soil. The big problem is trying to do one project and not having funding to replace the other in the area.

Chief Aragon presented their first priority would be the Police Vehicles are the priority. At some point they do need some unmarked vehicles which last longer. Second is the Records Management System is a mess and in 2021 they will be required to go into the National Incident Reporting System (NIRS) which is \$22,000 with an annual maintenance fee. It will require training, etc. Third is the Evidence Tracking System to automate the evidence tracking system; Animal Shelter a volunteer has been working on grants and there is one for \$39,000; fourth is the Animal Shelter expansion, they are becoming Kitty City; and fifth is metal doors for the Police Department Facility.

Mayor Whitehead thanked everyone for their input and announced that the next Public Hearing will be July 10<sup>th</sup>, 2019.

Mayor Pro-Tem Clark thanked Mr. Madrid for being so considerate of the Department Heads. It's the first she has seen in probably the last five years. She is very proud and very impressed knowing each of them know their stuff very well. She sees it's very evident that everyone has been involved and to Traci who has done an amazing job. She thanked them all.

**D. CONSENT CALENDAR:**

- 1. Acknowledge the Public Utility Advisory Board Minutes, April 8, 2019**
- 2. Acknowledge the Public Arts Advisory Board Minutes, November 13, 2018**
- 3. Approve the appointment of City Manager Morris Madrid and Clerk-Treasurer Renee Cantin as Alternate on the SCRDA Board**

**Commissioner Hechler moved to approve the Consent Calendar with Items 1-3 as noted. Commissioner Szigeti seconded the motion. Motion carried unanimously.**

**E. ORDINANCES/RESOLUTIONS/ZONING:**

- 1. Discussion/Action: Ordinance No. 705 for publication refunding of PPRF-2246 and new money for infrastructure projects, including the Loan Agreement, Intercept Agreement and closing documents. City Manager Madrid:**

City Manager Madrid notified the Commission they have an opportunity to refund some of our loans at a lower rate to possibly use some of the savings on current loans, and to establish a line of credit for future funding. Some of the concepts that he spoke to NMFA about were the list of priorities the Commission discussed at the Retreat. This gives us the ability to plan and because it takes a while he wants us to start now. The budget is ready but he hasn't included this in there yet. Based on that he asks for approval to publish this ordinance to refinance the loan.

**Commissioner Hechler moved to approve Ordinance No. 705 for publication for PPRF-2246. Mayor Pro-Tem Clark seconded the motion. Motion carried unanimously.**

- 2. Discussion/Action: Resolution No. 50 18/19 approving the Loan Agreement and closing documents for the refunding of PPRF-1704 and RIP 95-16. City Manager Madrid:**

City Manager Madrid stated this is the final action on the consolidation and restructuring. This agreement is separate, and is to provide for the contingency that we do not move forward with the one that you just approved. This one needs to be taken care of either way, and in the event that we would not move forward with the other financing, this one is taken care of. It was previously approved and this is the final loan document for your approval.

**Commissioner Szigeti moved to approve Resolution No. 50 18/19 approving the Loan Agreement and closing documents for the refunding of PPRF-1704 and RIP 95-16 as presented by City Manager Madrid. Commissioner Baca seconded the motion. Mayor Whitehead asked for clarification on the RIP. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.**

- 3. Discussion/Action: Resolution No. 47 18/19 authorizing acceptance of Colonias Infrastructure Fund Project No. 4927-CIF; Water Infrastructure Project, T or C Municipal Water System from NMFA. City Manager Madrid:**

City Manager Madrid reported the purpose of this item is to accept the funding and to guarantee that we have the matching funds in place.

Grant/Projects Coordinator & Designated Zoning Official Burnette reported this is for the NMFA Colonias PER Funding that we received for the Municipal Water System. It is a

grant match loan and the resolution is part of the readiness to proceed items. It's the final item we need to proceed forward to secure the funding and get started on the PER.

City Manager Madrid noted that the Preliminary Engineering Report is to do an assessment of our system and that will help us determine additional priorities. He recommends approval of this item.

**Commissioner Hechler moved to approve Resolution No. 47 18/19 authorizing acceptance of Colonias Infrastructure Fund Project No. 4927-CIF; Water Infrastructure Project, T or C Municipal Water System from NMFA. Commissioner Szigeti seconded the motion.** Mayor Pro-Tem Clark heard Jesse say something that struck something with her about infrastructure. We've looked at the pipes and we've never really looked at the pressure of the water going through and if that's creating some issues, have we added that into this project description. City Manager Madrid confirmed yes that was one of his number one priorities and they have included that as part of this assessment. **Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.**

**4. Discussion/Action: Resolution No. 48 18/19 designating signatory authority for the New Mexico Finance Authority Drinking Water Revolving Loan Fund related documentation. City Manager Madrid:**

City Manager Madrid announced this is a formality for the granting agency requiring that someone be an appointed representative.

**Commissioner Szigeti moved to approve Resolution No. 48 18/19 designating signatory authority for the New Mexico Finance Authority Drinking Water Revolving Loan Fund related documentation. Commissioner Baca seconded the motion.** Commissioner Hechler asked if City Manager Madrid will be the authority of who will sign. City Manager Madrid confirmed that is correct. **Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.**

**5. Discussion/Action: Resolution No. 49 18/19 approving the final Fiscal Year 2018/2019 Budget Adjustment. City Manager Madrid:**

City Manager Madrid reviewed the following steps that are needed to close out the Fiscal Year:

- We have to show the Department of Finance Administration that we ended the year as projected in the black and in good standing.
- We have to show our auditors that our expenses and revenues were in the right place and our budget was sufficient to meet our obligations at the end of the year.
- If there are any expenditures that were charged to the wrong department, or the wrong fund, we have to fix those by adjusting journal entries and that part has been done to the extent that we need. Every single line item does not have to be in the black and the budget control is at the category level.

- Then we have to get the budget into the right place. If we intended for a project to be expended from a Capital Outlay Account and it was in an operating account, then we need to take the budget and move it into the Capital Outlay Account where it should have been expended from. And in some cases we need to adjust the expenses and sometimes the budget.
- The last step is to clean up the funds and bank accounts that we are no longer using. Some are 10 or 15 years old, and have a balance that is not restricted to be transferred to another account where it can be used.

Mayor Pro-Tem Clark thanked him for the report.

**Commissioner Hechler moved to approve Resolution No. 49 18/19 approving the final Fiscal Year 2018/2019 Budget Adjustment. Commissioner Szigeti seconded the motion. Roll call was taken by the Clerk-Treasurer. Motion carried unanimously.**

**F. NEW BUSINESS:**

- 1. Discussion/Action: Approve the recommendation of the Public Arts Board to re-appoint Sid Bryan, Cary "Jagger" Gustin, Andy Underwood, and Eduardo Alicea. City Manager Madrid:**

City Manager Madrid attended the last Public Arts Board meeting and the board voted unanimously to re-appoint the members to serve another term on the board. They don't have any major issues pending, but all of the members terms will soon be expiring. Also, no other applications were received to serve on this board.

**Mayor Whitehead moved to approve the recommendation of the Public Arts Board to re-appoint Sid Bryan, Cary "Jagger" Gustin, Andy Underwood, and Eduardo Alicea. Mayor Pro-Tem Clark seconded the motion. Motion carried unanimously.**

- 2. Discussion/Action: MainStreet Truth or Consequences MOU extension to June 30, 2020. City Manager Madrid:**

City Manager Madrid reported this item is a simple formality for an extension of the MOU between the City of T or C and MainStreet Truth or Consequences.

**Mayor Pro-Tem Clark moved to approve Mainstreet Truth or Consequences MOU extension to June 30, 2020. Commissioner Hechler seconded the motion. Commissioner Szigeti asked if the MOU is going to be changing in the future, it was confirmed this was an extension to be followed up in the following year. Motion carried unanimously.**

**REPORTS:**

**City Manager Madrid reported the following:**

- He received a notification that the National Christmas Tree will be here for an hour on November 14<sup>th</sup> and it will be a nice activity for the community.
- He attended a Managers Meeting for the Local Community Managers which included Sierra County. They discussed topics they can combine and they agreed to collaborate in support of SJOA funding.
- He invited the Commission to the Employee BBQ on Friday at the Ralph Edwards Park from 11:30 a.m. - 1:30 p.m.
- They are continuing with the selection of a contractor for the AMI Project for the Electric Department. They will interview some of the finalists in a few weeks, and a recommendation should be made by early August. Implementation is anticipated to be early this fall.
- We may have found a Finance Director. He did interviews yesterday, and he thinks we have a candidate that may work out. A formal offer hasn't been made yet, but he is very excited.

**City Commission Reports:**

**Mayor Pro-Tem Clark reported the following:**

- She thanked City Manager Madrid for his work and is glad he won't have to do the two jobs anymore.

**Commissioner Hechler reported the following:**

- He reported on the Spaceport Americas Cup. We had 124 teams total, and Washington University was the overall winner. They presented a liquid propelled rocket.
- Before the meetings he drives around the community and he sees that Code Enforcement is doing pretty well, and overall we've made some progress. However, we do need to keep an eye on the property on 4<sup>th</sup> and Foch that is right across the street from our Civic Center. We really need to stay on top of those things that are visible to our public, because those are the ones we get the most complaints about.

**Commissioner Szigeti reported the following:**

- On Saturday, he attended an event at Ralph Edward Park, and he was impressed to see the number of organizations that provide services to our residents. Getting the word out seems to be a challenge in this community. He would have liked to see more people show up to the event. He suggested to do the event during the Down Town Trick or Treat at the Healing Waters Plaza.
- We have a new recording studio in town and it's nice to see people who are investing money in our community. He believes it's the third one and it's impressive for a community this size.

**Mayor Whitehead reported the following:**

- She thanked City Manager Madrid and each and every one of the Department Heads for all of their work.
- She wished everyone a Happy & Safe Fourth of July!

**G. EXECUTIVE SESSION:**

1. Real Property (808 Maple and various properties) *Pursuant to 10-15-1.H(8)*:

Commissioner Hechler moved to approve going into executive session at 10:49 a.m. to discuss Real Property (808 Maple and various properties) *Pursuant to 10-15-1.H(8)* Commissioner Szigeti seconded the motion. Roll call vote was taken by the Clerk-Treasurer. Motion carried unanimously.

Mayor Whitehead reconvened the meeting in open session at 12:22 p.m.

Commissioner Hechler certified that only matters pertaining to Real Property (450 W. Riverside) *Pursuant to 10-15-1.H(8)* was discussed in Executive Session and no action was taken.

**L. ACTION ON ITEMS DISCUSSED DURING EXECUTIVE SESSION, if any. ADJOURNMENT:**

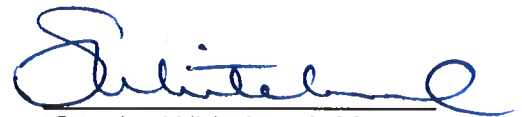
Commissioner Szigeti moved to approve the Purchase Agreement for the Property at 808 Maple to Teri Davis for the offer of \$13,013 and authorize City Manager Madrid to negotiate the sale of other properties. Mayor Whitehead seconded the motion. Motion carried unanimously.

Mayor Whitehead reminded everyone of the Town Hall meeting tonight at 6:00 p.m.

**M. ADJOURNMENT:**

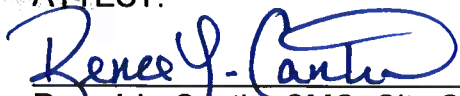
Mayor Whitehead adjourned the meeting at 11:19 a.m.

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



Sandra Whitehead, Mayor

ATTEST:



Renee L. Cantin, CMC, City Clerk

