

AGENDA

GALLUP CITY COUNCIL REGULAR MEETING TUESDAY, AUGUST 27, 2019; 6:00 P.M. CITY COUNCIL CHAMBERS



Jackie McKinney, Mayor

Linda Garcia, Councilor, Dist. 1 Allan Landavazo, Councilor, Dist. 2
Yogash Kumar, Councilor, Dist. 3 Fran Palochak, Councilor, Dist. 4

Maryann Ustick, City Manager
Curtis Hayes, City Attorney

A. **Pledge Of Allegiance**

The members of the body and the public are invited to recite the Pledge of Allegiance.

B. **Roll Call**

C. **Approval Of Minutes**

Regular Meeting of August 13, 2019

Documents:

[DRAFT MINUTES AUG 13 2019 REG MTG.PDF](#)

D. **Discussion/Action Topics**

1. **Ordinance No. S2019-4; Balok Annexation No. 2**

Clinton and Mary Balok, property owners, have initiated a request before the Gallup City Council, for annexation of certain real property described as A Tract of Land Lying Within Section 8, T15N, R18W, N.M.P.M, McKinley County, New Mexico, and the adjacent portion of the Hamilton Road right-of-way into the City of Gallup corporate boundaries by way of annexation plat titled Balok Annexation No.2, containing a total of 1.3093 acres. Said property is located immediately adjacent to and to the south of Hamilton Road and includes that portion of the adjacent Hamilton Road right-of-way.

See attached briefing memo.

Fiscal Impact: None
Recommendation: Recommend Approval. See attached briefing memo.
Speaker's Name C.B. Strain

Documents:

[BALOK ANNEXATION NO. 2 MEMO CC.PDF](#)
[BALOK ANNEXATION NO. 2 ORDINANCE NO. S2019-4.PDF](#)
[BALOK ANNEXATION NO. 2 SIGNED RESOLUTION OF RECOMMENDATION RP2019-06.PDF](#)
[BALOK ANNEXATION NO. 2 GTF COMMENTS.PDF](#)
[BALOK ANNEXATION NO. 2 FINAL PLAT \(1\).PDF](#)

2. Regional Senior Center Programmatic Study Presentation

Summary: Attached for the City Council's review and approval is the programmatic feasibility study for a new Regional Senior Center. The proposed project will replace the existing North Side Senior Center facility one day.

Fiscal Impact: None at this time.

Recommendation: Approve the study as presented.

Fiscal Impact: See Comments Above.
Recommendation: See Comments Above.
Speaker's Name Stanley Henderson - Public Works Director

Documents:

[19-08-20_2A GALLUP SENIOR CENTER PRGM STUDY.PDF](#)

3. Regional Recreation Center Programmatic Study Presentation

Summary: Attached for the City Council's review and approval is the programmatic feasibility study for a new Regional Recreation Center. The proposed project will replace the Larry Brian Mitchell recreation facility one day.

Fiscal Impact: None at this time.

Recommendation: Approve the study as presented.

Fiscal Impact: See Comments Above.
Recommendation: See Comments Above.
Speaker's Name Stanley Henderson - Public Works Director

Documents:

[19-08-20_1A GALLUP REC CENTER PRGM STUDY.PDF](#)

4. Resolution No. R2019-39; Annual NM Infrastructure Capital Improvement Plan Submission

Summary: State Department of Finance and Administration (DFA) requires local governments to systematically develop and annually submit a 5-year ICIP as a means of defining development needs and identifying funding sources. The ICIP is then used by all State agencies involved in funding local government projects as a means of analyzing proposed capital outlay bills during the State legislature sessions.

For your consideration, attachment (a) provides a complete listing of all proposed ICIP projects. Projects are the Community Improvement Plan (CIP) projects for the next five years as presented and were approved by the City Council during the 19-2020 budget process. All project estimates are "conceptual" in nature (within -25% to +75% of completed project costs) and are not exact. Project cost estimates are repeatedly refined as each project is planned, programmed, designed, and ultimately constructed. (To visualize this order of project cost refinement, see attachment (b) for "Estimating Accuracy Trumpet illustration.") Projects are not listed in any priority order other than planned year.

Last, DFA will no longer allow any changes after submission and before the State Legislature convenes. Staff needs the City Council's:

1. Tentative identification of the 2020 top five legislative priorities; and
2. Approval of the projects as listed in the form a resolution. (See attachment (c).)

Fiscal Impact: There is no direct impact on the City's budget. However, the State ICIP may be used as a consideration by the Governor, State agencies, and/or the State Legislature in their grant approval process.

Recommendation:

1. Identify the City's top 5 tentative projects for Legislative funding. As a starting point for City Council discussion, Staff proposes for the City Council's consideration:

- East Nizhoni Boulevard Reconstruction Project;
- New Public Safety Building Construction Project;
- Coal Avenue Commons Construction Project;
- New Regional Library Construction Project; and
- New Red Rock Park Performers Quarters Construction Project.

2. Approve the CIP project listing and priorities as submitted in the form of a resolution per attachment (c).

Fiscal Impact: See Comments Above.

Recommendation: See Comments Above.

Speaker's Name Stanley Henderson - Public Works Director

Documents:

[19-08-20_6A DRAFT 2021-2025 ICIP PROJECT LISTING.PDF](#)

[19-08-20_6B ESTIMATING ACCURACY TRUMPET.PDF](#)

[19-08-20_6C RESOLUTION RE 2021-2025 ICIP ADOPTION.PDF](#)

5. Dental Contract Award

Summary: The City of Gallup conducted a competitive bidding process of

qualified dental plan providers for a dental insurance program for full-time employees, elected officials and COBRA participants and dependents of these groups. The successful vendor is Blue Cross Blue Shield of New Mexico for a four-year contract with yearly renewal options.

Cost Share: The City contributes 60% and participants contribute 40%.

FY Budgeted for Dental insurance is \$160,031 which includes a projected a 5% increase in premiums. However, this reveals a budget savings rather than an adverse budget impact.

Fiscal Impact: Net savings of \$41,437 for FY2020 budgeted dental insurance expenses

Recommendation: Approve Blue Cross Blue Shield of New Mexico as Group Dental Plan Provider

Speaker's Name Jon DeYoung

Documents:

[TABULATION 2018201906P EMPLOYEE GROUP DENTAL INSURANCE.PDF](#)
[DENTAL CARE BENEFIT BOOKLET_BCBSNM.PDF](#)
[DENTAL BENEFIT PROGRAM APP_BCBSNM.PDF](#)
[ADDENDUM_SUMMARY OF BENEFITS_100119 RENEWAL_BCBSNM.PDF](#)

6. Authorization Of Tentative Acceptance Of Clean Water State Revolving Fund (CWSRF) - 065 Loan Amendment

Staff recently submitted a funding/loan application to the US Environmental Protection Agency's (EPA) Water Infrastructure Finance And Innovation Act (WIFIA) Program for the project list shown in Attachment 1.

Upon receiving WIFIA funding applications, the EPA notifies state environmental regulatory agencies of applications received. The EPA notified the New Mexico Environment Department (NMED) of the City of Gallup's funding application under the WIFIA Program.

After receiving and reviewing a copy of the City's WIFIA application, NMED offered to amend the City's current loan under the Clean Water State Revolving Fund Program (CWSRF), Loan CWSRF-065 to fund the full amount requested at its current interest rate.

Funding comparisons for the two programs are as follows:

FUNDING ATTRIBUTE	NMED CWSRF PROGRAM	EPA WIFIA PROGRAM
PROJECT AMOUNT	\$14.2 million	\$14.2 million
INTEREST RATE PERCENT OF PROJECT FUNDED	0.6%	3.25%
TERM OF LOAN	100%	50%
START DATE OF REPAYMENT	20-30 years	35 years
	1 year after project completion	5 years after project completion

NMED has requested the City provide a response to its offer to amend Loan CWSRF-065 by August 31st, 2019 (Attachment 2). Should the City accept NMED's offer, final loan approval must still come before council for consideration before final acceptance.

Staff requests Council approval to tentatively accept NMED's offer to amend Loan CWSRF -065. Please note that the Council will have to opportunity to review the terms of the loan, ability of Wastewater Utility to repay loan and ask any questions prior to final loan amendment and closing of loan amendment.

Fiscal Impact: None at this time for tentative acceptance of loan amendment. Summary of Fiscal Impact of Loan and Projects will be presented to Council upon consideration of final loan amendment.

Recommendation: Staff recommends Council approve tentative acceptance NMED's offer to amend Loan CWSRF -065.

Speaker's Name Dennis Romero

Documents:

[ATTACHMENT 1 - PROJECT COST ESTIMATE SUMMARY.PDF](#)
[ATTACHMENT 2 - AMENDMENT OFFER CWSRF 065.PDF](#)

7. Budget Adjustment Of \$2,942,500.00 And Approval Of City Of Gallup Electric Utility Professional Services Contract For Street Light Improvements.

The City of Gallup Electric Utility Department is requesting approval of the State of New Mexico Gallup Electric Utility Professional Services Contract for Energy Performance Contracting for the purpose of replacing up to 4500 street and/or security lighting.

The total cost of the Contract is for \$2,524,221.41. The cost breakdown is:

1. LED Street Lights: \$2,115,638.00, GRT is \$175,862.41, Total is \$2,291,500.41
2. Contingency: \$211,565.00, GRT included.
3. EMNRD Fee: \$21,156.00, GRT included.
4. Administrative cost: \$418,278.59

The total amount payable to the Contractor under this Agreement, including gross receipts tax and expenses, shall not exceed Two Million Five Hundred Twenty-Four Thousand Two Hundred Twenty-One and 41/100 dollars (\$2,524,221.41) in FY2019-20.

Scope of Work. Please see contract attachment section 2.

Fiscal Impact: Requesting budget adjustment of \$2,942,500.00 from approved energy performance bond for execution of Energy Professional Services contract and administrative services for street light improvement project.

Recommendation: Recommend approval of budge adjustment and Energy Performance Contract for stree light improvements.

Speaker's Name Eric Babcock

Documents:

[CITY OF GALLUP STREETLIGHT GUARANTEED UTILITY SAVINGS CONTRACT FINAL.PDF](#)
[CONTRACT SCHEDULES.PDF](#)
[STREETLIGHT CITY COUNCIL PRESENTATION 2019-09-27.PDF](#)

8. Acceptance Of \$100,000.00 Legislative Appropriation To Conduct A Comprehensive Housing Analysis For The Greater Gallup Area.

Staff is requesting that City Council accept Appropriation Number ZD9023 in the amount of \$100,000.00 to conduct a comprehensive housing analysis for the greater Gallup area. The intent of the study is to determine housing needs for the Gallup area but excluding LMI or subsidized housing units. The goal is to develop a plan that invites housing development in order to spur economic growth.

Legislative funding was appropriated through House Bill 548.

Fiscal Impact: None
Recommendation: Recommend acceptance of Appropriation Number ZD9023 for \$100,000.00
Speaker's Name C.B. Strain

Documents:

[DFA LEGISLATIVE APPROPRIATION FOR COMPREHENSIVE HOUSING STUDY.PDF](#)

9. Resolution No. R2019-36; NCI Detox Center Improvements Legislative Appropriation Acceptance

Summary: As part of the 2019-2020 State budget, State Legislature appropriated the City \$500,000 for facility improvements and repairs to the NCI Detox Center.

Fiscal Impact: None. No match is required of the City.

Recommendation:

1. Accept the State grant for \$500,000;
2. Change the designated grantee project point of contact to Mr Marc Lujan, Facility Manager.
3. Change the designated grantee fiscal point of contact to Ms Patty Holland, Chief Financial Officer;
4. Approve the attached resolution; and
5. Approve budget increase in revenue and expenditures of \$500,000 for the project as identified above.

Fiscal Impact: See Comments Above.
Recommendation: See Comments Above.
Speaker's Name Stanley Henderson - Public Works Director

Documents:

[19-08-20_5A MOA NCI DETOX CENTER IMPRVMENTS.PDF](#)

10. **Resolution No. R2019-37; Regional Animal Shelter Legislative Appropriation Acceptance**

Summary: As part of the 2019-2020 State budget, State Legislature appropriated the City \$400,000 for a new Regional Animal Shelter.

Fiscal Impact: None. No match is required of the City. However, the grant is insufficient for total project costs.

Recommendation:

1. Accept the State grant for \$400,000;
2. Change the designated grantee project point of contact to Mr Stanley Henderson, Public Works Director.
3. Change the designated grantee fiscal point of contact to Ms Patty Holland, Chief Financial Officer; and
4. Approve the attached resolution.

Fiscal Impact: Staff requests approval of a budget increase in revenue and expenditures of \$400,000.

Recommendation: See Comments Above.

Speaker's Name Stanley Henderson - Public Works Director

Documents:

[19-08-20_3B RESOLUTION RE MOA ANIMAL SHELTER GRANT.PDF](#)
[19-08-20_3A MOA ANIMAL SHELTER GRANT.PDF](#)

11. **Resolution No. R2019-38; Various Legislative Appropriations Acceptance**

Summary: As part of the 2019-2020 State budget, State Legislature appropriated the City \$1,000,000 for four projects:

- \$150,000 for police mobile data terminal replacement for patrol units.
- \$100,000 for City Hall HVAC system replacement.
- \$400,000 for Larry Brian Mitchell roof and stucco replacement. And
- \$350,000 for Indian Hills Park lighting.

Fiscal Impact: None. No match is required of the City.

Recommendation:

1. Accept the State grant for \$1,000,000;
2. Change the designated grantee point of contact to Ms Patty Holland, Chief Financial Officer for any fiscal matters;
3. Approve the attached resolution; and
4. Approve budget increase in revenue and expenditures of combined \$1,000,000 for the projects identified above.

Fiscal Impact: See Comments Above.

Recommendation: See Comments Above.

Speaker's Name Stanley Henderson - Public Works Director

Documents:

12. Budget Adjustment For The New Mexico Department Of Health EMS Fund Act

The Gallup Fire Department is pleased to inform you that we have received two awards from the New Mexico EMS Fund Act for FY 2020. The EMS Fund Act provides annual funding to EMS programs to support the cost of supplies, training, and equipment.

EMS Fund Act Awards:

1. Regular EMS Fund Act Award \$11,543. EMS supplies, training, and equipment.
2. Special EMS Fund Act Award \$7,500.28. Specific for four EMS bags and training manikin.

The Gallup Fire Department request approval for a budget adjustment of the two awards as revenue and expenditure.

Fiscal Impact: Budget adjustment increase of \$11,543 and \$7,500.28 in revenue and expenditures for EMS program. Fire Dept. will coordinate with Finance for proper account allocation.

Recommendation: Staff recommends approval

Speaker's Name Eric Babcock, Fire Chief

Documents:

[GALLUP FIRE \(1\).PDF](#)

E. Comments By Public On Non-Agenda Items

The public is invited to comment on matters not appearing on the published meeting agenda.

F. Comments By Mayor And City Councilors

G. Comments By City Manager And City Attorney

H. Motion To Adjourn

Auxiliary aides for the disabled are available upon request. Please contact Alfred Abeita, City Clerk, at 505-863-1254 at least (1) week prior to the meeting or as soon as possible in advance of the meeting to make any necessary arrangements.

Pursuant to the "Open Meetings Act", NMSA 1978, Section 10-15-1 through 10-15-4 of the State of New Mexico, this Agenda was posted at a place freely accessible to the public 72 hours in advance of the scheduled meeting.