

Minutes of the Regular Meeting of the Gallup City Council, City of Gallup, New Mexico held in the Council Chambers at Gallup City Hall, 110 West Aztec Avenue at 6:00 p.m. on Tuesday, April 11, 2023.

The meeting was called to order by Mayor Bonaguidi.

Upon roll call, the following were present:

Mayor: Louie Bonaguidi

Councilors: Linda Garcia
Michael Schaaf
Fran Palochak
Sarah Piano

Also present: Maryann Ustick, City Manager
David Eason, City Attorney

Mr. Eason certified for the record that the only matters discussed during the Closed Sessions held on March 27, 2023, April 4, 2023 and April 11, 2023 were the matters contained in the meeting notices.

Presented to the Mayor and Councilors were the following Consent Agenda Items:

1. Approval of Minutes from the Regular Meeting on March 28, 2023
2. Approval of Resolution No. R2023-6 and New Mexico MainStreet Capital Outlay Grant
3. Budget Adjustment for Motor Replacement Expense for the Electric Department

Councilor Schaaf made a motion to approve Consent Agenda Items 1 through 3. Seconded by Councilor Palochak. Roll call: Councilors Schaaf, Palochak, Piano, Garcia and Mayor Bonaguidi all voted yes.

Presented to the Mayor and Councilors was the following Discussion Only Item:

1. Discussion Regarding Rehoboth McKinley Christian Health Care Services (RMCHCS) Anthony Dimas, McKinley County Manager

Mr. Dimas provided an update regarding proceedings with RMCHCS and informed the public, McKinley County, the City of Gallup and RMCHS staff are working collaboratively to ensure the hospital remains opened for services.

MINUTES

Regular City Council Meeting – 04/11/2023

Page 2

Commissioner Baca thanked the Mayor and Councilors and reiterated Mr. Dimas's statements regarding the efforts being made to keep the hospital opened, confidence in the strategy discussed thus far and the importance of following through.

Mayor Bonaguidi provided comment regarding continued communication with McKinley County and assurance the utilities at RMCHCS would not be interrupted.

Connie Liu, MD addressed the Mayor and Councilors on behalf of the Community Health Action Group expressing appreciation to the City of Gallup and McKinley County. She referenced a letter to the Editor recently published in the Gallup Independent, financial stability, the City's need for transparency, accountability, compensation and political support. Dr. Lui encouraged all parties to consider a seat on the Board of Trustees to provide formal input with regard to operations, urged consideration of an abatement or other compromise given the large debt and emphasized the City's key role moving forward.

Councilor Piano said she appreciates all those involved in helping to keep the hospital opened and echoed continued efforts to work together.

Presented to Mayor and Councilors were the following Discussion / Action Items:

1. Request for Parking Lot Closures for Cars and Coffee Friday Night Rides Events to be Held on the First Friday of the Month from April to October 2023 – James Rich and Bethany Silva

Mr. Rich presented the request for parking lot closures located in the northern section of the Courthouse Square for their 10th annual car show. He said the event has grown exponentially throughout the years and also requested maintenance of certain amenities such as inoperable light fixtures, parking lot stripes, city vehicles parked inside the lots and restroom accessibility.

Discussion followed regarding business access, the use of street cones as barriers, security presence, clarification regarding the parking lot's location near Camile's and along Aztec Avenue and appreciation to Mr. Rich for hosting the event.

Janice Peterson asked if the event is opened to all citizens and said she would provide information regarding the events to citizens at Chapter Meetings she frequently attends.

Councilor Palochak made the motion to approve the parking lot closures. Seconded by Councilor Garcia. Roll call: Councilors Palochak, Garcia, Piano, Schaaf and Mayor Bonaguidi all voted yes.

MINUTES

Regular City Council Meeting – 04/11/2023

Page 3

2. Budget Adjustment Request for Red Rock Park Agreement – Matt Robinson, Tourism & Marketing Manager

Mr. Robinson presented the proposed budget adjustment in the amount of \$337,500. to pay for invoices expected from McKinley County and explained at the time of the agreement with McKinley County, the budgetary accounts were not established; therefore, funding will need to be moved into the contract accounts. Mr. Robinson explained the prorated amount and has budgeted \$450,000 for FY24.

Discussion followed regarding adequate Lodger's Tax funding for events, clarification regarding the approval to move money from fund balance in Lodgers Tax to the operating accounts and state spending requirements.

Mr. Dimas provided a list of projects throughout Red Rock Park including new roofing on some of the buildings, HVAC systems, restroom renovations, concession areas, kitchen equipment, architectural design of an outdoor pavilion, internet services and staffing. He also stated \$7.5 million in funding has been secured to pay for upgrades, intended plans to obtain funding for the RV Park and requested assistance from the City such as immediate service from the Water and Electrical Departments, street sweepers, welders and other services the County cannot provide.

Discussion followed regarding priorities, communication and a future walk through of the park.

Councilor Schaaf made a motion to approve the budget adjustment. Seconded by Councilor Garcia. Roll call: Councilors Schaaf, Garcia, Piano, Palochak and Mayor Bonaguidi all voted yes.

3. Award of Formal Bid #2307 to File Construction, LLC of Albuquerque, New Mexico for 14" Effluent Waterline Replacement Phase I – Adrian Marrufo, Acting Water, Wastewater and Solid Waste Department and Kurt Spolar, DePauli Engineering

Mr. Spolar provided information regarding the effluent line that will run from the Wastewater Treatment Plant to just south of the Morello lines. The low bid was provided by File Construction, Inc of Albuquerque, New Mexico totaling around \$1.1 million including New Mexico gross receipts tax. He explained this phase as one of the most expensive due to the necessary jack and boring; in addition to the overall size and length of the line, consisting of approximately 2,800 linear feet. He said funding for the project is part of a \$5 million bond previously approved by Council.

MINUTES

Regular City Council Meeting – 04/11/2023

Page 4

Discussion followed regarding the timeframe provided, plans to complete Phase I by mid-summer, staff's procurement of material for Phase II, benefits of the Golf Course contract including on-call contractors, issues with high costs, prioritization of Phase I and II, pipe rental fees, decrease in costs as the project progresses and clarification regarding Phase I and Phase II starting simultaneously at both ends and plans to meet in the middle.

Councilor Palochak made a motion to approve the award of formal bid to File Construction, LLC for Phase I of the Effluent Waterline. Seconded by Councilor Schaaf. Roll call: Councilors Palochak, Schaaf, Garcia, Piano and Mayor Bonaguidi all voted yes.

4. Ordinance No. S2023-3; Request by Rick Murphy to Reconfigure the Downtown Overlay District Boundaries by Removing His Property located at 101 North Third Street for the Downtown Overlay in its Entirety – C.B. Strain, Planning and Development Director

Councilor Garcia made a motion to table the item to allow staff time to draft a proposed amendment to the Downtown Overlay District, to allow cannabis cultivation and manufacturing uses north of the railroad tracks and provide more flexibility for economic development. Seconded by Councilor Palochak. Roll call: Councilors Garcia, Palochak, Schaff, Piano and Mayor Bonaguidi all voted yes.

Presented to the Mayor and Councilors was the following Presentation and Information Item:

1. Presentation of the Business Improvement District (BID) Annual Report – Anna Biava, BID Chair

Ms. Biava provided printouts including a detailed annual report and financial report, highlighting three main points including updates on long-standing programs, regional collaborative work and futures plans. As far as longstanding projects, Ms. Biava provided information regarding security services, façade improvement programs, sign grants, the continuation of ArtsCrawl and the Ride, Flight and Cruise events and the opening of two new businesses. Ms. Biava provided accomplishments made through a contract with the National Development Council (NDC) to codify and operate a loan fund for local and regional businesses and provide a third-party statistical analysis comparing the local housing market with national and state standards. Ms. Biava said the contract has since expired and urged the City Council to enter into their own contract with NDC for their knowledge of the area, overall expertise and available resources. Ms. Biava said in response to Council's previous requests, plans are to focus on the BID's west side by making contact with business owners to encourage the façade program, lighting

MINUTES

Regular City Council Meeting – 04/11/2023

Page 5

and pedestrian safety. She also provided the concept and design for an over-the-street light banner on west Coal Avenue; near Fifth Street. She expressed how important downtown areas are to a community, hopes they have demonstrated the value of the City's financial contribution, efforts to get the most from all funding and thanked Council for their support.

Discussion followed regarding business owner's input, the BID's role in encouraging new businesses into the downtown area, the number of BID members, the number of businesses currently paying into the BID, the difference between Gallup MainStreet's role compared to the BID, the contact amount with NDC and further examining a contract with NDC.

Public Comments on Non-Agenda Items

Janice Peterson addressed the Mayor and Councilors with regard to complaints she has received regarding bullying within Gallup McKinley County Schools (GMCS), a lack of communication by the School Board and requested the Council make contact with GMCS to advocate for the issue. She also stated her initiative to inform people throughout the area of worker's rights.

Elvira Amador addressed the Mayor and Councilors regarding Gallup McKinley County Schools and a lack of communication provided by GMCS Board and her own personal experience with discrimination in the school system.

Discussion followed regarding the chain of command, a potential process in place to get on a GMCS Board Meeting, a meeting Dr. Constantine recently attended where the same concerns were a topic of discussion and potential legal guidance by an outside organization.

An audience member identified as "Brett" commented regarding the traffic congestion at the intersection on West Historic Highway 66 at Exit 16, a past traffic study and the number of accidents that have occurred. With consideration to the fact that Historic Highway 66 is a state highway, Ms. Ustick said she would provide him with contact information regarding his concerns.

Comments by Mayor and City Councilors

Councilor Palochak congratulated City staff on the opening of Coal Avenue and all involved and emphasized the potential of Downtown.

Councilor Schaaf thanked Gallup Fire Department for the invitation to the recent pinning ceremony of four new firefighters, mentioned the participation of four GMCS students at

MINUTES

Regular City Council Meeting – 04/11/2023

Page 6

the fire department as part of the Career Pathways Program and acknowledged as a School Board Member, the legal limitations according to the Open Meetings Act prohibiting members to speak on anything regarding schools outside of a Board meeting.

Councilor Garcia echoed Councilor Schaaf's comments regarding the Gallup Fire Department, mentioned support of the hospital and noted the positive communications with McKinley County. She recognized Georgene Dimas, McKinley County Metro Dispatch Director and all dispatchers for National Public Safety Telecommunications Week and announced her neighborhood meeting on Thursday at 6:30 p.m., at the Senior Center.

Councilor Piano mentioned recent events and announced upcoming events including a job fair at Miyamura High School, a carnival at Rio West mall as well as a job fair at Navajo Tech University Health Fair in Crownpoint. She expressed appreciation to everyone helping to keep the hospital opened and the importance to the community.

Mayor Bonaguidi mentioned two low flying aircrafts.

Comment by the City Manager and Mayor

Ms. Ustick reminded the Mayor and Councilors of the Budget Workshop on April 12, 2023 and invited Tammy Parker, Economic and Community Project Manager to make an announcement.

Ms. Parker invited everyone to participate in a cleanup effort at the Playground of Dreams and We the People Park as part of the McKinley Leadership Program.

There being no further business, Councilor Schaaf made a motion to adjourn. Seconded by Councilor Palochak. Roll Call: Councilors Schaaf, Palochak, Piano, Garcia and Mayor Bonaguidi all voted yes.

Louie Bonaguidi, Mayor

ATTEST:

Alicia Palacios, Deputy City Clerk