

Minutes of the Special Meeting of the Gallup City Council, City of Gallup, New Mexico held at Gallup City Hall, 110 West Aztec Avenue, at 12:00 P.M. on Monday, May 18, 2020 via Facebook live stream.

The meeting was called to order by Mayor Louis Bonaguidi. Upon roll call, the following were present:

Mayor:	Louis Bonaguidi
Councilors:	Linda Garcia Michael Schaaf Yogash Kumar Fran Palochak
Also present:	Maryann Ustick, City Manager Curtis Hayes, City Attorney

The following Discussion/Action Topic was presented to the Mayor and Councilors for their approval:

1. Coal Avenue Commons Construction Project Award – Stan Henderson, Public Works Director

Mr. Henderson said construction bids initially opened on February 13, 2020; however, the low bid of \$7,316,142.74 exceeded the project budget. Staff revised the scope of work and re-advertised the project for bids. Bids were opened again on May 5, 2020 with an apparent low bid from Murphy Builders in the amount of \$4,475,539.11 including the downtown walkway bid alternatives and \$3,393,618.55 without them. He also provided clarification regarding a shortfall in the amounts of \$2,362,527.25 with the downtown walkway and \$1,226,510.65 excluding the walkway. He explained the \$160,000. match required to receive Mainstreet funding and presented three alternatives for consideration.

1. Do not award the construction project. Con - unobligated budget balances will most likely be claw-backed by State legislature and project funding will be back at square one. Pro – the downtown is already suffering from the COVID-19 loss of business. Businesses would have time to recoup losses before a major construction project causes a further loss of business.
2. Award the project in its entirety to Murphy Builders for \$4,475,539.11, including New Mexico Gross Receipts Tax (NMGRT) and approve a project budget increase in revenue from General Fund Cash Reserves and expenditures of an additional \$2,363,000 for the project, as identified.
3. Award the project, excluding the additive bid item in its entirety to Murphy Builders for \$3,393,618.55 including NMGRT. Approve a project budget increase in revenue from General Fund Cash Reserves and expenditures of an additional \$1,227,000 for the project, as identified.

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Mr. Henderson noted, \$500,000 was previously approved and included in the FY2020-2021 proposed CIP budget.

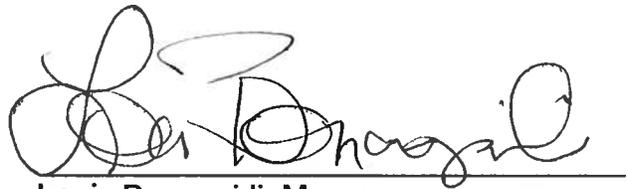
Discussion followed regarding the 20% match needed to award the project, the risk and effects of losing grant funding if the project is not awarded, the project timeframe by phase, the construction effects on Coal Avenue, postponing the walkway improvements and the impact on the General Fund balance.

Mayor Bonaguidi stated his support of the project and feedback he has received from three downtown business owners expressing their support of the project.

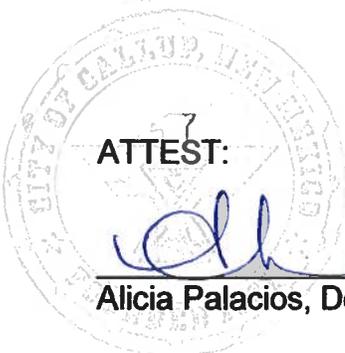
Councilor Palochak made the motion to approve and award project recommendation #3 to Murphy Builders in the amount of \$3,393,618.55 including NMGRT and approve a project budget increase in revenue from General Fund Cash Reserves and expenditures of an additional \$1,227,000.00. Seconded by Councilor Garcia. Roll call: Councilors Palochak, Garcia, Schaaf, Kumar and Mayor Bonaguidi all voted yes.

Ms. Ustick thanked the Mayor and Councilors for their approval of the project award. With Mr. Henderson's retirement date of July 1st, the approval of the project will allow him to leave his mark on the City before his departure.

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



Louis Bonaguidi, Mayor



ATTEST:



Alicia Palacios, Deputy City Clerk

Approved 5/26/2020