

Minutes of the Work Session of the Gallup City Council, City of Gallup, New Mexico, held in the Council Chambers at City Hall, 110 West Aztec, at 6:00 P.M. on Tuesday, March 22, 2011

The meeting was called to order by Mayor Jackie McKinney.

At such meeting, the following were present, constituting a quorum:

Mayor: Jackie McKinney

Councilors: Cecil Garcia
Mike Enfield
Allan Landavazo
E. Bryan Wall

Also present: R. David Pederson, City Manager /City Attorney

Presented to the Mayor and Councilors were the Presentation of the following Awards:

1. Gallup High School Lady Bengals – 2011 New Mexico Class 4A Basketball Champions

Mayor McKinney proceeded to the Discussion Topics since all the members of the Gallup High School Lady Bengals were not yet present.

The following discussion items were presented to the Mayor and Councilors:

1. Water Supply Agreement Between the City of Gallup and the Jicarilla Apache Nation – Lance Allgood, Executive Director, Gallup Joint Utilities Division

Mr. Allgood presented the draft of the final agreement between the Jicarilla Apache Nation and the City. Mr. Allgood introduced the agreement to the Mayor and Council for review before the next City Council meeting. Mr. Allgood said he would like to have the agreement come before the Mayor and Council at the next regular meeting for their approval. Mr. Allgood stated that if there were any questions or changes on the agreement between now and the next regular meeting, he and Mr. Pederson would be available to answer them.

Mr. Allgood also stated that this contract is critical to the City's participation in the Navajo Water Supply Project and the City needs to have a contract in place prior to construction for a period of four years according to the Federal language within the contract. Mr. Allgood said that the majority of the terms will implemented possibly in the year 2024.

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Councilor Landavazo asked about the proposed dollar amounts in terms of the value of water, and how the City and the Jicarilla Apache Nation arrived at the amount.

Mr. Allgood said consultants did a market analysis based on the prices on true market value and similar transactions. Councilor Landavazo questioned what would happen in the event that there is not enough to draw from in a given year that does not produce enough water for all the users who have rights to the water in the river, and could the acre feet of water be reduced or be shut off completely. Mr. Allgood said there was no likelihood that the City would ever lose all of the supply out of the river because of the snow pack it would be an extremely abnormal event. Mr. Allgood went on to explain how there are provisions in the contract in the event there is a shortage.

Mayor McKinney asked if the City had plans to enter into an agreement with the Navajo Nation. Mr. Allgood responded by saying the City had approached the Navajo Nation but the Navajo Nation has uses for all of their water and in order for the City to receive water from the Navajo Nation they would have to forego some of their uses. The Jicarilla Apache Nation fortunately had water they had left over from their settlement from their claims on the river that had no reservation uses which was available to the City. The Mayor and Councilors congratulated Mr. Allgood for his work on the contract.

2. Mayor's Spring Cleaning Initiative – Mayor Jackie McKinney

Mayor McKinney informed the Councilors of an initiative that was brought up during his campaign that the community was very interested in. Mayor McKinney said his intent was to have a City wide spring cleaning day in about three to four weeks. The concept would involve city employees, citizens of Gallup, and community organizations to participate. Mayor McKinney would like to include support from city services such as open truck services, and trash containers from the Solid Waste Department and Street department. Mayor McKinney is also willing to work with YCC, youth groups, church groups, schools, and court ordered community service individuals who want to participate. Mayor McKinney would like to see this commitment he made to the citizens be done at least once or twice a year to show that the City cares and to instill pride in the community.

The Mayor and Councilors presented commendations to the following players and coaches of the Gallup High School Lady Bengals, 2011 New Mexico Class 4A Basketball Champions: Destine Spenser, Dominae Esparza, Fran Tso, Justina Prairie Chief, Brittany Gutierrez, Shelby Nelson, Raquel Herrera, Samantha Nelson, Shanel Begay, Stacy Charley, Patty Billy, Brienna Artis, Celia Herrera, Robyn Antone; Managers Alexis Cochrane and Jynell Bahe; Assistant Coaches Wilbert Nez and Robin Langer, and Head Coach Kamau Turner. The Mayor and Councilors congratulated them on the outstanding job.

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The following items that will be considered during the next Regular Session were presented to the Mayor and Councilors for discussion only:

1. Memorandum of Understanding with Gallup BID, Inc. for the Implementation of a Downtown Clean-up Project – Mary Jean Christensen, President, Gallup BID, Inc.

Mrs. Christensen said the (BID) Business Improvement District is preparing to implement a plan to clean up the downtown area as per their business plan. The area included in the cleanup will be from the West Y to the East Y. The cleanup project will include cleaning up the curbs and opening up the public restrooms located in the Courthouse Square. Mrs. Christensen asked the City for help with the maintenance of the restrooms which could cost up to \$30,000, including surveillance of the public restrooms from the City Police Department foot patrol. Mrs. Christensen said the BID is committed to having this done for the tourists. Mrs. Christensen introduced Michael Byrne, the Manager of the BID, and thanked the Mayor and Councilors for their time. The Mayor and Councilor Enfield thought that is was a good thing that the BID was doing and would consider the request for help with the cleanup project.

2. Formal Bid No. 1025; 2011 Water and Sewer Improvements – Lance Allgood, Executive Director, Gallup Joint Utilities

Mr. Allgood said this construction contract includes different projects such as arroyo crossing for water and sewer lines that have eroded and was jeopardizing facilities such as the Fire Rock Casino and the Santa Fe Pump Station. The City received four bids with SmithCo Construction being the lowest bidder in the amount of \$514,053.31. DePauli Engineering & Surveying recommended SmithCo Construction to be awarded the bid.

Councilor Landavazo asked where the funding was coming from. Mr. Allgood said the funding will be coming out of the Gallup Joint Utility 2005 Revenue Bond monies and from the GJU Capital Improvement Project Funds. Councilor Wall asked how many actual feet will be replaced on these projects. Mr. Allgood did not have the construction drawings with him but he said that he could make one available for the Councilors after the meeting. Councilor Garcia asked if any of these projects will include any residential areas. Mr. Allgood said that none of these projects will address any specific neighborhood areas.

3. Formal Bid No. 1024; Construction Contract Award for the Washington Park TDFL Artificial Turf Project – Stan Henderson, Executive Director, Public Works Division

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Mr. Henderson presented the bid results and recommended award of the construction contract to Mountain West Golf Scapes. Mr. Henderson stated that the engineer of record and construction quality was DePauli Engineering & Surveying, with the completion time set for 120 days after receiving permission from the Gallup-McKinley County Schools to do the work. There were 14 bidders with the highest bid submitted by Bradbury Stamm at \$ 1,154,662.94 and the lowest bid submitted by Mountain West Golf Scapes at \$716,783.97. The project is estimated to cost \$900,000.00.

Councilor Landavazo asked if this was the same company that came in and did the work on Hole #17 at the Golf Course. With Mr. Henderson not being familiar with the project, Ron Caviggia, Purchasing Director came forward to answer questions regarding the golf course project. Councilors Landavazo, Wall and Enfield had concerns about the quality of work done at the golf course by Mountain West Golf Scapes. Mr. Caviggia said he thought that it was the same company but he was not sure. Mr. Caviggia explained that he was not aware of any problems that occurred at the golf course. Mr. Caviggia said to insure the quality of work to be done, there is a bidders qualifications statement included with the bid packets which asks for background information, including bank references, previous jobs done and a major supplier reference. Mr. Caviggia said he personally checked on these references himself and Mountain West Golf Scapes's banking references were sufficient and received nothing but the highest recommendations from their suppliers. Mountain West Golf Scapes's previous jobs were in Los Lunas and Albuquerque, with both Cities being satisfied with their work.

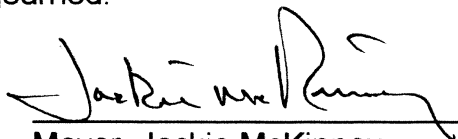
Mr. Henderson assured the Mayor and Councilors that DePauli Engineering, who is under contract with the City, is responsible for the design and will be on site to ensure that the construction will be done correctly. Mr. Caviggia stated for the City's protection that as with all construction projects of this size the companies are required to be bonded. Discussion followed about the quality of the work done by the Mountain West Golf Scapes. Mr. Pederson advised that if this project did not get approved, the project may not happen, stating that any delays in construction could mean not being able to get the TDFL field ready for the McKinley County School District for the fall season. Councilor Wall asked if the City could award the bid to the next lowest bidder. Mr. Caviggia said if the award was given to the next bidder and there being no documentation for disqualification on the bid submitted by Mountain West Golf Scapes, the company would have a reason to file a protest.

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Due to time limitations, the Work Session adjourned.



Mayor, Jackie McKinney

ATTEST:



Brenda Romero, Deputy City Clerk

Approved 4/12/2011