

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, November 8, 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:	Dan Dible, City Manager George Kozeliski, City Attorney

The following items to be considered during the next regular work session were presented to the Mayor and Councilors for discussion only:

1. Request for Street Closure for the City Christmas Parade to be Held Saturday, December 3, 2011 – Bill Lee and Alice Perez, Gallup McKinley County Chamber of Commerce

Ms. Perez said the only change for this year's parade was that the line up of the parade would be starting two blocks further west than previous years because the parade had grown. Councilor Garcia asked if the flower shop had any objections to the change. Ms. Perez said that the shop did not have any objections. The Mayor and Councilors reviewed the documentation concerning the event.

2. Acceptance of the Donation of Real Property from John Pena and Sharon Hunt, and George and Joyce Kozeliski to be used for the City-Wide Trail System – Dan Dible, City Manager

Mr. Dible said this donation of land is located east of Country Club Drive where the Youth Conservation Corps (YCC) had constructed a walking path from Country Club Drive to the Ford Canyon recreation area, as part of the citywide trail system.

Mr. Kozeliski explained that according to the ancient plats the properties are located on Country Club Drive. It was a bit confusing with, Yucca Drive, Zuni and Navajo Avenues no longer in existence, and what was once High Street is now known as Country Club Drive. Mr. Kozeliski advised that all three of the deeds required the City not to allow any improvements to be constructed, or vegetation including but not limited to grasses,

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trees, bushes, or weeds to exceed twenty four inches above the top of the curb line on the eastside of Country Club Drive. It is the intent of Grantor and Grantee that nothing on the land will obstruct the view of grantors property on Country Club Drive. The deed also states that it runs with the land and is binding. Mayor McKinney thanked Karl Lohman on the great job he was doing with the trails, and commended George and Joyce Kozeliski, Sharon Hunt and John Pena for their generosity.

3. Acceptance of the Donation of Real Property from Herbert Taylor and Barbara Taylor, and Albert O Lebeck – George Kozeliski, City Attorney

Mr. Kozeliski said the first deed is for the property located south of Junker Bridge and north of Mesa Avenue to be used for development of a park/open space area. The second quitclaim deed is on a quarter section of land (one hundred sixty acres) located approximately one mile south of the Gallup Municipal Airport and south of Mendoza Road. Herb and Barbara Taylor donated the property to the City to use as it sees fit. The third quitclaim deed is also from Herb and Barbara Taylor. The tract of land commences at a point of the northerly right-of-way line of Mesa Avenue at the point of intersection of the easterly line of Grandview Drive.

4. Resolution No. R2011-36; Approving Submission of an Application to the New Mexico Water Trust Board for Funding of Project 8 of the Gallup Regional System Component of the Navajo-Gallup Water Supply Project – Lance Allgood, Executive Director, Gallup Joint Utilities Department

Marc DePauli of DePauli Engineering and Surveying, presented the proposed Resolution for the application to the New Mexico Water Trust Board as part of the funding needed for the Gallup Regional System of the Navajo-Gallup Water Supply Project.

5. Consideration of a Two Year Contract Extension/Amendment of the Police Collective Bargaining Agreement – Dan Dible, City Manager, and Robert Cron, Police Chief

Mr. Dible referred to Section 41: Terms of Agreement of the contract and said in light of the City's financial condition, the Police Officers Association had agreed to a term of twenty-four months beginning on the date of execution by both parties that there would not be an increase of pay. If the City Council approves any across the board increase for any other group of City employees after the effective date of the police union contract, the same pay increase will be applied to the Police Department. The agreement provides for a reopening of economic issues and two non-economic issues only after July 12, 2012 and before August 1, 2012. Mr. Dible said this would be in

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effect until July 2012, to see how the City's finances are and return to the table. This would give Mayor and Council time to go through the budget process, look at wage, and benefit changes for Fiscal Year 2013. Mr. John Martinez from Management Associates reviewed the contract for a few minor language changes; however, the only significant item in the contract was Section 41.

Chief Cron reiterated what Mr. Dible said and agreed that other than a few language changes in the contract regarding verbiage. He stated that everyone at the Police Department was aware of the tough economic times and therefore, the department was not going to ask for a lot but was looking forward to a more prosperous year.

As there was sufficient time left during the work session Mayor McKinney opened up the Public Hearing on the Community Development Block Grant (CDBG) for discussion.

6. Report on Past CDBG Program Activities and to Receive Public Input on Community Development Needs for Future CDBG Projects – Bob Kuipers, Northwest New Mexico Council of Governments

Mr. Kuipers provided an agenda for this Public hearing on the agenda the following items were discussed:

- 1) To Provide an Overview Community Development Block Grant (CDBG) Funds; CDBG funds generally run on an annual cycle. Local communities can apply for one planning grant, per year for up to \$50,000. Communities can also apply for one construction grant each year, with a deadline of January 13, 2012. CDBG funds are to address three national objectives, which are: to benefit low and moderate-income families, prevention or elimination of slum or blight, and urgent community need. Two meetings are generally required, with the first meeting to review some of the past CDBG projects accomplished in the community, and new CDBG projects. The second meeting is on the project selected by City Council, and as required by law to make the citizens aware if any housing relocation will be required for project completion. The meetings are to encourage public input regarding past and future projects.
- 2) The Citizen Participation Plan: Public Service Announcements (PSA's) are placed on the radio, and newspapers, along with the placement of posters in public places. Newspaper ads need to be placed at least ten days in advance to assure reasonable access. The meeting locations need to be handicap accessible and offer language translation if needed.

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- 3) CDBG Funding Availability: Mr. Kuipers said that there \$13,000,000 available statewide for the 2012 funding cycle. One application is allowed for infrastructure, housing, or public capital outlay projects, provided the previous projects from past years have been completed. The City has until December 16, 2011 to complete a previous project ongoing at this time at the Sky City public housing for street renovation, on curb, gutter, and plumbing under the street. Applications may not exceed \$500,000 for infrastructure projects. Non-rural communities, which are municipal populations, must provide a 10% cash match, as well as one annual planning application year round, not to exceed \$50,000.
- 4) CDBG Eligible Activities: one of three national objectives must be met which were previously cited in the above section of the overview. Projects that qualify include: community infrastructure, housing, public facility capital outlay, economic development, emergency, colonias (communities/ counties within 150 miles of the Mexican border) and planning.
- 5) Development of Housing & Community Development Needs-Potential Projects: Mayor McKinney at this point asked for public input regarding potential projects. Mayor McKinney asked if the development of parks helped low and moderate-income families. Mr. Kuipers referred the question to Mr. Stan Henderson, Public Works Director, who answered no, because park usage is not limited to low and moderate income families. Mayor McKinney's next question was in regards to the prevention or elimination of slum or blight. He asked if the City could retain some funds for tearing down housing or commercial properties. Mr. Henderson said the funds could not be used for commercial properties. Mr. Kuipers said that with commercial properties, CDBG funds needed to be used on whole areas rather than just one building. Mayor McKinney also asked if the funds could be used on the city sewer system, because there was a question as to whether the odors that are coming from the Wastewater Treatment Center are coming from the sewer lines before it gets to the Wastewater Treatment Plant, with erosion of the manholes, causing gases to escape or in need of new injectors. He asked is such conditions could be regarded as an urgent community need to take care of this blight. Mr. Kuipers said that he would refer that question to the legal staff. Councilor Landavazo said that it has been hard to develop on the east side of the City because the wastewater lines to the treatment plant are in serious need of upgrading. There is potential for future development in District #2 such as providing affordable housing for low to moderate income families, which is greatly needed. Councilor Landavazo asked if District #2 is eligible to qualify for funds. Mr. Kuipers said that sewer line projects as an infrastructure project qualifying under low to moderate income population may qualify, but a neighborhood survey would have to be done. The

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population would have to consist of at least 51% low to moderate income. It would be easier to address the problem this way instead of saying there was an emergency need. Mr. Kuipers said he anticipated the lawyers to ask questions about how long the City has known about the problem, how ancient are the sewer pipes, and what constitutes this problem as an emergency. Mayor McKinney said with the City is serving the rural population outside the city limits and the new development in the surrounding areas has over-burdened the system. Mayor McKinney said the City had the potential of requesting up to \$500,000 for a qualified project, including receiving up to \$50,000 for something in planning, so it is very important for our community to prioritize qualifying projects. Councilor Wall asked if this would also include low rental housing projects. With the \$500,000 for infrastructure does the City have a piece of land where several units could be built on and added onto in the future; if not, would the City have to purchase the land separately. Mr. Kuipers was not aware of any land available and was not sure if the funds could be used towards land acquisition. Mr. Henderson said the Rosebrough Administration had looked into putting up low-income housing on the corner of Patton Drive and Dairy where the City has a tract of land. Mr. Kozeliski said the land consisted of less than ten but more than five acres, but there were some drainage problems there. Mr. Wall asked if the project was possible, could \$500,000 be used on infrastructure. Mr. Kuipers said if it was on new property, the project would have to be in a low to moderate-income neighborhood.

- 6) Use of Past CDBG Funds: Mr. Dible asked how these funds are awarded. Mr. Kuipers explained that all applications are due statewide by January. The Department of Finance Administration (DFA) tries to split up the money equitably. In March, DFA holds statewide hearings and each community is allowed to present their projects. Afterwards DFA notifies the communities of the amount of the awards, with the projects starting the following July. Mayor McKinney asked if the City could apply for the \$500,000 for Mossman, Indian Hills and Chihuahueta neighborhoods. Mr. Kuipers said that it would depend upon the neighborhoods meeting the low to moderate income threshold survey. Mr. Henderson said the low to moderate income threshold gets harder and harder to meet each year in the past Mr. Kuipers has had to go door to door for the survey. Mr. Henderson said to avoid any problems meeting the threshold the targets have been the public housing areas. The income data is given to Mr. Kuipers by the housing authority. The past projects have been concentrated on the Sky City Public Housing. In 2007 a \$500,000 construction grant was awarded for the Sky City Public Housing – La Loma Addition, Street Renovation Project Phase 1 for Vega and Cliff Avenues. In response to Mayor McKinney's

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question regarding \$500,000 per neighborhood, Mr. Kuipers said that only one project per year will be approved, once each project is completed.

Due to time limitations, the Work Session adjourned.



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Mayor Jackie McKinney

ATTEST:



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Brenda Romero, Deputy City Clerk

Approved 11/22/2011