

Minutes of the Special Meeting of the Gallup City Council, City of Gallup, New Mexico, held in the Council Chambers at City Hall, 110 West Aztec, at 5:00 p.m. on Tuesday, November 22, 2011.

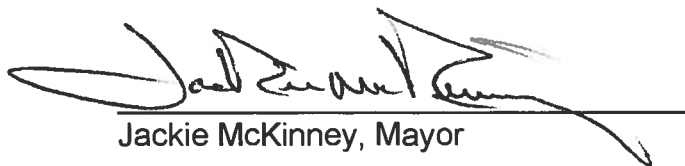
The meeting was called to order by Mayor Jackie McKinney.

Upon roll call, the following were present:

Mayor:	Jackie McKinney
Councilors:	Cecil Garcia Allan Landavazo E. Bryan Wall
Absent:	Mike Enfield, Councilor
Also present:	Dan Dible, City Manager George Kozeliski, City Attorney

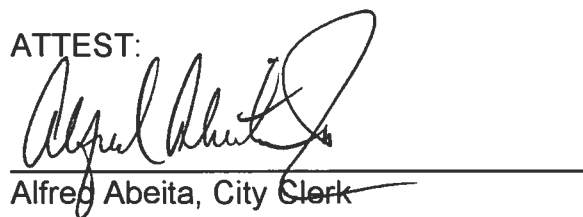
Councilor Wall made the motion to adjourn into closed session for the purpose of discussing bargaining strategy preliminary to collective bargaining negotiations and pending or threatened litigation with Acuity Building Corporation. Seconded by Garcia. Roll call: Councilors Wall, Garcia, Landavazo and Mayor McKinney all voted aye.

The Mayor and Councilors adjourned into closed session, pursuant to §10-15-1-H.(5) and §10-15-1-H.(7) NMSA 1978 Comp. (as revised).



Jackie McKinney, Mayor

ATTEST:



Alfred Abeita, City Clerk

Approved 12/13/2011

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 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 Allan Landavazo E. Bryan Wall
Absent:	Mike Enfield, Councilor
Also present:	Dan Dible, City Manager George Kozeliski, City Attorney

Mr. Dible certified for the record that the only matters discussed during the closed session that was held during the Special Meeting of November 22, 2011 at 5:00 p.m., were limited to bargaining strategy preliminary to collective bargaining negotiations and pending or threatened litigation with Acuity Building Corporation. The certification by Mr. Dible is made pursuant to Section 10-15-1-J of the Open Meeting Act, NMSA 1978.

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

1. Approval of the Following Appointments to the Sustainable Energy Board:
 - Re-Appointments of Bill Bright, Chris Chavez and Don Hyde
 - New Appointments of David Brunt and John Milligan– Mayor Jackie McKinney

Mayor McKinney presented his recommendations for the Sustainable Energy Board.

2. Appointment of Leah McFadden to the Octavia Fellin Public Library Advisory Board – Mayor Jackie McKinney

Mayor McKinney asked for the Councilors' approval to appoint Ms. McFadden to the Board.

3. Request for Street Closures for an Arts Crawl to be held on the Second Saturday of Every Month from 7:00 P.M. to 9:00 P.M. – Nate Haveman, Gallup Journey

Councilor Landavazo said Mr. Haveman was ill and unable to attend the Work Session.

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Councilor Landavazo read the following letter into the record from Melanie Van Dorp, Arts Crawl Coordinator:

Mayor McKinney and Council,

In an effort to help revitalize Historic Downtown Gallup, as well as the monthly Arts Crawl events, we are asking that the City of Gallup close Coal Avenue from First Street to Third Street, from 6 p.m. to 9 p.m. (Arts Crawl runs from 7 p.m. to 9 p.m.) on the second Saturday of each month, beginning January 14, 2012. We feel that closing Coal Avenue (as it was during Wild West Day – A Great Event!) invites community members to gather and walk between downtown galleries, shops, and restaurants in a safe and secure environment. We also envision demonstrations by artists, musicians, dancers, etc. on Coal Avenue throughout the evening. Gallupians can sit down on benches placed temporarily in the street to converse and observe the performing arts. We believe in Historic Downtown Gallup and see the closing of Coal Avenue during the Arts Crawl of vital importance to the enjoyment and success of our downtown! Thank you for your consideration.

Sincerely,

Melanie Van Dorp, Arts Crawl Coordinator

Mr. Kozeliski said Mr. Haveman's proposal during a recent Business Improvement District meeting specified the closure of Coal Avenue from Second Street to Third Street. Councilor Garcia said there is only one arts building on the corner of First Street and does not believe there is a need to close Coal Avenue from First Street to Second Street. Mayor McKinney said the event could begin with only one block being closed on Coal Avenue and if the event grew larger, a second block on Coal Avenue could be closed.

4. Construction Acceptance of the Community Development Block Grant (CDBG) Sky City Public Housing Curtis Avenue Reconstruction Project – Stan Henderson, Executive Director, Public Works Department

Mr. Henderson recommended the acceptance of the project in order to close out the grant and to proceed with a new grant application for funding the next phase of the project. The City received \$375,000 in CDBG funding for this project which required a match from the City in the amount of \$325,000. Since the project was completed under budget, he recommended the use of the \$285,000 balance of the City's match as seed funding for the new application for the next phase of the project.

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Councilor Landavazo asked if Mr. Henderson was pleased with the project. Mr. Henderson responded yes.

Councilor Garcia asked about the estimated project costs for the next phase of the project. Mr. Henderson said the next phase of the project will cost about \$600,000 to \$700,000 as the City will request \$500,000 in CDBG funding with the \$285,000 match from the City.

Councilor Wall asked about the cost savings in the current project. Mr. Henderson said the City saved over \$200,000 in the current project.

Discussion followed concerning the matching requirements for CDBG funding, the ranking of the grant applications by the State and the use of matching funds for other projects if the City receives a CDBG grant for 100% of the project costs of the next phase.

5. Resolution No. R2011-34; Methodology Regarding Application of New Mexico Cost-Share to Cost Allocation and Repayment for the Navajo-Gallup Water Supply Project – Lance Allgood, Executive Director, Gallup Joint Utilities

Mr. Allgood said the Bureau of Reclamation has requested approval from the City concerning the methodology used in determining the allocation of the State's cost-share as related to the reduction in the federal cost-share and repayment obligations of the City. He said all of the parties involved have agreed with the methodology which will be carried forward in the State's agreement with the Bureau of Reclamation for allocation of the State's \$50 million for the project. The methodology is also referenced in the Repayment Contract and was used in the financial planning and cost allocation throughout the entire process.

6. Resolution No. R2011-35; Memorandum of Understanding Between the New Mexico Interstate Stream Commission, the New Mexico Environment Department, the New Mexico Finance Authority and the City of Gallup for Determining Entity Responsibilities Relating to the State of New Mexico Cost Share Credit Request for Funds Expended on the Navajo-Gallup Water Supply Project – Lance Allgood, Executive Director, Gallup Joint Utilities Department

Mr. Kozeliski recommended tabling the Resolution at the next regular meeting until he has had time to review the matter.

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7. Resolution No. R2011-37; Condemnation of the Days Inn Motel Located at 3201 West Highway 66 – Clyde "C.B." Strain, Planning Director

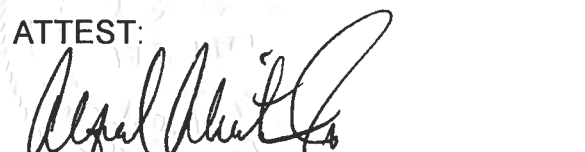
Mr. Strain said the aforementioned building caught fire on January 10, 2010 and sustained extensive structural damage rendering the building structurally unsound and a threat to the public's health, safety and welfare. To date, no action has been taken by the owner of record to repair or remove the structure or to remove any ruins, rubbish, wreckage or debris from the property. The City is currently involved in litigation with the owner and the insurance company concerning the property. The cost for demolishing the structure and removing the ruins, rubbish, wreckage and debris, including asbestos testing and abatement, is estimated to be at \$320,000.

Councilor Landavazo asked if approval of the proposed condemnation was the only matter being requested at this time since the matter is in litigation. Mr. Kozeliski said Lynn Isaacson, the City's attorney, will petition the court to release funds to demolish the structure based on the City's condemnation and the bids received for demolition of the structure.

There being no further business, the Work Session adjourned.


Jackie McKinney, Mayor

ATTEST:


Alfred Abeita, City Clerk

Approved 12/13/2011