

Regular Meeting of the City Council, City of Farmington, New Mexico, held in the Council Chamber at City Hall at 6:00 p.m. on Tuesday, March 8, 2016. The open regular session was held in full conformity with the laws and ordinances and rules of the Municipality.

Upon roll call, the following were found to be present, constituting a quorum:

MAYOR	Tommy Roberts
COUNCILORS	Linda G. Rodgers Sean E. Sharer Gayla A. McCulloch Nate Duckett

constituting all the members of said Governing Body.

Also present were:

CITY MANAGER	Rob Mayes
ASSISTANT CITY MANAGER	Bob Campbell
CITY ATTORNEY	Jennifer Breakell
CITY CLERK	Dianne Smylie

The meeting was convened by the Mayor. Thereupon the following proceedings were duly had and taken:

INVOCATION: The invocation was offered by Pastor Jerry Strickler of Crossroads Community Church.

Councilor Rodgers led the Pledge of Allegiance.

CONSENT AGENDA: The Mayor announced that those items on the agenda marked with an asterisk (*) have been placed on the Consent Agenda and will be voted on without discussion by one motion. He stated that if any item did not meet with approval of all Councilors or if a citizen so requested, that item would be removed from the Consent Agenda and heard under Business from the Floor.

*MINUTES: The minutes of the Regular Meeting of the City Council held February 23, 2016 and the minutes of the Regular Work Session of the City Council held February 16, 2016.

*SURPLUS PROPERTY: The Chief Procurement Officer recommended that worn-out, unusable or obsolete scrap and surplus electric reclosers (Administrative Services, Central Warehouse, Electric Utility and Transmission and Distribution) be declared surplus to the needs of the City and not essential for municipal purposes, and that the City Manager or his designee be authorized to dispose of such surplus property pursuant to State Statutes.

*BID: The Chief Procurement Officer requested that the bid for purchase of a power transformer for the Cottonwood Substation (Electric) be awarded to Stuart C. Irby on its low bid meeting specifications after application of five percent in-state preference of \$1,139,098, and that the primary bid received from Virginia Transformer, MVA and the alternate bid received from Western United be rejected for being non-responsive and not meeting specifications. Bids opened February 17, 2016 with seven bidders participating.

*PURCHASE AGREEMENT BETWEEN THE CITY AND SCOTT A. MICHLIN for purchase by the City of 0.14 acres of property abutting the Palmer House located between 206 and 210 North Allen (purchase price of \$21,500 less \$3,500 donation from seller).

*PURCHASE AGREEMENT BETWEEN THE CITY AND JOHNNIE COBURN HARPER for purchase by the City of 37.09 acre-feet of diversionary water rights from the Animas River delivered through the Farmers Mutual Ditch (purchase price \$1,500 per acre-foot).

*RESOLUTION NO. 2016-1582 ACCEPTING AND APPROVING A CERTAIN GRANT AGREEMENT (Project No. FMN-16-03) between the City and the Aviation Division of the New Mexico Department of Transportation for reconstruction of taxiways E, F and G at the Four Corners Regional Airport.

*WARRANTS PAYABLE for the time period of February 21, 2016 through March 5, 2016, for current and prior years, in the amount of \$7,368,395.40.

There being no requests to remove any items, a motion was made by Councilor Duckett, seconded by Councilor Rodgers to approve the Consent Agenda, as presented, and upon voice vote the motion carried unanimously.

APPOINTMENT TO THE METROPOLITAN REDEVELOPMENT AGENCY COMMISSION

The Mayor asked the Council's consideration of the appointment of Doug Dykeman (term to September, 2020) as a member to the Metropolitan Redevelopment Agency Commission.

Thereupon, a motion was made by Councilor McCulloch, seconded by Councilor Rodgers to confirm the appointment of Doug Dykeman as a member to the Metropolitan Redevelopment Agency Commission, as recommended by the Mayor, and upon voice vote the motion carried unanimously.

COUNCIL BUSINESS

Recognition of Former City Councilor Mary Fischer

Mayor Roberts announced that City Manager Rob Mayes contacted former City Councilor Mary Fischer to ask her to attend tonight's meeting to receive a plaque in honor of her 28 years of service, but reported that she declined the invitation. As a result, Mayor Roberts commended her for her responsiveness to her constituents and her desire to serve the community.

Councilor McCulloch echoed the Mayor's comments and thanked Councilor Fischer for her faithfulness to public service. She also welcomed newly-elected Councilor Sean Sharer.

Councilor Duckett suggested that staff consider planting a tree in honor of Ms. Fischer and Councilors Rodgers, McCulloch and Sharer agreed.

CITY MANAGER BUSINESS

Community Solar Project Update

City Manager Rob Mayes introduced Fred Wellington and Andy Reger of Leidos who are present at tonight's meeting for the purpose of giving an update on the proposed community solar program.

Utilizing a Powerpoint presentation, Mr. Wellington reminded the Council that the first phase of the proposed community solar program was initiated in October 2015 when Leidos presented the pros and cons to the members of the Public Utility Commission, the City Council and interested customers. He reported that since that time a survey has been completed to gauge customer interest in the program at different price points and stated that the final phase of the project will be to determine 1) a structured framework for evaluating program design options; 2) quantification of impacts of the program on the Electric Utility's revenue; and 3) the impact of customer pricing and demand. Reviewing the results of the customer survey, he reported that 966 customers responded with 266 expressing support for a customer-utility shared solar project; stated that 409 respondents indicated that they believe that the Farmington Electric Utility System ("FEUS") should support rooftop solar; noted that 505 respondents indicated that they have considered a rooftop solar system; pointed out that 291 respondents (which appear to be average or slightly larger than average FEUS customers) indicated that they would pay a premium greater than \$11 per month for solar; and reported that the survey also indicated a preference for paying a monthly price premium versus a lump-sum, up-front cost with monthly bill savings. Continuing with his presentation, Mr. Wellington reported that it has been determined that FEUS should not construct a community solar project utilizing City staff but explained that it could contract with a company that is experienced in these types of projects in an effort to procure lower costs for interested customers, gain experience in operating a

solar facility and maintain the simplicity in project ownership and programmatic structure. Furthermore, he explained how lower cost solar can be achieved with a Federal tax credit through the direct purchase of power through a power purchase agreement or by entering into a joint venture ownership arrangement with an entity that can monetize Federal tax credits. He reviewed the options for the procurement process, noting that the key to appropriate cost recovery in program pricing is flowing the solar costs and benefits to the individual customers. He explained that the cost of solar is straight-forward, but noted that calculating the value of solar is more complex because the comparison between participation pricing (what the customer pays to participate in the program) and the customer's bill credit (what the customer receives for participation in the program) defines the program's economics to the customer. Mr. Wellington responded to numerous questions from the Council concerning the potential pricing structure. In closing, he summarized the key points by stating that 1) the results of the customer survey indicate that there is interest in solar and in community solar in Farmington; 2) customers are willing to pay a premium for solar and prefer to pay extra each month rather than paying a large lump-sum for savings over time; 3) the tradeoffs between lower solar cost, project ownership and operational and maintenance services can be better understood through a procurement process; 4) program participation pricing and resulting customer economics can only be finalized through soliciting actual solar bids; and 5) the value of solar and the customer bill credit can be updated and finalized with further analysis.

Mr. Mayes pointed out that staff will be meeting with representatives from San Juan Regional Medical Center tomorrow concerning their proposed solar project, but noted that they have indicated that they might be interested in partnering with the City on a community project. In closing, he reported that Mr. Wellington will be providing future updates on the proposed community solar project as things progress.

CITY ATTORNEY BUSINESS

City Attorney Jennifer Breakell presented a proposed ordinance dealing with training, special events and maintenance at Lake Farmington and stated that notice of intent to consider said ordinance has been published two weeks prior to final action upon the ordinance as required by Section 3-17-3 NMSA 1978 Compilation. She recommended the ordinance, if adopted, be given the number 2016-1283. The title of the ordinance being:

AN ORDINANCE AMENDING CHAPTER 20 OF THE CITY CODE DEALING WITH LAKE FARMINGTON.

After consideration of Ordinance No. 2016-1283, a motion was made by Councilor Duckett, seconded by Councilor McCulloch that said ordinance be passed and adopted as presented. The roll was called with the following result:

Those voting aye:	Linda G. Rodgers
	Sean E. Sharer
	Gayla A. McCulloch
	Nate Duckett

Those voting nay:	None
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The presiding officer thereupon declared that four Councilors having voted in favor thereof, the said motion carried and Ordinance No. 2016-1283 was duly passed and adopted.

CLOSED MEETING

A motion was made by Councilor Rodgers, seconded by Councilor McCulloch to close the meeting to discuss request for qualification-based proposals for professional landscape architectural services for Americans with Disability Act (ADA) improvements at park sites, pursuant to Section 10-15-1H(6) NMSA 1978. The roll was called with the following result:

Those voting aye:	Linda G. Rodgers
	Sean E. Sharer
	Gayla A. McCulloch

Nate Duckett

Those voting nay: None

The presiding officer thereupon declared that four Councilors having voted in favor thereof, the said motion carried.

The Mayor convened the closed meeting at 7:08 p.m. with all members of the Council being present.

Following the closed meeting, during which meeting the matter discussed was limited only to that specified in the motion for closure, a motion was made by Councilor Duckett, seconded by Councilor Rodgers to open the meeting for further business, and upon voice vote the motion carried unanimously.

The open meeting was reconvened by the Mayor at 7:12 p.m. with all members of the Council being present.

REQUEST FOR QUALIFICATION-BASED PROPOSALS/PROFESSIONAL LANDSCAPE ARCHITECTURAL SERVICES FOR ADA IMPROVEMENTS AT PARK SITES

Purchasing Supervisor Kristi Benson reported that proposals for professional landscape architectural services for ADA improvements at park sites (Community Development and Parks, Recreation & Cultural Affairs) opened on February 11, 2016 with two offerors participating. She recommended that the proposal be awarded to FBT Architects/Groundworks Studio as the top evaluated offeror based on the pricing schedule for services.

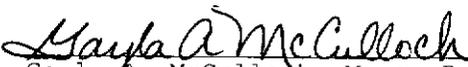
Thereupon, a motion was made by Councilor Rodgers, seconded by Councilor Duckett to award the proposal for professional landscape architectural services for Americans with Disability Act improvements at park sites to FBT Architects/Groundworks Studio, as recommended by the Purchasing Supervisor, and upon voice vote the motion carried unanimously.

There being no further business to come before the Council, the meeting was adjourned at 7:13 p.m.

The City Clerk certified that notice of the foregoing meeting was given by posting pursuant to Resolution No. 2013-1466, et seq.

Approved this 22nd day of March, 2016.

Entered in the permanent record book this 23rd day of March, 2016.


Gayla A. McCulloch, Mayor Pro Tem

SEAL

ATTEST:


Dianne Smylie, City Clerk