

Work Session of the City Council, City of Farmington, New Mexico, held Tuesday, March 15, 2016 at 9:00 a.m. in the Executive Conference Room at City Hall, 800 Municipal Drive, Farmington, New Mexico, in full conformity with the rules, regulations and ordinances of the municipality.

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

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

constituting all the members of the Governing Body.

Also present were:

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

PROCUREMENT MONTH PROCLAMATION

Mayor Roberts presented Chief Procurement Officer Eddie Smylie with a Proclamation declaring March 2016 as, "Procurement Month." He recognized the staff of the Purchasing Division for their dedication and commitment to the City of Farmington. Mr. Smylie thanked the Mayor and Council for their continued support and introduced Purchasing Supervisor Kristi Benson; Buyers II Jennifer Rowland, Emily Foucault and Kay Rose; Buyers I Sharron Dunn and Christine Tyler; Administrative Aide Jeanette McCoy; and Contracts Administrator Rosalyn Potter.

2016 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

Community Development Director Mary Holton reintroduced Associate Planner Teresita Clashin and explained that the purpose for today's discussion is to receive direction from the Council in regards to possible capital and public service projects utilizing the Community Development Block Grant ("CDBG") funding. Ms. Clashin reported that the City will receive \$368,653 in CDBG funding beginning October 1, 2016 and noted that in previous years the funding was divided between planning and administration (20 percent), public service (15 percent) and capital projects (65 percent). In response to Mayor Roberts' inquiry, she confirmed that 15 percent of the award amount is \$55,298 which could be used for public service projects. Additionally, City Manager Rob Mayes reminded the Council that public service projects would be open to the public utilizing the request for proposals ("RFP") process.

It was the consensus of the Council to direct staff to proceed with the RFP process for public service projects. Mayor Roberts requested that staff rank each proposal based on the RFP criteria (as it was done the previous year) and Councilor Duckett requested that the RFP require each entity to be present at the City Council meeting when the funding is finalized.

Ms. Clashin reported that Section 108 of the Housing and Community Development Act of 1974 ("Section 108 Loan") provides for a loan guarantee component of the CDBG Program which allows an entitlement city to apply for a loan up to five times the approved CDBG entitlement amount with a maximum repayment period of 20 years for capital projects. In response to the Mayor's inquiry, Ms. Clashin reported that the City could apply for a Section 108 Loan of approximately \$1.2 million. Mr. Mayes pointed out that it is staff's intention to inform the Council of the Section 108 Loan opportunity and stated that more information can be compiled upon request. Furthermore, he emphasized that the Council does not have to select the project today if the Section 108 Loan is of interest. Councilor McCulloch voiced her support of applying for the Section 108 Loan and contended that the annual award amounts are not

enough to cover many of the large-scale capital projects needed by the City. Councilor Rodgers suggested that sidewalks along Bluffview Avenue be considered as a capital project and stated that she is not opposed to the Section 108 Loan. Mayor Roberts declared that funding the Metropolitan Redevelopment Agency's Complete Streets project will be a challenge and suggested that the Section 108 Loan could be a good funding source.

Following further discussion, it was the consensus of the Council to direct staff to pursue an analysis of the Section 108 Loan program and to compile a list of possible capital projects including Complete Streets and Bluffview Avenue sidewalks for Council's review.

PROPOSED POLICY REVISIONS TO THE NAMING GUIDELINES FOR PARKS, RECREATION AND CULTURAL AFFAIRS' FACILITIES AND ASSETS

Parks, Recreation and Cultural Affairs Director Cory Styron reported that the existing Facilities Naming Policy & Guidelines was an administrative policy implemented in the 1990s and he introduced Parks, Recreation and Cultural Affairs ("PRCA") Commission Chairman Tyson Snider. Mr. Snider explained that current policy is more of a general philosophy and stated that the PRCA Commission has revised the policy to be less subjective with more guidelines. He noted that specific changes include naming facilities or elements after individuals and purchasing naming rights and explained that the PRCA Commission has developed criteria and a step-by-step process for naming facilities or elements which includes an application.

Mayor Roberts recalled that it has been the general philosophy that naming a facility or element after an individual has been the exception to the rule rather than the standard and expressed his confliction in regards to changing it. He pointed out that it is a process that can get very emotional and the result can be quite divisive in determining someone's "worthiness". Mr. Styron reiterated that the proposed revisions include the PRCA Commission vetting each application and then providing a recommendation to the Council. He also stated that the ultimate goal is to provide a standard process for future staff and Commissioners to follow.

In response to Councilor McCulloch's inquiry, Mr. Styron reported that a current situation has risen regarding naming an exhibit hall at the Museum after Cassie Dallas which has prompted the revision of this administrative policy. Councilor McCulloch expressed her discontent at having to determine whether someone meets the proposed subjective criteria and recognized that it could be quite troublesome in making the determination. Noting that she is uncomfortable with some of the verbiage, Councilor Rodgers pointed out that interpretation of what a "significant contribution" constitutes will vary widely amongst community members and stated that the document may be more appropriately utilized as guidelines instead of policy. Mr. Snider pointed out that the PRCA Commission continues to receive naming requests and stated that they would like to have an updated document with some structure to consult when making these difficult decisions. Mr. Mayes noted that the Council does not have to take action on this item today and suggested that it may be prudent for staff to review the document based on today's discussion and provide revisions to the PRCA Commission for further consideration.

At the Mayor's request, Mr. Styron reviewed the current process applicants follow when making a naming request and agreed that the best answer may be to use the proposed revisions as guidelines instead of policy. Mayor Roberts suggested implementing minimum standards for contribution levels would be appropriate in an effort to quantify the proposed criteria and pointed out that it is incumbent upon each Councilor to provide any suggested revisions to staff. Councilor Rodgers commended Mr. Styron and the PRCA Commission for recognizing that revisions were needed and working through the enormous task of revamping the current administrative policy.

Following further discussion, it was decided to utilize broad terms rather than criteria minimums when revising the proposed guidelines and for the PRCA Commission to continue processing naming requests in its current manner.

PRESENTATION/BROOKSIDE POOL AND AQUATIC OPTIONS

Utilizing a Powerpoint presentation, Parks, Recreation and Cultural Affairs Director Cory Styron reported that Brookside Pool has been an

institution in the community for nearly 60 years, noting that it was built in 1958. He reported that the New Mexico Environment Department ("NMED") has been able to "grandfather" the pool's circulation system which operates at an 8-hour flow rate (current standard is a 6-hour flow rate) but stated that passing the annual inspections at the 8-hour flow rate has been difficult over the past four years. Mr. Styron reported that approximately 4-6 lap swimmers and an average of 160-170 swimmers utilize Brookside pool on a daily basis; noted that the diving boards were removed in 2014 due to the inadequate depth of the diving wells; and pointed out that the pool is losing a significant amount of water each day. He stated that Dekker/Perich/Sabatini performed a comprehensive assessment of all the City's pools in conjunction with the Aquatic Design Group and he highlighted the key findings for Brookside pool. Mr. Styron reported that the total estimated rehabilitation cost is approximately \$1 million and noted that replacement of the sand filter and lateral lines (\$58,000), removal and replacement of piping and decking (\$48,000), performing leak detection test and repairing the vinyl liner (\$7,000) and installation of NSF listed chlorine feed equipment (\$10,000) are all immediate repairs that are needed in order to open Brookside pool this year. Furthermore, he emphasized that passing the annual NMED inspection is not guaranteed after performing all of the necessary repairs and explained that there is a possibility that the filtration and/or return systems could leak as a result of pressuring the systems back up after completion of the repairs.

Responding to the Mayor's inquiries, Mr. Styron confirmed that as long as nothing else failed that Brookside pool could be reopened and operated after the \$125,000 worth of immediate repairs are completed and he reported that annual revenue produced from the pool averages between \$12,000 and \$17,000. Additionally, Aquatics Manager Mike Duke stated that admission rates are \$1.00 for children and \$1.50 for those over the age of 13.

Continuing with the presentation, Mr. Styron explained that the biggest failure at Brookside pool is the flow rate, reiterating that the current standard is a 6-hour turnover rate for full filtration but the pool is operating at an 8-hour rate. He reviewed the flow rates for the 2015 operating season, noting that the flow rate began to decline in mid-June, and explained that the decline in filtration of the water puts patrons at risk for contracting recreational water illnesses such as cryptosporidium or giardia which present flu-like symptoms. Mr. Styron reported that NMED would close the pool if the water's chlorine level tested less than one or if the flow rate was less than the grandfathered 8-hour filtration rate. Furthermore, he reported that NMED performs one annual inspection prior to the pool opening for the season. In response to Councilor Duckett and Rodgers' inquiries, Mr. Styron stated that the 2014 season was the last season the pool was fully operational and noted that the sand filter failed at the end of July 2015 which increased the flow rate but actually pushed sand out of the filter and into the pool. He also pointed out that the pool is losing approximately 12,000 gallons of water per day which is not a huge expense but is quite wasteful in our high desert community and noted that the location of the leak is unknown at this time. Mr. Styron detailed the 2015 season flow rate mitigation attempts which included an increased backwash schedule and closure of the pool on even numbered dates to provide additional time for the water to filter. Mr. Styron stated that due to the age of the pool and the uncertainty of the success of the necessary repairs it is staff's recommendation that Brookside pool remain closed and that other short-term outdoor swimming options be explored. He reported that a possible short-term option is to provide a swimming area at Lake Farmington on the north shore near the boat ramp that would include a rope-and-buoy perimeter, swimming lane, wibits, a beach area, a shade structure and lifeguards and stated that the initial cost to implement this option is approximately \$42,123. Mr. Styron noted that operational costs for outdoor swimming at Lake Farmington (\$30,250) are estimated at approximately half of the operational costs for Brookside pool (\$64,000) over the same season (Memorial Day weekend through Labor Day weekend) and stated that additional portable restrooms could be provided.

Councilor Sharer pointed out that Lake Farmington is not as centrally located as Brookside pool and suggested that children that walk to the pool would not be able to utilize Lake Farmington for summertime swimming which would reduce attendance. Noting that it is a short-term alternative, City Manager Rob Mayes emphasized that allowing swimming at Lake Farmington is not a replacement for Brookside pool and stated that it does fit into the long-term vision of Lake Farmington. Furthermore, he noted that if Brookside pool remains closed, staff would begin the

process of obtaining community input to determine the most desirable replacement option, such as a similar flat-water pool or an interactive aquatic park, to be built at the same location. He pointed out that the type of structure to be built would determine the funding level needed and the timeframe required to obtain the funding. In response to the Mayor's inquiry, Mr. Styron reported that outdoor interactive aquatic parks are typically open the same season as outdoor flat-water pools and highlighted an example in Arlington, Texas where the aquatic park actually produces more revenue than its operational costs.

Councilor Duckett expressed his support for swimming at Lake Farmington to be a permanent, long-term option for the community and requested that the signage on Highway 516 be improved to better guide the public to Lake Farmington. Mr. Mayes reported that the recent revision to the City Code could grant authority at the Council's direction for the City Manager to allow swimming at Lake Farmington on a yearly basis but stated that a new ordinance could be considered to allow swimming permanently. Councilor McCulloch announced that it is her opinion that the community will enjoy swimming at Lake Farmington so much that it will demand that it remain a permanent option.

Concluding the presentation, Mr. Styron explained that if Council endorses staff's recommendation for Brookside pool to remain closed and to allow swimming at Lake Farmington that the process moving forward would include a public media release of Brookside pool's closure, the purchase of supplies to construct the swimming site at Lake Farmington, the pursuit of open-water certifications for lifeguards and the initiation of the conceptual element phase for the Brookside pool replacement project.

The Mayor called for comments from the members of the audience.

Sarah Menapace-Walker read from a prepared statement expressing her support of Brookside pool and suggested that the community would be supportive of an increase in taxes to fund the repairs. Ms. Menapace-Walker relayed her fond memories of swimming at the pool over the past 29 years and urged the Council to keep the pool open as long as possible.

Also speaking in support of reopening Brookside pool, Stephanie Nevarez stated that she has been swimming at the pool for 30 years and would be very disheartened if the City did not pursue any other outdoor swimming options than at Lake Farmington. In response to Ms. Nevarez's question, Mayor Roberts announced that the ban on swimming at Lake Farmington has only been a philosophical policy rather than an underlying prohibition of swimming in the City's drinking water reservoir and explained that the current Council is taking a more progressive stance on the economic development benefits that Lake Farmington has to offer. Ms. Nevarez questioned the slope of the bottom of the lake and whether there would be enough shallow water for young kids to play in. Mayor Roberts noted that the lifeguards would have a significant responsibility and stated that staff will answer these questions once the Council has determined the direction it will pursue for outdoor swimming. As a final note, Ms. Nevarez pointed out that Brookside pool lost participation after the reduction in operational days was implemented.

Julie Firestone expressed her love of Brookside pool and noted that she has taught her children and neighborhood children to swim in the pool. She acknowledged that social trends are moving toward "play parks" but emphasized that swimming is valuable and kids learn to swim in pools that have a depth of four feet or more.

Noting that she is a lap swimmer, Patti Glover stated that approximately 20 swimmers utilize the pool for lap swimming and pointed out that Brookside pool is a safe place for lower income children to get a "feel" for the water because it is shallow and inexpensive. She expressed her excitement for the possibility of swimming in Lake Farmington because she is an open-water swimmer and loves swimming outdoors.

Leslie Thompson, a member of the Parks, Recreation and Cultural Affairs ("PRCA") Commission, noted that she swam at Brookside pool as a child when it first opened and agreed that she would also miss the historical aspect of swimming there. However, she pointed out that the data has shown that there is a much higher health concern in not replacing the facility and stated that this a great opportunity to get public input to redesign a water concept for the community.

Mayor Roberts pointed out that these types of decisions have a true element of nostalgia which makes it more difficult but stated that the Council cannot ignore the aging infrastructure and will have to make a decision. Mr. Mayes summarized the items that staff would like to receive direction on today and Mr. Styron noted that the PRCA Commission voted unanimously at their meeting in February to keep Brookside pool closed, recommended swimming at Lake Farmington and to consider a long-term aquatic facility.

Following further discussion, a motion was made by Councilor Rodgers, seconded by Councilor Sharer to table the subject item to the March 22, 2016 regular City Council meeting, and upon voice vote the motion carried unanimously.

At the request of Councilor McCulloch, it was the consensus of the Council to direct staff to schedule and facilitate a public meeting regarding Brookside pool and the proposed options prior to the March 22, 2016 regular City Council meeting.

RESOLUTION NO. 2016-1583 APPROVING THE THIRD REVISION TO THE FY16 BUDGET AND REQUESTING STATE APPROVAL.

Administrative Services Director Andy Mason provided a brief explanation of the proposed budget revisions and recommended adoption of Resolution No. 2016-1583.

Thereupon, a motion was made by Councilor Duckett, seconded by Councilor McCulloch to pass and adopt Resolution No. 2016-1583, as presented. The roll was called with the following result:

Those voting aye:	Linda G. Rodgers Sean E. Sharer Gayla A. McCulloch Nate Duckett
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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 Resolution No. 2016-1583 was duly passed and adopted.

BID/PURCHASE OF THE CITY OF AZTEC STATION REVENUE METERING POINT

Purchasing Supervisor Kristi Benson reported that bids for the purchase of the City of Aztec Station revenue metering point (Electric) opened on March 8, 2016 with three bidders participating. She recommended that the bid be awarded to Integrated Power Company on its low bid meeting specifications of \$75,446.50 and that the bid received from Industrial Mechanical Inc. be rejected for not registering with the State of New Mexico Workforce Solutions Public Works Division.

Thereupon, a motion was made by Councilor Duckett, seconded by Councilor Rodgers to award the bid for purchase of the City of Aztec Station revenue metering point to Integrated Power Company as the lowest responsible bidder and that the bid received from Industrial Mechanical Inc. be rejected for not registering with the State of New Mexico Workforce Solutions Public Works Division, and upon voice vote the motion carried unanimously.

PROPOSED ORDINANCE REVISING CHAPTERS 24 AND 25 OF THE CITY CODE RELATING TO HOUSE NUMBERING AND DISPLAY OF MOTOR VEHICLES FOR SALE

City Attorney Jennifer Breakell requested permission to draft a proposed ordinance revising certain sections of the City Code providing for clarification and additions to provisions in Chapters 24 and 25 relating to house numbering and the display of motor vehicles for sale. Noting that the City Code does not clearly state how a residence must be numbered, Corporal Todd Johnston pointed out that it is difficult for safety responders and code enforcement officers to locate residences in some neighborhoods because of the lack of house numbering and stated that the proposed ordinance would include language that clearly identifies how a residence must be numbered including street numbering if the residence is located further than a specified distance from the roadway. He also reported that the proposed ordinance would include language that would require written permission from the property owner or to have a legal

interest in the property where a motor vehicle is to be displayed for sale.

Following brief discussion, a motion was made by Councilor Duckett, seconded by Councilor Rodgers to direct the City Attorney to draft a proposed ordinance in accordance with State Statutes, and upon voice vote the motion carried unanimously.

DANGEROUS AND DILAPIDATED BUILDING AND ACCUMULATION OF WEEDS,
RUBBISH, RUINS, WRECKAGE AND DEBRIS ON PROPERTY LOCATED AT 2800
EDGECLIFF DRIVE

City Attorney Jennifer Breakell reported that staff is requesting that the condemnation process be initiated for property located at 2800 Edgecliff Drive and stated that the next step is to draft a resolution directing the owner and/or executor of the estate to remove the dangerous and dilapidated building and weeds, rubbish, ruins, wreckage and debris from the property. She briefly reviewed the history surrounding the property and thanked Police Chief Steve Hebbe and staff for their support in obtaining the necessary resources for the inhabitant of the structure. In response to the Mayor's inquiry, Ms. Breakell confirmed that staff has gone above and beyond typical procedure to ensure that the property owners were given a fair opportunity to come into compliance with City Code and she stated that the structure's foundation is no longer in a stable condition.

There being no further discussion, a motion was made by Councilor McCulloch, seconded by Councilor Rodgers to direct the City Attorney to draft a resolution directing the owner and/or executor of the estate to remove the dangerous and dilapidated building and weeds, rubbish, ruins, wreckage and debris from the property located at 2800 Edgecliff Drive, and upon voice vote the motion carried unanimously.

COUNCIL BUSINESS

Draft Resolution opposing the Bureau of Land Management's proposed Onshore Orders 3, 4, 5 and 9

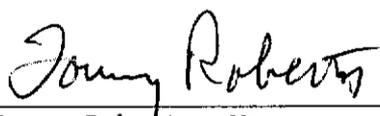
At the request of Councilor McCulloch, it was the consensus of the Council to direct staff to draft a resolution opposing the Bureau of Land Management's Onshore Orders 3, 4, 5 and 9 and to schedule it for adoption at the March 22, 2016 regular City Council meeting.

Senate Bill 270

Councilor Duckett informed the Council that he has developed a steering committee to compile safety regulations in conjunction with the core provisions of Senate Bill 270 (which allows recreational off-highway and all-terrain vehicles to drive on paved roads) and reported that these regulations will be brought forward for consideration in the form of an ordinance at a future City Council meeting.

There being no further business to come before the Council, the meeting was adjourned at 11:21 a.m.

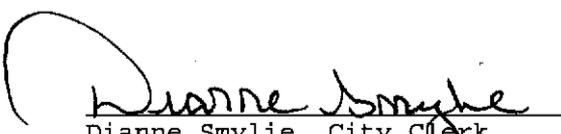
APPROVED this 22nd day of March, 2016.



Tommy Roberts, Mayor

SEAL

ATTEST:



Dianne Smylie, City Clerk