Farmington
MRA
Metropolitan Redevelopment Area
Preserving the past, revitalizing the future.

MINUTES
Metropolitan Redevelopment Agency
Board of Commissioners – April 21, 2016

Commissioners Present	Carletta Thompson, M.D., Chairman Derald Polston, Vice-Chair Doug Dykeman Linda Barbeau John McNeill, D.D.S.
Commissioners Absent	None
Staff Present	Julie Baird Michael Bulloch Cindy Lopez Shaña Reeves Andrea Jones
Others Present	

1. **Call to Order**
The meeting was called to order at 4:04 p.m. by Chair Carletta Thompson, and there being a quorum, the following proceedings were duly had and taken.

2. **Approval of the March 17, 2016 Meeting Minutes**
A motion was made by Commissioner Polston and seconded by Commissioner Barbeau to approve the minutes of the March 17, 2016 meeting. The motion was passed unanimously by a 5-0 vote.

3. **Approval of the Open Meetings Resolution**
A motion was made by Commissioner Barbeau and seconded by Commissioner McNeill to approve the Open Meetings Resolution. The motion was passed unanimously by a 5-0 vote.

4. **SHPO Presentation Discussion**
Commissioner McNeill discussed what might be possible topics to present to SHPO, State Historic Preservation Officers, when they come to Farmington. Dr. McNeill said, depending on when SHPO arrives, the presentation might begin at 302 Main with an introduction and short video that discusses the reason why the Mayor has invited them to Farmington. Then Tom Taylor will talk to them about the downtown buildings and their history. After that, Mr. Bulloch will take SHPO on a walking tour of the downtown

area that will end at the Civic Center with a lunch catered by 3 Rivers Restaurant. Dr. McNeill went on to say that while at the Civic Center, Bart Wilsey, Director of Farmington Museums, will have large pictures depicting Farmington's history. A presentation on what the MRA and the public would like to see done to Farmington's downtown area will be included. Mr. Wilsey will present the historical aspect. Mayor Roberts will present the economic aspect. Mr. Wakan will present the safety and health aspect. Dr. McNeill said Farmington's vision and mission for the downtown area will be discussed to emphasize the need for a safe, vibrant downtown community. Dr. McNeill went through a slideshow and the Complete Streets Project that will be presented to SHPO. Suggestions and input was received from the Commissioners.

5. **Update on Fund-It Presentation-Shaña Reeves**

Shaña Reeves discussed the presentation of the Complete Streets Project to the New Mexico Fund-It group in Albuquerque. Ms. Reeves, Michael Bulloch, and Cindy Lopez had presented the project on March 22, 2016. Ms. Reeves said she received an email after the presentation directing her to possible funding sources. The next step, said Ms. Reeves, is to evaluate those funding sources to see which ones might be attainable for the Complete Streets Project. Ms. Lopez commented that the City hired a consulting firm to write and submit an application for the TIGER Grant, a Federal Highway Grant.

6. **Downtown Association Updates**

Michael Bulloch discussed the Pipeline Project that involves Karen Ellsbury's Studio at 116 W. Main Street. Ms. Ellsbury would like to make the back parking area behind her studio a usable gathering space. Mr. Bulloch proposed submitting a Service Request to New Mexico Mainstreet for design services for the project.

A motion was made by Commissioner McNeill to submit a Service Request to New Mexico Mainstreet for design services for Karen Ellsbury at 116 W. Main Street and was seconded by Commissioner Polston. The motion passed by a 5-0 vote.

Ms. Reeves discussed a project implemented by the City to bring the downtown sidewalks up to ADA requirements. CDBG, Community Development Block Grant, funds will be used for this project. Most of the sidewalks that need improvement are on Broadway or on side streets. This project will begin in May.

The City will also begin work on downtown storm drains and water lines in June and July. Electric lines will be replaced in August. These projects will be done ahead of time so that the infrastructure will be in place prior to the beginning of the Complete Streets Project.

Ms. Reeves reported that City Council passed the removal of signal lights at Locke, Court, and Allen. The signals will have a 90 day flashing period prior to removal.

7. **Business From:**

a. **Floor** – Ms. Lopez commented that Souder, Miller and Associates was hired to write the TIGER Grant. The grant is due April 22, 2016 and will be sent out on April 19, 2016. Ms. Lopez noted that an FTP site with user name and password has been emailed to the Commissioners so that they can look at the grant.

The Complete Streets Project was presented to the MPO Technical Committee to be included in the TIP week and was approved. It will now go to the Policy Committee. The MPO Technical Committee approved to get the Complete Streets Project on TIP as a priority project for the region.

Commissioner Polston had to leave at 5:01 pm.

b. **Chair** – There was no business from the Chair.

c. **Members** –Commissioner McNeil asked about the proposed site and the alternate site recommended by City Council member Gayla McCullough for the SJRMC, San Juan Regional Medical Centers, solar array petition. Ms. Lopez pointed out the two locations on a map and discussed the zoning in both areas. Ms. Lopez commented that she could not discuss the petition any further due to legal issues.

Commissioner Barbeau voiced her displeasure at not having had a chance to discuss the petition prior to the recommendations. Ms. Lopez reminded Ms. Barbeau that the petition had been on the March 17, 2016 MRA Agenda for discussion but Ms. Lopez had been asked to remove it from the agenda shortly before the meeting.

Deputy City Clerk Andrea Jones mentioned that City Councilor Linda Rodgers has requested that City Council reconsider the action taken regarding the petition. On May 10, 2016, the petition will be brought up for reconsideration. Seventy-five percent, or 3 of 4 Councilors, must vote in favor to pass reconsideration and then the petition may be reheard.

Chair Thompson stated that even though she works for the hospital, her general opinion of alternative energy is very pro. In the long run, monies saved by the hospital will go back into the community. The location, she said, is not in the MRA, and she does not see any reason why the City should block this project.

Commissioner Barbeau stated this large parcel of land is zoned Mixed Use which is what is desired in the MRA district. Dr. Thompson commented that the surrounding areas are zoned Industrial.

Commissioner Dykeman mentioned that the zoning issue was satisfied with the proposal to leave it Mixed Use with a Planned Development overlay. Mr. Dykeman stated that he is not sure if a solar array is appropriate for that piece of land, but would like to know more about how the edge of the property will be dealt with.

Commissioner Barbeau asked what type of businesses surrounded the property. Ms. Lopez mentioned who the surrounding business owners were. Ms. Barbeau asked what Councilor McCullough's reasoning was for denial of the petition. Ms. Lopez stated that Ms. McCullough did not feel the solar array was an appropriate use of that site and wanted to see retail and residential on that property. Ms. Barbeau commented that there was a sewage treatment plant nearby which may interfere with retail and residential being desirable in that area.

Commissioner McNeill explained his thoughts on the property and the solar array. Mr. McNeill stated that he feels the solar array is an adequate buffer between the MRA and this property.

Commissioner McNeill made a motion for the MRA to support the petitioner in their desire to have this property rezoned and for the placement of solar panels whatever that zoning requirement might need to be as long as it is property buffered and

appropriately landscaped to screen it from the MRA area. Chair Thompson asked that the motion include presenting the petition to the MRA. The motion was seconded by Commissioner Barbeau and passed on a 4-0 vote.

Commissioner Polston was absent.

Ms. Lopez mentioned that no new information will be presented if City Council votes to reconsider the petition. Chair Thompson asked if the MRA Minutes could be a part of the City Council Agenda to show the motion for support. Ms. Jones stated that because the topic was not on the MRA Agenda and therefore the public was not officially notified, she did not believe the MRA could make a motion. Ms. Lopez said she will discuss the topic with the City's legal department. Various means to inform City Councilors of the MRA decision were discussed. Ms. Jones reminded the Commissioners that it will go to the May 10, 2016 City Council Meeting.

d. **Staff**- There was no business from Staff.

8. **Adjournment:**

A motion was made by Commissioner Barbeau and seconded by Commissioner McNeill to adjourn. The Metropolitan Redevelopment Agency Board of Commissioners meeting was adjourned at 5:28 p.m.

Carletta Thompson, Chair

Karen Walker, Administrative Assistant