



Community Development
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MINUTES
Metropolitan Redevelopment Agency
Board of Commissioners – June 19, 2014

Commissioners Present	Chairman Carletta Thompson, M.D. Derald Polston, Vice-Chair Sara Kaynor
Commissioner Absent	Linda Barbeau John McNeill, D.D.S.
Staff Present	Cindy Lopez, Senior Planner Kathy Banks, Secretary David Sypher, Director of Farmington Water Works
Others Present	John Armenta, FEUS Boone Birdsell, Yearout Energy Services Company Tom Curtis, Resource Lighting Elizabeth Isenberg, Government Relations

1. CALL TO ORDER:

The meeting was called to order at 4:02 p.m. by Chairman Thompson and there being a quorum, the following proceedings were duly had and taken.

2. APPROVAL OF THE MAY 15, 2014 MEETING MINUTES:

A motion was made by Commissioner Polston and seconded by Commissioner Kaynor to approve the minutes of the May 15, 2014 meeting. This motion passed unanimously by a 3-0 vote.

3. REPORT FROM FARMINGTON ELECTRIC UTILITY SYSTEMS:

John Armenta, the Electrical Engineering Manager with the Farmington Electric Utility System, stated their function is to provide the power needs of the City of Farmington as requested and funded. Standard lighting is available and he is willing to work within our scope. \$500,000 is available within the Farmington Electric Utility Systems budget under the FEUS Generic Underground Budget, but the utility does not want to "enter with our arms flailing." The funding will be available on July 01, 2014. It is not to be used for tie in, but new installation underground, not including poles and lighting.

4. BOONE BIRDELL FROM YESCO:

Mr. Birdsell had a power point presentation to show different existing Main Street lighting. Mr. Birdsell brought Tom Curtis with Resource Lighting as a lighting expert. Mr. Birdsell sits on various different boards and is really excited to be a part of this process.

Mr. Birdsell wanted to use today as a fact finding function in regards to what direction the MRA wants to go in downtown. Mr. Birdsell showed a presentation using the Gateways I Beam as that seems to be the design that the commission is leaning towards.

Ms. Lopez asked about using the existing poles. Mr. Birdsell stated the existing walks and poles must come out for the utility. Using the existing poles was not a cost effective option in the presenter's opinion.

Chairman Thompson discussed wanting to add outlets, WIFI, banner displays, etc. on top of the poles and LED lighting. Mr. Curtis replied adding items to the poles shouldn't pose any problems and concerning the use of LED rather than what the City is currently using; LED actually enhances existing colors using a uniform lighting, and cuts the actual wattage in half. The lights can be turned down after 11pm which saves the lamps life and can be controlled remotely via WIFI.

Ms. Isenberg was recognized and stated she had found out the wireless adaptors would be placed on the electrical poles in the alleyways.

Mr. Curtis said that concerning the pedestrian lighting, it cannot be above 90 degrees according to New Mexico Dark Sky's Association. Cobra Heads are an option, but he also said it would be difficult to find an engineer to approve any pole modifications.

Ms. Lopez said with the Gateway Project, that the poles are in the design stage and would like the two projects to complement each other. The actual construction for the Gateway's will soon go to bid.

Commissioner Polston asked about changing the spacing of the poles since it must all come out. Can an analysis get started with all of the new options for general and pedestrian lighting? Commissioner Polston asked about cost in regards to the analysis, design and equipment.

Cooperative Educational Services CES is an option for competitive bids. It can assist in cost management and procurement.

Mr. Curtis thinks New Mexico Department of Transportation will have to be involved in approving the lighting on Main St. Mr. Sypher spoke up and believes NMDOT does not have to be involved. He will check on it.

Mr. Curtis then demonstrated different lighting options. The better Manufacturers carry a 10 year warranty that is pretty standard with all LED lights.

FEUS is waiting on a clear scope before the project starts and approval from City Council.

Chairman Thompson stated replacement of the poles and modifications are an option and will be in our scope of work. The MRA would like 2 concepts; one with pedestrian lighting off of a

pole and the other concept would be street lighting with bollards down at street level. Both need to include outlets, and the MRA must know cost before we can proceed.

In summary we are looking for the most cost-effective way to provide 10-15' pedestrian lighting and street lighting that complements our downtown scheme with face recognition for safety reasons. Ms. Lopez is the Point Of Contact.

In order to have all Board members present, the next MRA meeting is re-scheduled from July 17th to July 24th to further discuss proposals and to list/prioritize MRA projects.

5. DOWNTOWN ASSOCIATION UPDATE:

Elizabeth Isenberg announced that on Thursday July 10th at 3:30 PM the Legislative Finance Committee through John Clark, will tour downtown with 25 people. Adrian Boggs from the museum will conduct the tour. These people hold the purse strings for state monies. The tour group will meet at the Civic Center. Ms. Isenberg is requesting two or more MRA Members to attend. In addition, TGIF was held on Friday June 13th, and the Summer Art Walk and Strong Man Competition took place last weekend June 14th & 15th. All events were very well attended. Post cards are available with remaining schedule of events.

6. BUSINESS FROM THE FLOOR:

David Sypher Director of Public Works had some preliminary information about the safety audit for downtown. Highway Safety Improvement Grant (HSIG) in maximum amount of \$45,000 for safety audits. There is strong competition for these monies. The information gathered needs to be based on real data up to five years with at least three years of data available. The last 18 months of data is questionable because of software crashes. Mr. Sypher recommended a delay in applying however the grant can be applied for anytime through the Farmington MPO. Data goes to NMDOT. If no dangerous intersections are in the Broadway/Main area then we must address intersections of greatest need first. Mr. Sypher will pass the information to Ms. Lopez. For now we do not know which are the most dangerous intersections. Mr. Sypher was invited to join the Complete Streets Committee which will be an Ad Hoc Committee. The first step will be painting and re-stripping as a quick inexpensive fix for downtown.

8. BUSINESS FROM THE CHAIR:

Chairman Thompson stated that she thought it would be of great benefit if the MRA spent time to re-prioritize the projects at the July meeting when all members will be in attendance.

9. BUSINESS FROM THE MEMBERS:

There was none.

10. BUSINESS FROM STAFF:

Ms. Lopez suggested everyone attend the re-prioritization and to move the next MRA meeting. All agreed.

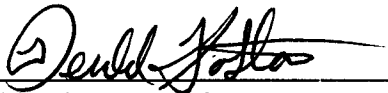
Business card drafts were passed out. Commissioner Kaynor, Commissioner Thompson and Commissioner Polston all approved the existing samples with changes made to Commissioner Polston's email address.

Regarding the balcony Mr. McKinney wants to add to the front of 110 East Main Street, Ms. Lopez stated that her research showed that several communities require insurance for liability. Any structures that encroach into the city right-of-way must also meet the building code with regards to the encroachment.

Invitations were sent to attend the Parks and Recreation Focus Group on June 24th. One group will meet from 2-3 and the other from 4-5 to discuss Convention Center Impact Fees. The fees would be per night/per stay charged to the hotel room stayed in. The meetings are to discuss adding fees similar to Lodger's tax. Fees will go towards Civic Center Improvements. The cap would be \$2.50/night. Projections are 6-7 million dollars. An Exhibition Hall will be added and the ADA compliance issues must be addressed. Commissioner Polston volunteered to attend and Commissioner Thompson put it on her calendar.

11. ADJOURNMENT:

A motion was made by Commissioner Kaynor and seconded by Commissioner Polston to adjourn. The Metropolitan Redevelopment Agency Board of Commissioners meeting was adjourned at 5:05 pm.



Derald Polston, Co-Chairman



Kathleen Banks, Secretary