Work Session of the City Council, City of Farmington, New Mexico, held Tuesday, September 20, 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	Julie Baird
CITY ATTORNEY	Jennifer Breakell
CITY CLERK	Dianne Smylie
DEPUTY CITY CLERK	Andrea Jones

PRESENTATION/SAN JUAN COUNTY PARTNERSHIP NEEDS ASSESSMENT

Pamela Drake, Executive Director for San Juan County Partnership ("SJCP"), introduced Dr. Natalie Salvatore and Shannon Dee who compiled the data and wrote the Community Needs Assessment which is a report that has been completed every four years since 1996. Utilizing a PowerPoint presentation, she explained that the purpose of the 2016 San Juan County Needs Assessment is to identify a relatively unbiased list of needs perceived by members of the community, noting that participants were provided access to online and paper surveys. In addition, Ms. Drake stated that social indicator data is reviewed as part of the needs assessment and contended that it is a valuable resource for service agencies, government entities, schools, businesses and organizations throughout the county for planning, prioritizing and for funding applications. She reported that the top three concerns (alcoholism, drunken driving and drug abuse) have remained the same since 1996 but pointed out that suicide is currently the second leading cause of death among teens and that San Juan County is ranked sixth in New Mexico for teen suicide which is two and one-half times greater than the national average. Ms. Drake reviewed the historical alcohol and non-alcohol-involved traffic fatality rates for the county and happily reported that alcohol-involved traffic accidents have decreased from 331 per 100,000 population in 1996 to 141 in 2014. She discussed the overall resident ratings for services and amenities available in the county and answered various questions from the Council concerning available housing which was listed as the top concern.

Mayor Roberts contended that the needs assessment suggests a gap in services available to combat the perceived problems and questioned how the service organizations addressing these problems could augment their services in the current economic climate. Ms. Drake acknowledged that while the county does have organizations attempting to address these problems it is possible that there may not be enough adequate resources and pointed out that SJCP does not provide treatment services but focuses on prevention and underage drinking.

Continuing with the presentation, Ms. Drake highlighted that residents ranked parks and trails as the top service and amenities available in the county and she commended the City for their large role in attaining this ranking. Ms. Drake reported that the Red Apple Transit was included within the needs assessment survey and announced that its satisfaction rate is "good" with most riders utilizing the service. Noting that 90 key informants participated, she reviewed their perceived top service needs and provided a brief content overview of the needs assessment. Ms. Drake pointed out that there are five areas of priority

and reported that the complete needs assessment is available on SJCP's website for download.

Responding to the Mayor and Councilor Rodgers' inquiries, Dr. Salvatore explained that the survey results and the social indicator data determined the five areas of priority and confirmed that strengthening the economy could result in reduced alcoholism since all of the areas of priority are interrelated. In response to Councilor Duckett's question, Ms. Drake reported that the survey did not include a question regarding household demographics such as single parent or two parent families.

PRESENTATION/CIVIC CENTER FINAL CONCEPTUAL DESIGN AND COST ESTIMATE

Parks, Recreation & Cultural Affairs Director Cory Styron stated that today's presentation provides the final conceptual design and cost estimate for the Civic Center renovations and he introduced Sergio Meza and Scott Stafford of Greer Stafford/SJCF Architecture and Dennis Wilkinson of MRWM Landscape Architects.

At the request of the Mayor, Mr. Meza reviewed the public input process and announced that the overall community's feeling toward the project was positive once the funding source was explained. Mayor Roberts reiterated that the Metropolitan Redevelopment Area Plan adopted in 2009 calls for the renovation of the Civic Center in the near-term and addresses the concept of building a new facility in the far-term and he briefly reviewed how the project will be funded utilizing monies collected from fees authorized through the Convention Center Financing Act.

Utilizing a PowerPoint presentation, Mr. Meza presented the exhibition hall expansion that entails a 5,500 square foot addition to the north side of the facility which extends the existing hallway, creates a new storage space and increases the seating capacity from 420 to 620. He reviewed the improvements to the existing corridors, meeting rooms A and C through F, administrative offices, kitchen, restrooms and ballrooms and reported that two new single-occupant ADA (Americans with Disabilities Act) accessible restrooms and a 750 to 1,000 square foot storage room will be added. In response to Mayor Roberts, Mr. Meza confirmed that the stage cannot be centered in the expanded exhibition hall due to the existing exit way but pointed out that the stage can be extended to be more centered. Mr. Stafford noted that adding flat screen televisions throughout the room could help alleviate outer edge participants from feeling "left out" of an event.

Mr. Meza presented the theater building's improvements to the existing corridors, back of house, front of house, restrooms and theater and he reviewed the theatrical improvements, noting that an assisted listening system will be added to meet ADA compliance regulations. Responding to Councilor Duckett's inquiry, Mr. Meza reported that removable seating is not included because of its cost (approximately $2 million) and he stated that new ADA compliant and companion seating will be included within the seating rows. In response to Mayor Roberts' question, Mr. Meza explained that adding the fly space required by large productions would necessitate extending the height of the building 35 feet which cannot be supported due to the natural ground water system located beneath the Civic Center. Mr. Styron pointed out that the Civic Center Foundation is no longer subsidizing large productions which renders these uneconomical for the community to support so additional fly space is unnecessary.

Continuing with the presentation, Mr. Meza presented illustrations of the proposed exterior and reported that the auditorium entrance has a solid top while the event hall entrance and the outdoor space at the south end of the exhibition hall are trellises that can be covered with removable fabric during warmer months to provide shade. Mr. Wilkinson reviewed the proposed landscaping which includes free form space, rounded areas of grass, patterned concrete, a dry deck fountain located in the center of an open plaza, enclosed courtyard space at the south end of the exhibition hall, space outside the theater to accommodate food and beverage and handicap accessible parking along the east side and south side of the property. He provided renderings of the landscaping plan from different views of the property and answered various questions from the Council. Mr. Wilkinson reiterated that the openness of the plan provides flexibility to accommodate various types of outdoor events and noted that the landscaping plan includes benches near the dry deck fountain for seating.

Mr. Meza reported that the total cost estimate for the renovations presented today is $11,367,000 which includes the dry deck fountain as an additive alternate and stated that the ballpark range to replicate the facility at a new location is approximately $20 to 25 million. In response to the Mayor's inquiry, Mr. Meza explained that the landscaping could go out to bid by itself in the spring of 2017 and be completed by September of 2017 just in time for the Totah Festival. Mr. Styron stated that he anticipates all construction to be complete by spring of 2018. Responding to Councilor McCulloch's inquiry, City Manager Rob Mayes stated that the City will have $11.5 million from the sale of bonds within 30 to 60 days and reminded the Council that fees collected from the Convention Center Financing Act (approximately $850,000 per year) will pay the annual debt service of $720,000. In response to Councilor Sharer's concern over the public's misconception of the project's funding source, Mr. Mayes reported that the most recent article in the Daily Times about the project was very informative; stated that public service announcements have been shared on the City's Facebook page; and noted that the filming of the Mayor's Table today will cover this topic and be aired in the future.

Following further discussion, a motion was made by Councilor McCulloch, seconded by Councilor Rodgers that staff initiate Phase II of the Civic Center renovation project with the addition of a final public meeting to present the conceptual design and cost estimates to the community for feedback. The roll was called with the following result:

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

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

Councilor Duckett clarified that he voted against the motion because he believes that the public has had ample opportunity to comment on the project.

In response to Mr. Mayes' request for clarification, Mayor Roberts directed staff to use their judgement on whether to bring any public input received at the public meeting to the Council for review.

ACKNOWLEDGEMENT OF APPROVAL OF THE CITY'S FY17 BUDGET

City Manager Rob Mayes reported that Section 6-6-5 of New Mexico State Statutes requires the City Council to acknowledge in a public meeting that the Department of Finance and Administration has approved its Fiscal Year 2017 budget. On behalf of the Council, Mayor Roberts acknowledged that the Department of Finance and Administration has approved the City's Fiscal Year 2017 budget.

CANCELLATION OF NOVEMBER 22, 2016 AND DECEMBER 27, 2016 REGULAR CITY COUNCIL MEETINGS

Due to the Thanksgiving and Christmas holidays, Mr. Mayes requested that the November 22, 2016 and the December 27, 2016 regular City Council meetings be cancelled and that a Special Work Session of the City Council be scheduled for December 6, 2016.

Thereupon, a motion was made by Councilor McCulloch, seconded by Councilor Duckett to cancel the November 22, 2016 and the December 27, 2016 regular City Council meetings and to direct staff to schedule a Special Work Session of the City Council on December 6, 2016, and upon voice vote the motion carried unanimously.

COUNCIL BUSINESS

Possible Bear Sighting at Apple Ridge Apartments

In response to Councilor McCulloch's inquiry, Police Chief Steve Hebbe stated that he was unaware of any reports of a bear on the front porch of a resident's home at Apple Ridge Apartments.

INTRODUCTION OF ELECTRIC UTILITY DIRECTOR

City Manager Rob Mayes introduced Hank Adair as the new Electric Utility Director. Mr. Adair stated that he is already learning a lot and expressed his excitement with this new opportunity. Mayor Roberts and the Council welcomed Mr. Adair to the City. Additionally, Mr. Mayes acknowledged the excellent job that Acting Electric Utility Director Rodney Romero has done in managing the Electric Utility and proudly announced that Mr. Romero has been promoted to Deputy Director. Mayor Roberts expressed his appreciation to Mr. Romero for his efforts and positive attitude during this selection and hiring process.

There being no further business to come before the Council, the meeting was adjourned at 10:56 a.m.

APPROVED this 11th day of October, 2016.

Tommy Roberts

Tommy Roberts, Mayor

SEAL

ATTEST:

Dianne Smylie

Dianne Smylie, City Clerk