

Work Session of the City Council, City of Farmington, New Mexico, held Tuesday, November 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
ABSENT	Nate Duckett, Councilor

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

EMPLOYEE OF THE MONTH PROGRAM AWARDS

Employee Council President Kathy Farley recognized Police Officers Matthew Burns and Jonathon Thornton as the Employee of the Month award recipients for September 2016. Officer Burns and Officer Thornton were each presented with a plaque and gift certificate and the Mayor and Council expressed their appreciation for their dedication to the City.

SMALL BUSINESS SATURDAY PROCLAMATION

The Mayor presented a Proclamation declaring November 26, 2016 as "Small Business Saturday" and encouraged all citizens to support local businesses.

GRANT MODIFICATION 1/AWARD NO. G16SN0010A/REGION II HIGH INSTENSITY DRUG TRAFFICKING AREA NARCOTICS TASK FORCE

Region II Director Sergeant Kevin Burns reported that the grant modification is a supplemental funding request that provides the Police Department and area agencies with a valuable piece of software for downloading data from cell phones, noting that it will alleviate the cumbersome process of a single analyst entering data into an Excel spreadsheet for dissemination.

Thereupon, a motion was made by Councilor Rodgers, seconded by Councilor McCulloch to approve Grant Modification 1, as presented, and upon voice vote the motion carried unanimously.

CHATTEL INVENTORY LIST

Administrative Services Director Andy Mason explained that to be in compliance with Section 12-6-10 NMSA 1978, the New Mexico State Auditor has advised that a listing of moveable chattel (equipment costing more than \$5,000) be approved annually by the Council. He pointed out that the full list is included in the agenda packet and noted that staff audits 20 percent of the City's assets every year.

Thereupon, a motion was made by Councilor Rodgers, seconded by Councilor Sharer to approve the chattel inventory list, as presented, and upon voice vote the motion carried unanimously.

RESOLUTION NO. 2016-1611 APPROVING THE FIRST REVISION TO THE FY17 BUDGET AND REQUESTING STATE APPROVAL

Administrative Services Director Andy Mason reviewed the proposed revisions to the FY17 budget and recommended adoption of Resolution No. 2016-1611 approving the first revision to the FY17 budget.

Following brief consideration, a motion was made by Councilor Rodgers, seconded by Councilor McCulloch to adopt Resolution No. 2016-1611 as presented. The roll was called with the following result:

Those voting aye:	Linda G. Rodgers Sean E. Sharer Gayla A. McCulloch
Those voting nay:	None
Those absent:	Nate Duckett

The presiding officer thereupon declared that three Councilors having voted in favor thereof, said motion carried and Resolution No. 2016-1611 was duly passed and adopted.

PRESENTATION/OUTDOOR AQUATIC FACILITY FEASIBILITY STUDY

Parks, Recreation & Cultural Affairs Director Cory Styron introduced Ted Grumblatt of FBT Architects. Mr. Grumblatt introduced fellow team members George Deines of Councilman-Hunsaker and Kelly Jernigan of FBT Architects. At the request of the Mayor, Mr. Grumblatt and Mr. Deines provided a brief overview of their previous experience with outdoor aquatic projects of similar size and scope.

Utilizing a PowerPoint presentation, Mr. Grumblatt discussed the feasibility study five-step process and stated that the pre-workshop activities (step one) and the workshop with the steering committee (step two) have been completed to-date. Mr. Styron reported that Aquatics Manager Mike Duke, Parks Superintendent Brian Bobeck, Senior Planner Cindy Lopez, City Engineer Nica Westerling and Farmington Convention and Visitors Bureau ("CVB") Executive Director Tonya Stinson are the steering committee members for the project. Mr. Grumblatt announced that the public input meetings (step three) are scheduled for today and tomorrow and reported that the design team will develop three schemes (step four) within budget based on the input received and present them to the steering committee for consideration. In response to the Mayor's inquiry, Mr. Grumblatt stated that scheme one is a replacement of the existing pool without a set construction budget, scheme two has a \$2 million construction budget and scheme three has a \$4 million construction budget and City Manager Rob Mayes explained that the budget numbers are only conceptual based on the estimated revenues realized from the possibility of refunding the 2005 Bonds. Mr. Grumblatt stated that the final report will be presented to the Council and/or public (step five) which will conclude the feasibility study.

Councilor McCulloch questioned whether the replacement facility would have to be in the same location as Brookside Pool or if it could be moved to a more level location within Brookside Park. In response, Mr. Mayes reported that staff has asked the feasibility study team to evaluate both options with an open mind and Mr. Grumblatt confirmed that they have studied the entire park and pointed out that there will be infrastructure costs associated with moving the facility to a different location. Responding to inquiry from Mayor Roberts, Mr. Grumblatt stated that replacing the existing facility would require meeting current code standards and therefore would not be an identical replication and Mr. Mayes acknowledged that it might not be a low cost alternative to a new facility design. Additionally, Mr. Deines announced that user expectations have changed over the past 25 years in both physicality and functionality of aquatic facilities.

Mr. Deines explained that they compared area aquatic providers to help develop price points, features, financial forecasting and to make the facility unique to Farmington and confirmed that it is possible to design a facility that would accommodate off-season use such as a Christmas light tour, but noted that this is not typical. Furthermore, he noted that outdoor facilities usually have higher attendance in their open season (100 days) than indoor pools that are open year-round. In

response to the Mayor, Mr. Styron reported that there was a three percent attendance increase at the Aquatic Center this past year since Brookside Pool was closed but pointed out that most participants utilized the beach at Lake Farmington. Additionally, he stated a small percentage of participants want the outdoor "see-the-bottom-of-the-pool" experience but noted that most participants simply desire to have an outdoor water experience.

Ms. Jernigan presented several possible design features that included climbing, spraying, beach entry, waterfalls, slides, lazy river, zip line, social and party areas, party suites, canopies and tables and the possibility of various themes that would tie the features together. Responding to the Mayor's inquiry, Mr. Deines reported that a tower and slide cost approximately \$300,000 to \$350,000 and that a single slide can range from \$100,000 to \$200,000 and he described the different types of slides and their required exit methods. Ms. Jernigan stated that the various design elements have been divided into different price point levels for the public to rate at the public meetings which will help the design team create schemes within the construction budgets based on the community's desires. Councilor Rodgers announced that she believes that it would be beneficial to allow the public to participate with the design element ratings online via social media or the City's website. Mayor Roberts agreed that expanding the avenues of seeking public input would be helpful and stated that the public should be able to participate online just as they would if they had attended the public meetings. Mr. Deines confirmed that social media is a good tool to increase public participation. Councilor Sharer expressed his agreement with electronic participation, noting that Brookside Pool is located within his district and is an important project to him. He announced that he would like to see the Connie Mack World Series offered as a design element and/or theme.

Following further discussion regarding funding of the project, Mayor Roberts emphasized that there is a potential funding source identified that will not raise taxes or cut any current programs or services offered by the City but would extend a current commitment on the General Fund for a period of time.

PRESENTATION/CITY OF FARMINGTON UTILITY ASSISTANCE PROGRAM

Electric Utility Director Hank Adair announced that Utility Business Operations Manager Sue Nipper Greaves and Customer Care Manager Nicki Parks spearheaded the proposed revisions to the City of Farmington Utility Assistance Program ("Program") which is funded through Farmington Electric Utility System ("FEUS") disconnection warning tag revenues. He stated that the funding available has increased to \$157,000 (nearly triple the previous year's amount) which allows for an adjustment in the guidelines and reported that the new Program provides an assistance limit not to exceed \$200 per month and \$1,000 per household per year, noting that the current limit is \$375 per household per year. Ms. Nipper Greaves introduced Sara Kaynor of ECHO, Inc. which is the third party administrator of the Program and stated that there is a true need in the community for increased assistance. Ms. Nipper Greaves reported that the average residential utility customer's bill is \$200 per month and announced that the Program is available to all FEUS customers.

Responding to the Mayor's inquiry, Ms. Parks stated that the warning tag is issued seven days prior to the second bill's due date which is a timeframe of approximately 45 days and Ms. Nipper Greaves confirmed that customers are notified that their bill is delinquent and that they can apply for assistance with ECHO, Inc. In response to additional inquiry from the Mayor, Ms. Nipper Greaves confirmed that it is possible for the fund balance to run low but stated that it is unlikely and Mr. Adair reported that the proposed assistance limits are slightly more than what Public Service Company of New Mexico ("PNM") and the City of Aztec offer. Responding to Councilor Sharer's question, Ms. Nipper Greaves stated that the Program is based on household income with a limit of 150 percent of poverty level and there must be a financial emergency or expense that was unexpected such as a medical bill or car repair.

There being no further discussion, a motion was made by Councilor McCulloch, seconded by Councilor Rodgers to approve the new City of Farmington Utility Assistance Program, as presented, and upon voice vote the motion carried unanimously.

ORDINANCE NO. 2016-1295/PROVIDING FOR THE ISSUANCE OF THE CITY OF FARMINGTON, NEW MEXICO TAXABLE DIRECT PAYMENT QUALIFIED ENERGY CONSERVATION BONDS SERIES 2016A IN THE AGGREGATE PRINCIPAL AMOUNT OF \$4,743,999 TO ACQUIRE, INSTALL, RETROFIT AND REPLACE ENERGY CONSERVATION MEASURES IN MUNICIPAL FACILITIES OWNED BY THE CITY AND TO PAY COSTS OF ISSUANCE OF THE SERIES 2016A BONDS; PROVIDING THAT THE SERIES 2016A BONDS WILL BE PAYABLE FROM STATE-SHARED GROSS RECEIPTS TAX REVENUES DISTRIBUTED TO THE CITY PURSUANT TO SECTION 7-1-6.4 NMSA 1978, AND FEDERAL SUBSIDY PAYMENTS FROM THE UNITED STATES TREASURY; PROVIDING THE FORM, TERMS AND CONDITIONS OF THE SERIES 2016A BONDS, THE METHOD OF PAYING THE SERIES 2016A BONDS AND THE SECURITY THEREFOR; PRESCRIBING OTHER DETAILS CONCERNING THE PLEDGED REVENUES; RATIFYING ACTION PREVIOUSLY TAKEN IN CONNECTION THEREWITH; AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH.

City Attorney Jennifer Breakell directed the Council's attention to the amended version of Ordinance No. 2016-1295 authorizing the Taxable Direct Payment Qualified Energy Conservation Bonds Series 2016A, noting that there are no substantive changes from the previous version included in the agenda packet. She 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.

After brief consideration of Ordinance No. 2016-1295, a motion was made by Councilor Rodgers, seconded by Councilor Sharer 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
Those voting nay:	None
Those absent:	Nate Duckett

The presiding officer thereupon declared that three Councilors having voted in favor thereof, the said motion carried and Ordinance No. 2016-1295 was duly passed and adopted.

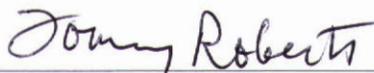
COUNCIL BUSINESS

Revenues collected from the Convention Center Financing Act

Mayor Roberts requested an update on the revenues collected from the Convention Center Financing Act in light of the Red Lion Hotel's foreclosure. Administrative Services Director Andy Mason requested additional time to compile the data and confirmed that he would provide an update at the next scheduled City Council Work Session. City Manager Rob Mayes stated that a memorandum could also be sent to the Council prior to that meeting.

There being no further business to come before the Council, the meeting was adjourned at 10:23 a.m.

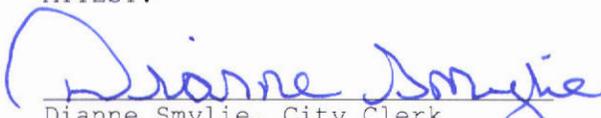
APPROVED this 13th day of December, 2016.



Tommy Roberts, Mayor

SEAL

ATTEST:



Dianne Smylie, City Clerk