

AGENDA

GALLUP CITY COUNCIL REGULAR MEETING TUESDAY, AUGUST 10, 2021; 6:00 P.M. EL MORRO EVENTS CENTER



Louie Bonaguidi, Mayor

Linda Garcia, Councilor, Dist. 1 Michael Schaaf, Councilor, Dist. 2
Yogash Kumar, Councilor, Dist. 3 Fran Palochak, Councilor, Dist. 4

Maryann Ustick, City Manager
Curtis Hayes, City Attorney

The meeting will be accessible through the City of Gallup's Facebook Page:

[City of Gallup, New Mexico Government - Home | Facebook](#)

Members of the public may submit comment on non-agenda items. Please call 863-1254 to leave your name and a return phone number.

A. Pledge Of Allegiance

The members of the body and the public are invited to recite the Pledge of Allegiance.

B. Roll Call

C. Certification For The Record Of The Matters Discussed During The Closed Session Of August 10, 2021 At 4:30 P.M.

D. Approval Of Minutes

July 27, 2021 Joint Work Session with the Planning and Zoning Commission

July 27, 2021 Regular Meeting

Documents:

[DRAFT MINUTES JULY 27 2021 JT WK SESSION.PDF](#)

E. Presentation And Information Item

1. Allison Road Project

Jeanette Walther, Senior Project Manager, Bohannon Huston, Inc. and Arif Kazmi, Assistant District Engineer, NMDOT District 6, will provide a presentation on the project.

Fiscal Impact: None - presentation item only.
Recommendation: No action required - presentation item.
Speaker's Name Jeanette Walther and Arif Kazmi

Documents:

[ALLISON RD COUNCIL MTG 8-10-21.PDF](#)

F. Discussion/Action Topics

1. Budget Adjustment To Professional Services For The Design Of A New Substation To Replace The Existing Sunshine Substation

Staff is requesting a budget adjustment to Account 307-6061-442-48-99 in the amount of \$550,000.00 which will be used in part or in whole to design a replacement substation for the current Sunshine Substation. The existing Sunshine Substation is too small to accommodate the additional load now served by the Mendoza substation, and proposed new loads for the addition to the glove factory and the new IHS hospital should it be built in the Rehoboth area. Our intent has been and continues to be to decommission the Mendoza substation which will save the City approximately \$600,000 per year in transmission fees charged by Tri-State Generation and Transmission Association (T-S). In consultation with our Power Supply consultant, if we put those new loads on Mendoza, it would increase the charges from T-S approximately \$1.5 million dollars. By building the new Sunshine substation to serve all those loads it would increase our bill from Public Service of New Mexico (PNM) only \$600,000, saving the City approximately \$900,000 per year in transmission charges. In addition, once we have accomplished this new addition and decommissioned Mendoza, we will move the transformer from Mendoza to Noe. We will then have three substations, any two of which could serve the entirety of loads served by the City of Gallup Electric Department.

Fiscal Impact: Fiscal impact will be a budget adjustment in the amount of \$550,000.00 from the Operating Cash in Fund 507 to the expenditures in Capital fund 307.
Recommendation: Staff recommends approval of this budget adjustment.
Speaker's Name John Wheeler

Documents:

[SUNSHINE SUBSTATION PROPOSAL.PDF](#)

2. Approval Of Dollar Buyout Lease For Golf Course Equipment

Maintenance equipment is vital to the daily operations of a golf course and the course cannot survive without this equipment. Fox Run Golf Course has an existing fleet of John Deere maintenance equipment, with the lease expiring in two periods. The first portion will expire this coming October and the second will expire throughout the year 2023. The lease we are proposing today will remove and replace some of the "high use" equipment set to expire in 2021 and extend the terms of the remaining equipment. At the conclusion of the lease (2026), the City of Gallup will have the opportunity to purchase the equipment for one dollar. The change in lease type will lower future budget costs by eliminating \$182,000 in lease payments. Not only will there be savings by removing a portion of the lease payments, but there will also be a decrease in financial hardship when the purchased equipment is cycled out in the early to mid-2030's. The documents attached are a draft lease and a quote of the equipment needed by the golf course.

Fiscal Impact:	No Change in expenses, the money has already been approved in the 2022 FY budget
Recommendation:	Approve John Deere contract to switch from FMV to Dollar Buyout Lease
Speaker's Name	Matthew Alcala

Documents:

[DRAFT LEASE DOCUMENT.PDF](#)

[DRAFT 2021 CITY OF GALLUP EQUIPMENT QUOTE.PDF](#)

[DRAFT EQUIPMENT BREAKDOWN.PDF](#)

3. Approval Of Resolution No. R2021-25; Accepting A New Mexico Finance Authority (NMFA) Planning Grant In The Amount Of \$50,000.00 To Update The City Of Gallup Growth Management Master Plan And Comprehensive Plan With LEDA

Staff is requesting City Councils approval of Resolution No. 2021-25, thereby accepting New Mexico Finance Authority Grant Agreement and Project No. PG-5620 for a planning grant in the amount of \$50,000.00. These funds will be utilized to update the City of Gallup Growth Management Master Plan (GMMP) and create a Comprehensive LEDA Plan.

This project will also include updating the Facilities and Parks Element of the GMMP by creating a comprehensive Parks Master Plan. 150k was set aside in a separate project to create a stand alone Parks Master Plan in 2019, however since the GMMP already includes a Parks Element the 150K will be utilized to do a comprehensive study of the City's existing Parks and Recreation infrastructure and develop a Parks and Recreation Master Plan Element within the GMMP itself so as not to have two separate stand alone plans.

The Economic Development Element of the GMMP will also be updated and beefed up to create a more comprehensive Economic Development Element which will include a Tourism component within. The Economic Development Element can act both as an element of the overall GMMP or as a stand alone plan when needed to develop Economic Development strategies.

The GMMP also includes a Transportation Element. The City of Gallup currently has a "Transportation Study and Plan" that was completed in April of 1992. That plan has not been updated since then. As part of this project the City will include development of a new stand alone Transportation Master Plan. The

Transportation Element of the GMMP will reference the newly created Transportation Master Plan. The City will utilize 350K from the Emergency Infrastructure Grant No. 20-E2755 to complete the Transportation Master Plan component of the project.

The overall RFP for the project will include all of the components addressed above in order to eliminate having to issue multiple RFP's for multiple projects.

In addition to approving Resolution No. 2021-25 to accept the 50K planning grant from NMFA, staff is also asking Council to approve the re-allocation of the 150K for the stand alone Parks Master Plan project to the Growth Management Master Plan (GMMP) Update project to include a Parks Master Plan Element and to allocate 350K from the Emergency Infrastructure Grant No. 20-E2755 to the Transportation Master Plan portion of the project.

Fiscal Impact: Revenue and expenditure budget in the amount of \$50,000.00 in fund 218, which will be 100% reimbursed by the New Mexico Finance Authority

Recommendation: Staff recommends approval of Resolution No. R2021-25 for NMFA Grant and Project No. PG-5620

Speaker's Name C.B. Strain

Documents:

[CITY OF GALLUP AWARD LETTER PG-5620 \(1\).PDF](#)
[RESOLUTION NO. R2021-25 NMFA GRANT.PDF](#)

4. Approval Of Resolution No. R2021-26; Accepting A Department Of Finance And Administration (DFA) Grant In The Amount Of \$75,000.00 To Create A Redevelopment Plan For The Purpose Of Economic Development Reuse Of The Old Alpine Property.

Staff is requesting City Council's approval of Resolution No. 2021-26, thereby accepting the Department of Finance and Administration Grant Agreement and Appropriation Number 21-ZF9136 in the amount of \$75,000.00 for a redevelopment plan for the purpose of economic development reuse of the old Alpine property; funds unexpended by June 30, 2022 will be reverted to the State of New Mexico's general fund.

Fiscal Impact: Revenue and expenditure budget in the amount of \$75,000.00 in fund 218, which will be 100% reimbursed by the Department of Finance and Administration

Recommendation: Staff recommends approval of Resolution No. R2021-26 for DFA Grant and Appropriation No. 21-ZF9136

Speaker's Name C.B. Strain

Documents:

[REOLUTION NO. 2021- DFA GRANT NO. 21-ZF9136, ALPINE PROPERTY REDEVELOPMENT PLAN.PDF](#)
[ZF9136 CITY OF GALLUP \(1\).PDF](#)

5. Acceptance Of A U.S. Department Of Transportation Federal Aviation Administration, Airports Division, Airport Rescue Grant

Staff is requesting the City Council's consideration and acceptance of a U.S.

Department of Transportation Federal Aviation Administration Airport Rescue Grant, Grant Agreement for Airport Rescue Grant Number 3-35-0019-030-2021, with a grant amount of \$32,000.00. This grant is a 100% reimbursable, no match grant.

In order to execute this grant the governing body is required to provide authority to City Manager Maryann Ustick to execute the grant. Once executed by the City Manager, followed by the City Attorney's certification the grant shall become valid.

This Airport Rescue Grant is provided in accordance with the American Rescue Plan Act ("ARP Act" or "the Act"), Public Law 117-2, as described below, to provide eligible Sponsors with funding costs related to operations, personnel, cleaning, sanitization, janitorial services, combating the spread of pathogens at the airport, and debt service payments. Airport Rescue Grant amounts to specific airports are derived by legislative formula per Section 7102 of the Act.

The purpose of this Airport Rescue Grant is to prevent, prepare for, and respond to the coronavirus pandemic. Funds provided under this Airport Rescue Grant Agreement must be used only for purposes directly related to the airport. Such purposes can include the reimbursement of an airport's operational expenses or debt service payments in accordance with the limitations prescribed in the Act. Airport Rescue Grants may be used to reimburse airport operational expenses directly related to Gallup Municipal incurred no earlier than January 20 2020.

Airport Rescue Grants also may be used to reimburse a Sponsor's payment of debt service where such payments occur on or after March 11, 2021. Funds provided under this Airport Rescue Grant Agreement will be governed by the same principles that govern "airport revenue." New airport development projects not directly related to combating the spread of pathogens may not be funded with this Grant. Funding under this grant for airport development projects to combat the spread of pathogens will be reallocated using an addendum to this Agreement for identified and approved projects.

Fiscal Impact:	Revenue and expenditure budget in the amount of \$32,000.00 in Fund 218, which will be 100% reimbursed by the U.S. Department of Transportation Federal Aviation Administration
Recommendation:	Staff recommends acceptance of Airport Rescue Grant, Grant Agreement No. 3-35-0019-030-2021
Speaker's Name	C.B. Strain

Documents:

[GUP-SWG-3-35-0019-030-2021-GRANT AGREEMENT - UNSIGNED.PDF](#)

- 6. Building Construction Budget Adjustment For Emergency Concrete Repairs**

Staff is recommending a budget adjustment in the amount of \$20,000.00 from the 101- Fund into Building Constructions operation budget for emergency concrete repairs. Public Works has been receiving numerous complaints in reference to streets and sidewalks buckling throughout our City. This has become a safety issue for pedestrians and motorist. These funds will be strictly used for safety

issues that need to be addressed in a timely manner.

Fiscal Impact: Budget Adjustment in the amount of \$20,000.00 from the 101- Fund into Building Constructions operations budget.
Recommendation: Approval of budget adjustment in the amount of \$20,000.00
Speaker's Name Robert Hamblen

7. Street Department Budget Adjustment For Maintenance On Radar Signs

Staff is requesting a budget adjustment in the amount of \$20,000.00 from the 216 fund balance into Account # 216-1534-454.44-36 for maintenance on the radar signs in each Councilors District. The funds will pay for new Batteries, LED boards and the annual Cloud updates and repairs.

Fiscal Impact: \$20,000.00 From 216 Fund Balance into Street Department's operations budget.
Recommendation: Staff recommends approval of budget adjustment in the amount of \$20,000.00
Speaker's Name Robert Hamblen

G. Comments By Public On Non-Agenda Items

Members of the public are invited to comment on matters not appearing on the meeting agenda.

H. Comments By Mayor And City Councilors

I. Comments By City Manager And City Attorney

J. Motion To Adjourn

Pursuant to the "Open Meetings Act", NMSA 1978, Section 10-15-1 through 10-15-4 of the State of New Mexico, this Agenda was posted at a place freely accessible to the public 72 hours in advance of the scheduled meeting.