

AGENDA

GALLUP CITY COUNCIL REGULAR MEETING TUESDAY, OCTOBER 12, 2021; 6:00 P.M. CITY COUNCIL CHAMBERS



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. Presentation Of Proclamation

Breast Cancer Awareness Month: October, 2021

D. Consent Agenda

These items are placed on the Consent Agenda so City Council can designate by unanimous consent those routine items they wish to be approved or acknowledged by one motion. If any item does not meet the approval of all Council members or if a citizen so requests, it will be heard as a separate item.

Action Needed:

Motion to approve or acknowledge Items 1-11 on the Consent Agenda by unanimous

vote:

1. Approval Of Minutes

Regular Meeting of September 28, 2021

Fiscal Impact: None
Recommendation: Approve the minutes.
Speaker's Name None.

Documents:

[DRAFT MINUTES SEPT 28 2021 REG MTG.PDF](#)

2. Award Of Formal Bid 2115- Maintenance Shop Exhaust System

A bid was solicited and due on 9/16/21 for a new exhaust system at the Vehicle Service Center. System is to ensure the health and safety of employees and others entering the Vehicle Shop in that it redirects harmful and contaminated air and/or fumes outside the building. This will not only mitigate injuries and exposure but is a requirement in any garage or facility where cars or equipment may be running. Two responsive bid proposals were received whereas a low bid was received in the amount of \$42,744.55 (including tax) from Horizon Enterprises. Provided is a bid tabulation showing bids received. The cost has already been accounted and approved for this years budget.

Fiscal Impact: Bid amount \$42,744.55 (including Tax), accounted and approved for this years budget.
Recommendation: Staff recommends award of bid to Horizon Enterprises for installation of Maintenance Exhaust System.
Speaker's Name Marc Lujan

Documents:

[TABULATION BID 2115.PDF](#)

3. Budget Adjustment For SBA Shuttered Venue Operators Grant

The El Morro Theatre received a Small Business Association Shuttered Venue Operators Grant (SVO) in the amount of \$59,737.68. The number awarded was determined by our losses in 2020 over 2019. Unfortunately, the stage reconstruction for several months in 2019 impacted the numbers, but we are grateful to have received the grant!

- o \$40,000.00 payroll expenses
- o \$6,000.00 advertising and marketing
- o \$10,000 non-capital fix: facility streaming laptop, two office computer set-ups, and a follow-spot light fixture.
- o \$3,737.68 will be added to building maintenance for the replacement of plastic strips on the front of both facility marquees.

Fiscal Impact: Revenue of \$59,737.68 from SBA SVO grant and \$59,737.68 in expenditures related to payroll, marketing, non-capital

fixtures, and building maintenance.

Recommendation: Approve Budget Adjustment for Shuttered Venues Grant to revenue and expenditures

Speaker's Name Jennifer Lazarz

Documents:

[FORM-1222 \(2\).PDF](#)

[SUPPLEMENTAL_ADDENDUM \(1\).PDF](#)

4. **Budget Adjustment For Walmart Community Grant**

The Gallup Fire Department is pleased to announce that we have been selected to receive a \$2000.00 Community Grant from Walmart. This award will be used to enhance the fire department EMS program. The fire department will purchase tablets that will allow personnel to maintain required documentation and signatures out in the field.

Fiscal Impact: Increase in revenue and expenditure of \$2000.00. Finance to determine proper account.

Recommendation: Staff recommends budget approval.

Speaker's Name Jesus "Chuy" Morales

Documents:

[WALMART COMMUNITY GRANT.PDF](#)

5. **Budget Adjustment For The Grant Agreement Between The NM Dept. Of Transportation And The City Of Gallup (Contract Number TSO4917)**

The Gallup Police Department was awarded a grant from the New Mexico Department of Transportation for the following projects and amounts: **A)** End Driving While Impaired: \$38,318 **B)** Buckle Up / Click it or Ticket: \$4,998 **C)** Selective Traffic Enforcement Program: \$14,994.

The total awarded is \$58,310. All required signatures have been fully executed therefore the Gallup Police Department requests a budget adjustment in revenue & expenditure for the total amount awarded.

See attachment: Grant Agreement contract number: TSO4917

Fiscal Impact: Budget adjustment in revenue & expenditure for the following projects: A) End Driving While Impaired: \$38,318 B) Buckle Up / Click it or Ticket: \$4,998 C) Selective Traffic Enforcement Program: \$14,994. Total awarded: \$58,310.

Recommendation: Acceptance and approval of a budget adjustment for the NM DOT grant in the amount of \$58,310.

Speaker's Name Franklin Boyd - Chief of Police

Documents:

[GALLUP PD FFY 22 CONSOLIDATED AGREEMENT - SIGNED.PDF](#)

6. Approval Of Resolution No. R2021-35 To Accept State Of New Mexico Department Of Finance And Administration Fund 89200 Capital Appropriation Project Grant Agreement No. 21-F2806 For A New Public Safety Building

Staff is requesting that City Council approve Resolution No. R2021-35 to accept State of New Mexico, Department of Finance and Administration Fund 89200 Capital Appropriation Project Grant Agreement No. 21-F2806 in the amount of \$4,014,000.00.

The project that is the subject of this Agreement is described as No. 21-F2806 in the amount of \$4,014,000.00 with an Appropriation Reversion Date of 30-June-2025 following the Laws of 2021, Chapter 138, Section 29, Paragraph 247, to plan, design, construct, furnish, and equip a new public safety building in Gallup in McKinley County. This is a fully designed, shovel ready project.

Staff is requesting that City Council approve Resolution No. R2021-35 to accept Grant Agreement No. 21-F2806 and approve a revenue and expenditure budget in the amount of \$4,014,000.00 in Fund 218. This is a 100% reimbursable grant with no required matching funds

Fiscal Impact:	Project revenue and expenditure budget in the amount of \$4,014,000.00 in Fund 218.
Recommendation:	Approve Res. No. R2021-35, approve requested revenue and expenditures budget in Fund 218
Speaker's Name	C.B. Strain

Documents:

[21-F2806 CITY OF GALLUP \(1\).PDF](#)
[RESOLUTION PUBLIC SAFETY BLDG.PDF](#)

7. Approval Of Resolution No. R2021-36 Accepting State Of New Mexico Department Of Finance And Administration Fund 89200 Capital Appropriation Project Grant Agreement No. 21-F2805 To Purchase New Police Vehicles.

Staff is requesting that City Council approve Resolution No. R2021-36 to accept State of New Mexico Department of Finance and Administration, Fund 89200 Capital Appropriation Grant Agreement No. 21-F2805 for the amount of \$80,000.00.

The project that is the subject of this Agreement is described as No. 21-F2805 in the amount of \$80,000.00, with an Appropriation Reversion Date of 30-June-2025, Laws of 2021, Chapter 138, Section 29, Paragraph 246, to purchase and equip vehicles for the police department in Gallup in McKinley County.

Staff is requesting that City Council approve Resolution No. R2021-36 to accept

DFA Grant Agreement No. 21-F2808 and approve a revenue and expenditure budget in the amount of \$80,000.00 in Fund 218. This is a 100% reimbursable grant with no required matching funds.

Fiscal Impact: Project revenue and expenditure budget in the amount of \$80,000.00 in Fund 218.

Recommendation: Approve Res. No. 2021-36, approve requested revenue and expenditure budget in Fund 218

Speaker's Name C.B. Strain

Documents:

[21-F2805 CITY OF GALLUP \(3\).PDF](#)
[RESOLUTION POLICE VEHICLES.PDF](#)

8. Approval Of Resolution No. R2021-34 To Accept A New Mexico Department Of Transportation, Transportation Project Fund (TPF) Grant Agreement To Fund Construction Of Phase II Of The Coal Avenue Commons Project.

Staff is requesting City Council's approval of Resolution No. 2021-34 thereby accepting New Mexico Department of Transportation, Transportation Project Fund (TPF) Grant Agreement No. HW2LP60016 in the amount of \$3,500,000.00 to fund construction of Phase II of the Coal Avenue Commons construction project.

Phase II is the final phase of the Coal Avenue Commons construction project which entails reconstruction of Coal Avenue from First Street to Second Street which includes full depth roadway and intersection reconstruction including subsurface utilities, enhanced drainage and infrastructure, and pedestrian enhancements including wider sidewalks with curbless design, flex zones, street closure infrastructure for events and ADA access ramps.

The total estimated project cost is \$3,500,000.00. New Mexico Department of Transportation, Transportation Project Fund's share shall be 95% or \$3,325,000.00, The City of Gallup's required proportional share shall be 5% or \$175,000.00 for a total project cost of \$3,500,000.00.

Staff requests Council approve a revenue and expenditures budget in the amount of \$3,500,000.00 to Fund 218, and an expenditure budget in the amount of \$175,000.00 from Fund 101 for the City of Gallup's required 5% proportional share.

Fiscal Impact: Revenue and expenditure budget in the amount of \$3,500,000.00 to Fund 218, Expenditure in the amount of \$175,000.00 from fund 101 for the City of Gallup's required 5% proportional share.

Recommendation: Approve Res. No R2021-34 and approve requested revenue and expenditure budget

Speaker's Name C.B. Strain

Documents:

9. Budget Adjustment For Change Order No 1 - Santa Fe Wells No 11 & 12 Modifications Construction Contract 1

While the Contractor Smithco Construction was performing maintenance work on the wells as part of the scope of work for Formal Bid No 2028, there was a collector line that broke.

This change order is for the work required to repair an emergency leak on the Santa Fe Well collector line that was likely a result of the Santa Fe Well #11 "pump start up". The line failure was likely due to the change in hydraulic conditions when Santa Fe Well # 10 and Santa Fe Well # 11 were ran at the same time.

Total amount of the repair for the emergency leak was in the amount of \$5,074.00.

There was a credit adjustment from the original Scope of Work Project in the amount of \$4,685.81

For a total cost of the Change Order in the amount of \$420.46, including New Mexico Gross Receipts Tax.

Fiscal Impact:	Budget Adjutment of \$420.46 from Fund 506
Recommendation:	Staff recommends approval of a \$420.46 budget adjustment from Fund 506
Speaker's Name	Adrian Marrufo, Acting Director W/WW

Documents:

[CO 1 FINAL REVISED 09.15.21.PDF](#)

10. Budget Transfer Of Capital Improvement Project Funding To Replace Water Lines On Lincoln Ave., Vega Ave., & Strong Dr. Project No. JU2012

Lincoln Avenue, Vega Avenue, Strong Drive - Project No. JU 2012

The Water Dept. responds to continuous water breaks on this line and has become a high priority replacement. This project was on the Infrastructure Capital Improvement Project list to be replaced this year. This water line is cast iron with lead seals. Design for this project has been completed by DePauli Engineering Services.

Current Balance: \$322,121.15

Transfer from Cast Iron Lines (JU2204): \$151,734

Transfer from Hasler Valley Tie-In (JU2202): \$400,000

Total for Project: \$873,855.15

Fiscal Impact: No Fiscal Impact, funds will be re-delegated from other lower priority, unnecessary, or completed projects.

Recommendation: Staff recommends approval of the requested budget transfers.

Speaker's Name Adrian Marrufo, Acting Director W/WW

11. Budget Transfer Of Capital Improvement Project Funding To Replace Water Lines On US Hwy 491 & American Heritage Plaza Project No JU2010

US Hwy 491 & American Heritage Plaza - Project No. JU2010:

The Water Dept. has recently experienced several water breaks on the water line located at US Hwy 491 & American Heritage Plaza. There will also be a small section of sewer line and a manhole replacement. This line was on the Infrastructure Capital Improvement Projects list to be replaced in 2023 -2024, but has now become a high priority project. Design for this project has been completed by DePauli Engineering Services.

Current Balance: \$16.62

Transfer from Alley 1st/2nd (CI1613): \$250,000

Transfer from Water Tank Rehab - SW (CI1753): \$37,500

Transfer from Coal/Aztec (JU2008): \$200,000

Transfer from Linda/Monterey (JU2011): \$107,950

Total for Project: \$595,466.62

Fiscal Impact: No Fiscal Impact as funds will be re-delegated from other lower priority, unnecessary, or completed Capital projects.

Recommendation: Staff recommends approval of the requested budget transfers from other Capital Projects.

Speaker's Name Adrian Marrufo

E. Discussion/Action Topics

1. Approval Of Resolution No. R2021-33, Adopting The Modified Gallup Downtown Redevelopment Plan

Staff is requesting that City Council approve Resolution No. R2021-33, thereby adopting the modified Gallup Downtown Redevelopment Plan (A Metropolitan Redevelopment Area Plan).

Northwest New Mexico Council of Governments (COG) staff has taken the lead at the request of the City to modify the MRA Plan by amending certain sections of said plan. COG staff will present the amended document to City Council for consideration and adoption.

Fiscal Impact: None

Recommendation: Staff recommends approval of Resolution No. R2021-33, Adopting the modified MRA Plan

Speaker's Name C.B. Strain

Documents:

[MRA PLAN UPDATE RESOLUTION NO. R2021-33.PDF](#)
[GALLUP MRA PLAN UPDATE_2021_FINAL \(1\) \(3\).PDF](#)

2. Approve GRT Bond Issue Option 1

The City is eligible to obtain funding in the form of GRT bonds. The issue would be this fiscal year if the Council chooses to do so. At the Council meeting on September 28, 2021, Councilors discussed the two bonding options below as presented by Erik Harrigan of RBC Capital, the City's Financial Advisor. Option 1 provides sufficient funding to allow the bidding and subsequent construction of a new public safety building which is currently shovel ready but requires approximately 8 million in additional funding in order to go out for bids. Once this project is bid, option 1 should allow some remaining funds to be allocated to other Council priority projects such as turfing or returfing sports fields and milling and repaving deteriorated streets.

Option 1 will provide \$12.8 million now and will allow the City to issue roughly \$5.8 million more in 2024.

Option 2 will provide \$9.0 million now and will allow the City to issue roughly \$9.5 million more in 2024.

Recommendation:

Approve GRT bond option 1 for funding in FY22 for public safety building construction and for turfing/returfing sports fields and milling/repaving streets with any remaining bond funding.

Fiscal Impact: Approximately 12.8 million in bond revenue in FY 2022 and 5.8 million in bond revenue in FY 2024 with no increase in annual debt service of 2 million.

Recommendation: See recommendation in the summary.

Speaker's Name Maryann Ustick, City Manager & Patty Holland, Chief Financial Officer

Documents:

[SUMMARY - GRT BOND ISSUE OPTION.PDF](#)

F. Comments By Public On Non-Agenda Items

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

G. Comments By Mayor And City Councilors

H. Comments By City Manager And City Attorney

I. 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.