

Minutes of the Regular Meeting of the Gallup City Council, City of Gallup, New Mexico held in the Council Chambers at Gallup City Hall, 110 West Aztec Avenue at 6:00 p.m. on Tuesday, March 14, 2023.

The meeting was called to order by Mayor Bonaguidi.

Upon roll call, the following were present:

Mayor: Louie Bonaguidi

**Councilors: Linda Garcia
Michael Schaaf
Fran Palochak
Sarah Piano**

**Also present: Maryann Ustick, City Manager
David Eason, City Attorney**

Presented to the Mayor and Councilors were the following Consent Agenda Items:

- 1. Approval of the Minutes of the Regular Meeting and Strategic Planning Work Session on February 28, 2023 and the Strategic Planning Work Session on March 1, 2023**
- 2. Budget Adjustment Approval for Taxation and Revenue Fee on Cannabis Excise Tax**
- 3. Increase to Revenue and Expenditure for the Octavia Fellin Public Library in the Amount of \$114,073.08**

Councilor Schaaf made a motion to approve Items 1 through 3 of the Consent Agenda. Seconded by Councilor Palochak. Roll call: Councilors Schaaf, Palochak, Garcia, Piano and Mayor Bonaguidi all voted yes.

Presented to the Mayor and Councilors were the following Discussion / Action Items:

- 1. Construction Contract Award for Phase III of the Nizhoni Boulevard Complete Street Reconstruction Project – Clyde “C.B.” Strain, Planning and Development Director**

Mr. Strain presented Phase III of the complete street reconstruction project, including underground utilities. He explained the bid process and of four responders, Murphy Builders, Inc. of Gallup, NM provided the lowest bid at \$5,864,487.14, including NMGRT. He provided the tabulation sheet in addition to the letter of recommendation from DePauli Engineering and Surveying. Mr. Strain said funding for the project was previously approved by City Council through a Municipal Arterial Program (MAP)

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Cooperative Agreement in the amount of \$949,823.00; which was set up in Project No. CI2303 Transportation Project Fund Agreement, in addition to \$4,594,000 in Project Number CI2315 and matches for the grant agreements were set up in Project No. CP2211. Mr. Strain said funding for construction of the effluent line from Wastewater, in the amount of \$597,000. was set up in Project No. JU5859 and no additional funding is required. He said the intentions are to start the project late spring, lasting approximately 8 months and requested approval of the award of contract to Murphy Builders.

Discussion followed regarding public notification, business access, uneven pavement near Gallup Indian Medical Center, the streets included in Phase III of the project, additional funding for Phase IV of the project including the Second Street and Nizhoni Boulevard intersection and communication with the New Mexico Department of Transportation.

Councilor Piano made a motion to approve the construction contract award for Phase III of the Nizhoni Boulevard complete street reconstruction project, as presented. Seconded by Councilor Garcia. Roll call: Councilors Piano, Garcia, Palochak, Schaaf and Mayor Bonaguidi all voted yes.

2. Recommendation of Bid Award for Formal Bid No. 2301 to Adame Construction, Inc. of Los Lunas, New Mexico for the Navajo Gallup Water Supply Project (NGWSP) Reach 27.7B and Related Budget Adjustments – Adrian Marrufo, Solid Waste, Waste Water and Water Director

Mr. Marrufo said of the five respondents, Adame Construction, Inc. of Los Lunas was the lowest qualified bidder in the amount of \$6,579,108.31, including NMGRT for the Navajo Gallup Water Supply Project Reach 27.7B. He said the project is funded by the U.S. Bureau of Reclamation (BOR) Cooperative Agreement and the Water Trust Board (WTB) through the New Mexico Finance Authority. Mr. Marrufo provided project details including materials, waterline intersections and necessary asphalt, road surfacing and fencing. He explained the specific locations of the project, the benefits to the City's east side and the project's start date and timeframe.

Discussion followed regarding access roads to the station and the pipeline, McKinley County's agreement to create a Class C Road upon completion of archeological reviews and pipe installation and potential delays.

Councilor Schaaf made a motion to approve the bid award and budget adjustment of revenues and expenditures for Reach 27.7B of the NGWSP, as presented. Seconded by Councilor Palochak. Roll call: Councilors Schaaf, Palochak, Garcia and Mayor Bonaguidi all voted yes.

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3. Seeding Options for Fox Run Golf Course – Matthew Alcala, Fox Run Golf Run Course Director

Mr. Alcala presented a PowerPoint presentation illustrating three options and the pros and cons of each option. Included in the presentation were Option 1 consisting of a complete golf course closure; Option 2, closure of half the golf course while the back 9 holes remain open and Option 3, entire golf course would remain open. A copy of the PowerPoint is attached hereto and made a part of these official minutes.

Discussion followed regarding Option 2 and the length of time the front nine would be closed, past issues with the pipe during heavy rain, staffing issues, total number of full time and seasonal employees, benefits of the new pipe infrastructure and seeding priorities.

Councilor Garcia mentioned a trip made to the golf course earlier in the day and discussions with golf course staff. She expressed her concerns about the need for increased security, stressed the importance of the golf course in terms of other community events and asked about seeding and xeriscaping.

Councilor Piano mentioned the driving range, golf courses routinely closing nine holes while maintaining the additional nine holes, specific seeding locations and emphasis on the fairways, apprehension with seeding priorities, concerns with out-of-town travel for local golfers, loss of revenue to the City as well as charitable organization's tournaments and an overall consensus for Option 2 based on discussions with local golfers.

Mr. Alcala highlighted the demands of trying to run the golf course and maintain it simultaneously without knowing the number of staff members to complete the necessary tasks, realistic expectations and understanding by Council and the community.

Councilor Palochak asked if any golfers were in attendance or if calls had been placed to express their concerns. There were none.

Brief discussion followed regarding tournament operation with nine holes and the preparation time, the number of playable holes and disregarded hole closures in the past.

Mayor Bonaguidi commented on the consensus he received in favor of Option 2.

Georgene Dimas, who spoke on behalf of her husband who could not be in attendance, but is an avid golfer at the facility and expressed support of Option 2.

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Mr. Alcalá asked the Council, in the event they pass Option 2, if they could also grant closure of the course for 1-2 days, weekly, to focus on seeding and stressed how difficult it is to maintain and run the course with, at most, nine employees.

Councilor Palochak acknowledged Mr. Alcalá's desperation, in addition to Councilor Garcia's discussions with staff at the golf course and the stress they are currently under.

Councilor Garcia made a motion to approve the recommendation of Option 1, closure of the golf course for the year. Seconded by Councilor Palochak. Roll call: Councilors Garcia, Palochak and Schaaf voted yes. Councilor Piano and Mayor Bonaguidi voted no. Motion carried.

On behalf of the State Senate at the 56th 2023 Legislative Session, the Mayor and Councilors recognized Paul McCollum as a Gallup/McKinley County Day Honoree for his consistent support of Gallup and McKinley County, involvement in the conception of a community college, influence in the site selection and operation of UNM-Gallup, participation on multiple boards and committees and several other contributions helping to make Gallup, McKinley County a better place.

Mr. McCollum expressed his appreciation and acknowledged others involved in the conception of UNM-Gallup, including the Gallup Lions Club and Claire Gurley and highlighted the college's key role in the City's success.

Comments by Public on Non-Agenda Items

None

Comments by Mayor and City Councilors

Councilor Palochak thanked the Fire Department and Police Department for their efforts at a recent fire, congratulated Fire Marshal John Pairett for winning the Toast Master Speech Contest for Area 32 and wished him luck as he goes on to compete in the North Division Contest on March 18, 2023. Councilor Palochak also mentioned her attendance at the Gallup Transportation Master Plan meeting and encouraged community attendance at future meetings.

Councilor Schaaf congratulated Mr. McCollum and expressed his appreciation to all City staff for all they do.

Councilor Piano announced the Chamber of Commerce Business After Hours at the Hilton Garden Inn and the All-Star Basketball game at Gallup High School hosted by the New Mexico Coaches Association on March 17th and March 18th.

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Councilor Garcia noted the well-attended Rotary Club Banquet with guest speaker Michael Singleton and thanked the Rotary Club and Sammy C for hosting the very beneficial event. She also announced the restart of her neighborhood meetings the third Thursday of every month at 6:30 p.m. starting March 23rd. Councilor Garcia thanked Mr. McCollum for his dedication and stressed the importance of acknowledging the City's Senior Citizens, including Juan Delgado. She announced intentions to name the dining room area of the Senior Center after Mr. Delgado in an effort to honor all he has done for the seniors.

Ben Welch, Community Services Coordinator, commented on Mr. Delgado's history and contributions to the City of Gallup and all he did to provide transportation to the senior citizens all over the world.

Mayor Bonaguidi commented on Mr. Delgado's integral role in the city and expressed support of Councilor Garcia's initiative. He also congratulated the Gallup High School Girls and Tohatchi High School Girls on their State Basketball Tournament Championships. He praised Mr. McCollum for all he's done and commended the Gallup Fire Department and Police Department for maintaining their professionalism despite strenuous times.

Comments by City Manager and City Attorney

Mr. Eason expressed appreciation to everyone for welcoming him.

There being no further business, Councilor Schaaf made a motion to adjourn. Seconded by Councilor Palochak. Roll call: Councilors Schaaf, Palochak, Garcia, Piano and Mayor Bonaguidi all voted yes.



ATTEST:

A handwritten signature in blue ink, appearing to read "Alicia Palacios", is written over a horizontal line.

Alicia Palacios, Deputy City Clerk

A handwritten signature in black ink, appearing to read "Louie Bonaguidi", is written over a horizontal line.

Louie Bonaguidi, Mayor

Option 1: Complete Golf Course Closure

Pros

- All attention and focus will be on the reestablishment of the golf course, for better and faster results
- Should be able to have all 18 holes seeded before fall of 2023
- Will have the fastest path to increased revenues
- Time will not be split, and maintenance staff can focus on the re-seeding. Due to staff shortages maintenance staff has had to fill in for proshop staff.
 - A few examples of daily and weekly jobs maintenance staff would have to perform: cover proshop, stage golf carts, clean golf carts, tow golf carts, mow tees, cut cups, mow greens daily, mow fairways, mow rough, top dress, clean and maintain bathrooms
- The Driving Range will be the first thing to open for the public and high school to practice
- Upper practice area will be re-established this year

Cons

- Only revenue will be from proshop sales and driving range
- Public will have to travel to play golf
 - Most golfers already travel due to the condition of the golf course

Option 2: The Back 9 Will Remain Open

Pros

- Golfers will be able to play 9 holes and practice, during the re-seeding and re-establishment of the golf course
- Revenues will be higher when compared to option 1

Cons

- Staff will have to split time between maintaining 9 holes for play and re-seeding
 - A few examples of daily and weekly jobs maintenance staff would have to perform: cover proshop, stage golf carts, clean golf carts, tow golf carts, mow tees, cut cups, mow greens daily, mow fairways, mow rough, top dress, clean and maintain bathrooms
- Course conditions will not be ideal and suffer
- There could be days where no seeding and re-establishment of the golf course is taking place/ or being worked on
- Possible damage to seeded areas
- Increased chance for mistakes and lack of attention could lead to areas needing additional seeding

Option 3: The Golf Course Remains Open

Pros

- All 18 holes will be open for play
- Revenues will be the highest, although they will still be low due to the work being performed

Cons

- Staff will have to split time between maintaining 18 holes for play and re-seeding
 - A few examples of daily and weekly jobs maintenance staff would have to perform: cover proshop, stage golf carts, clean golf carts, tow golf carts, mow tees, cut cups, mow greens daily, mow fairways, mow rough, top dress, clean and maintain bathrooms
- Course conditions will not be ideal and suffer
- Golfers will get wet from the water turning on throughout the day
- Seeded areas will be damaged, in the past we often have to chase golfers out of seeded areas
- There could be days were no seeding and re-establishment of the golf course is taking place/ or being worked on
- Increased chance for mistakes and lack of attention could lead to areas needing additional seeding
- Will take years to complete and have the highest expenses

Task	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Setup	0	4	4	4	4	4	4
Greens (single)	0	12	12	12	12	12	12
Greens (double)	0	0	0	0	0	0	0
Bunkers / Blowing / Debris	0	12	12	12	12	12	12
Rolling	0	0	0	0	0	0	0
Tees/Collars/Approaches/Practice	11	0	11	11	11	11	11
Fairways	11	11	11	11	11	11	11
Intermediate / Pro-walks	5	0	5	5	5	5	5
Rough/Surrounds (primary)	12	0	12	12	12	12	12
Rough (secondary)	0	0	0	0	0	0	0
Irrigation	14	14	14	14	14	14	14
Spray	7	7	7	7	7	7	7
Weedy / Fly mow	12	8	8	24	8	8	8
Blower / Cleanup	7	7	7	7	7	7	7
Divots	0	3	3	3	3	3	3
Buzzy/Lawns/Mequite	0	3	3	3	3	3	3
Trees	0	7	7	7	7	7	7
Aerification / Project	35	12	12	12	12	12	12
Sick	10.5	10.5	10.5	10.5	10.5	10.5	10.5
Equipment Maintenance	12	12	12	12	12	12	12
Water / Trash / Amenities	7	7	7	7	7	7	7
Shop Cleaning / Maintenance	3	1	1	1	1	1	1
Training / Management	12	12	12	12	12	12	12
Subtotal	151.5	139.5	143.5	139.5	146.5	146.5	146.5
Man Hours	158	158	158	158	158	158	158

816.5

Task Description

Setup

Check Tees, Trash, Rake Placement, Change Flag, hole location, paint cup, assist greens mowers

Greens

Single or Double mow, Whip greens, repair ball marks, mow green

Bunkers / Blowing / Debris

Blow off Greens, bunkers, collars, and immediate area surrounding the green. Rake bunkers both green and fairway. Place rakes.

Roll Greens

Tees / Collars / Approaches / Practice

Mow with triplex mower. This schedule assumes two operators with lowest mowing height of .400". To be finished ahead of morning play

Fairways

Mow with 5 unit mower. This schedule assumes 3 operators with lowest mowing height of .450". To be finished ahead of play

Intermediate / Pro-walks

Mow with heavy duty triplex. This schedule assumes 1 operator, finishing ahead of play Lowest height of cut .650"

Rough / Surrounds

Mow primary cut of rough and green surrounds at approximate height of 1.5". Secondary cut will be 2.5". Irrigation

Daily hand watering of greens. Irrigation repair and installation. Spot watering of bermuda

Spray Fertilizer and pesticide application in all areas of the golf course.

Weedy / Fly-allow

Weekly trimming of bunker faces, along with areas not accessible by mowers

Blower Cleanup

Daily blowing of fairways and surrounds, remove large debris, drag fairways to remove dew or after mowing

Divots

Once around the golf course filling divots with sand

Buzzy / Club lawns

Bi-weekly mowing using rotary mowers

Trees

Trimming and removal of fallen trees off the course.

Aerification / Project

Weekly aerification, vertical mowing, topdressing, and or special projects

Sick / Vacation

Man hours accounting for vacation and or sick days during the week. Equipment Maintenance

Daily equipment inspection and adjustment of cutting units. Reel sharpening, preventative maintenance, and equipment repair.

Water / Trash / Amenities

Stock ice and water in coolers on course, remove trash from waste baskets, clean, setup and fill divots on tees, clean ball washers, inspect towels, gopher / varmint relocation.

Shop Cleaning / Maintenance

Daily cleaning of shop, cleaning of wash rack, and filling of green waste into dumpsters Training / Management

Daily training and inspection of all processes. Planning and assessment of current and of future agronomic practices. Record keeping and all clerical duties