

**CITY OF ALAMOGORDO, NEW MEXICO
CITY COMMISSION REGULAR MEETING MINUTES
6:30 P.M., COMMISSION CHAMBERS
February 27, 2018**

**RICHARD BOSS, MAYOR
JASON BALDWIN, COMMISSIONER
NADIA SIKES, COMMISSIONER
JENNY TURNBULL, COMMISSIONER
SUSAN PAYNE, COMMISSIONER**

**AL HERNANDEZ, MAYOR PRO-TEM
MAGGIE PALUCH, CITY MANAGER
PETRIA SCHREIBER, CITY ATTORNEY
RACHEL HUGHS, CITY CLERK**

CALL TO ORDER / ROLL CALL / INVOCATION / PLEDGE OF ALLEGIANCE

Mayor Boss called the meeting to order at 6:30 p.m. Roll Call was taken by the City Clerk. City Clerk Hughs announced there was a quorum present. Invocation was given by Pastor Lance Garrison and the Pledge of Allegiance was led by Commissioner Turnbull.

APPROVAL OF AGENDA

Mayor Pro-Tem Hernandez moved to approve the agenda.
Commissioner Turnbull seconded the motion. Motion carried with a vote of 6-0-0.

PRESENTATIONS

1. Presentation highlighting ongoing activities of Gerald Champion Regional Medical Center. (*Jim Heckert, CEO of GCRMC*)

CEO Heckert gave the Commission an update on the activities happening at Gerald Champion Regional Medical Center. He said they are about 1,000 for employed and contract providers. He said about one-third of their employed staffing is military. He talked about the growth and expansion of the hospital. He spoke about the economic impact the hospital has had on our economy.

Commissioner Sikes said about three weeks ago, her and Commissioner Payne had the opportunity to hear this presentation. She said the presentation is very impressive and very ambitious. She asked what is going on at the hospital to be expected.

CEO Heckert said they are they have completed a master facility plan. He said now they are bringing in a consultant from Louisville to talk to them about their facility. He said the hospital is almost 20 years old now. They are having challenges with infrastructure and other things that need to be repaired and fixed. He said this consultant group will give recommendations based on what they have and what the current trends are. He said the community needs to know that they are committed to being current and relevant to what is going on.

Commissioner Payne said she takes care of her brother. She said he has been in the hospital the last two weeks and she really appreciates the care he has been given. She did have one little incident and she was able to resolve it immediately and she left so much more relieved because they did address the concern. She said as someone that has spent an awful lot of time in the hospital the last two weeks, she has been pretty pleased with the results and she can tell that they are working hard to try address his needs.

Mayor Pro-Tem Hernandez said being involved on both sides of this, he has been at the hospital almost 18 years now and it's the best place to work. He said they are always kept up with the advancements of health care. He said the City has actually gone into a partnership with the hospital, which he thinks will be a big benefit to the community with the north side sub-station.

CEO Heckert said health care is emotional. He can guarantee they are doing their best to try and meet those needs, but they are human beings. He said we can always keep on working on getting better, because the truth is that you can never be good enough in the business they are in.

Mayor Boss thanked CEO Heckert for his service to the community and for the presentation.

2. Annual update on Main Street. (Camdon Wilde, Director of Main Street)

Alamogordo MainStreet Director Wilde gave an update on MainStreet. He recognized the Board of Directors for Main Street. He said they were accredited again through MainStreet America and the State of New Mexico. He spoke about the façade squad project. He recognized several businesses that contributed to this project. He briefly talked about some of the events they have been running and showed a schedule of events for the upcoming year. He also went over some of their organizational initiatives for this year. He gave some statistics on building improvement investments, volunteer hours and in services from NM MainStreet. He discussed some of their current challenges.

Mayor Pro-Tem Hernandez commented that he could almost see the Yucca Newsstand on the billboard in one of the pictures in the presentation.

Commissioner Payne said the pictures are nice but they really do not do it justice. She said if you drive by and look at those building and see the difference. She said it caught her eye when she saw the buildings.

PUBLIC COMMENT

None.

CITY MANAGER'S REPORT

City Assistant City Manager Cesar made the following remarks:

1. He reminded everyone that early voting at City Hall ends on Friday March 2, 2018 at 5:00 p.m. and Tuesday March 6, 2018 is Election Day and polls will be open from 7:00 a.m. to 7:00 p.m. There are three locations to vote at: the Tays Center, the Fairgrounds and the Civic Center.

REMARKS AND INQUIRIES BY THE CITY COMMISSION

Commissioner Sikes made the following comments:

Commissioner Sikes asked City Attorney Schreiber if they could address where they are currently with the Sahara Apartments. She said they are in pending litigation and they will be in court next week. She said she is not going to say much about it because it is trial. Her office continues to try and get Court settings. Commissioner Sikes said they have been working on this for years. She said she feels almost offended that they are held against the wall on this, where it has not been the City's fault. She said they voted to demolish the Sahara Apartments and they allocated the funding to demolish and everything that has happened has been the owners and the Judiciary keeping them from doing the bulldozing that they would like to do, correct. City Attorney Schreiber said correct. She said the problem is that the owners of the Sahara Apartments have gone through several attorneys. She said Judge Ritter set a deadline for the owners to get new Counsel and since he left the bench, they have not actually hired new Counsel yet. As soon as she has more information she will share it.

Mayor Pro-Tem Hernandez made the following comments:

He said this was Commissioner Turnbull's last official meeting. He thanked her for her service and time.

Mayor Boss made the following comments:

He gave a report on his trip to Washington D.C. He said MainGate will be putting out a complete report. He said there were several different topics and issues, the most important being the permanent beddown of the F-16s, the MQ9 Reaper Program, utilization of White Sands Missile Range airspace, Alamogordo's Education System, jobs in our community for Air Force spouses and construction at Holloman Air Force

Base. He said Secretary Wilson informed them that it would be the mid 2021 before a final permanent beddown Base was selected for the F-16s and there are 34 Bases being considered for this beddown.

CONSENT AGENDA

3. Approve the minutes for the February 13, 2018 Regular meeting. (*Rachel Hughs, City Clerk*)

Mayor Pro-Tem Hernandez moved to approve item 1 of the consent calendar.

Commissioner Baldwin seconded the motion.

Motion carried with a vote of 6-0-0.

NEW BUSINESS

4. Consider, and act upon, first publication of Ordinance No. 1559 amending sections 29-01-100 and 29-01-110, Chapter 29 of the CODE pertaining to White Sands Beautification District. (*City Planner, City Planner Williams Williams*) (Roll Call Vote Required)

City Planner Williams said this is a simple update and change to the Ordinance they brought before the Commission back in August 2017 in that there was a typo that they fixed and the most significant thing was changing the Board position of Chairman of Planning and Zoning to Ex-Officio status.

Mayor Pro-Tem Hernandez moved to approve.

Commission Sikes seconded the motion.

Roll call vote was taken.

Motion carried with a vote of 6-0-0.

5. Consider, and act upon, first publication of Ordinance 1564 approving a Local Economic Development Project for secured financial assistance proposed by Thomas L. Cardella & Associates, Inc. (*Petria Schreiber, City Attorney*) (Roll Call Vote Required)

Paralegal Williams said before the Commission is the Project Participation Agreement and application for the Call Center, which has been negotiated with Mr. Cardella. She said the final intent is somewhere in the neighborhood of 200-240 jobs and will probably start somewhere in the neighborhood of 100 jobs. She said they are asking for \$1.2 million dollars which will be used to do wiring for the phone lines and all of the equipment that is going to be necessary for this. She said our security in this instance is in a financial guarantee bond. She said based off what he is going to be paying the employees they should have this paid off in a year. Mayor Boss asked for the full amount. Paralegal Williams said they are paying the management jobs well above the \$18,720, which is our basis for the \$9 an hour jobs, so there will be at least two above that and most of the employees will actually be somewhere above that. She said 100 jobs are at \$1.8 million in the first year. She said he is looking to get this open in June. Mayor Boss said the CEO in this company has a lot of experience; he has done this in many other areas. Paralegal Williams said he has, this is actually an expansion of his company. The financials on this were reviewed by OCEDC. She said his company is more successful every year. Mayor Boss asked if we have OCEDC's blessing. Paralegal Williams said we do.

City Attorney Schreiber said they have the blessing of the State of New Mexico. She said this type of security is one that they prefer.

Commissioner Payne said OCEDC actually brought this initially to the City. She said it was exciting to see this come to fruition.

Commissioner Sikes asked when they will see it. Paralegal Williams said a lot of it will depend upon whether or not the City will be able to give him this money and how long it takes to get the changes he needs to do in the building. City Attorney Schreiber said one of the material inducements of this agreement that you will actually see in the contract is that he will begin hiring employees within the calendar year of 2018. Mayor Boss asked if construction of the building was part of our funding. Paralegal Williams said our funding is on the equipment.

Commissioner Baldwin asked where this leaves the LEDA fund. City Attorney Schreiber said she believes that the City is at \$5.5 million currently.

Mayor Boss said he thinks this project is up to 240 jobs and they are jobs mostly from people in the community.

Mayor Pro-Tem Hernandez moved to approve.

Commissioner Baldwin seconded the motion.

Roll call vote was taken.

Motion carried with a vote of 6-0-0.

6. Appointments to Boards and Committees. (Richard Boss, Mayor)

Mayor Boss read the openings and appointed Danielle Bynum to White Sands Beautification Committee. No one was opposed.

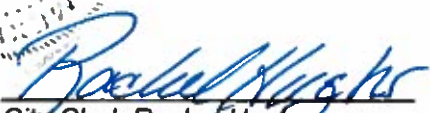
Mayor Pro-Tem Hernandez moved to adjourn at 7:43 p.m.

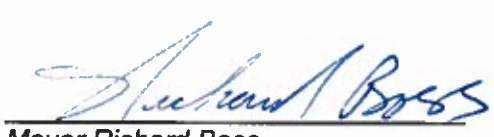
Commissioner Turnbull seconded the motion.

Motion carried with a vote of 6-0-0.

ADJOURNMENT

ATTEST:


City Clerk Rachel Hughes


Mayor Richard Boss

(Prepared by Eric Barraza, Deputy Clerk)

Approved at the Regular Meeting held on March 13, 2018.