

CITY COMMISSION MEETING MINUTES  
CITY OF TRUTH OR CONSEQUENCES, NEW MEXICO  
CITY COMMISSION CHAMBERS, 405 W. 3<sup>RD</sup> St.  
WEDNESDAY, FEBRUARY 28<sup>TH</sup>, 2018

**A. CALL TO ORDER**

The meeting was called to order by Mayor Steve Green at 9:00 a.m., who presided and Renee Cantin, City Clerk-Treasurer, acted as Secretary of the meeting. Mayor Green thanked Mayor Pro-Tem Whitehead for filling in.

**B. INTRODUCTION**

**1. ROLL CALL**

Upon calling the roll, the following Commissioners were reported present.

Hon. Steve Green, Mayor  
Hon. Sandra Whitehead, Mayor Pro-Tem  
Hon. Kathy Clark, Commissioner  
Hon. Rolf Hechler, Commissioner  
Hon. Joshua Frankel, Commissioner

Also Present: Juan Fuentes, City Manager  
Renee Cantin, City Clerk-Treasurer

There being a quorum present, the Commission proceeded with the business at hand.

**2. SILENT MEDITATION**

Mayor Green called for fifteen seconds of Silent Meditation and asked us to keep families of Parkland Florida victims in our thoughts and prayers.

**3. PLEDGE OF ALLEGIANCE**

Mayor Green called for Commissioner Hechler to lead the Pledge of Allegiance.

**4. APPROVAL OF AGENDA**

Mayor Pro-Tem Whitehead moved to approve the agenda. Commissioner Clark seconded the motion. Motion carried unanimously.

**C. COMMENTS FROM THE PUBLIC (3 Minute Rule Applies)**

## CITY COMMISSION FEBRUARY 28, 2018 REGULAR MEETING MINUTES

Mayor Green called for Public Comment, noting those wishing to comment would get three minutes, may only approach the podium once, and any material for the Commission was to be left in the black box by the podium.

Ron Fenn, addressed the Commission related to:

1) Speaking on Item No. H.1 the supposed action for approving the meter program with YESCO. He urged them seriously to dismiss this matter out of hand. This has not been going on for two years as the agenda background said, it's been going on for five years. Mr. Griffith has been here since 2013 pushing for this kind of program and has been dismissed several times. Asked and answered on many occasions, what benefits to the people of Truth or Consequences? The answer is always the same, none. The only benefit is to YESCO and their contractors, perhaps to the City Manager, and perhaps to others. He doesn't know, whoever deals with these contracts in the first place. The list goes on and on and he noticed very specifically there are no public hearings involved and yet you expect the people in this community to pay up to \$9 million. But even here at the supposed rate of \$120,000 for meter reading right now, in 20 years it will be \$2.4 million. Subtract that \$8-\$9 million, and you have a nice chunk of money to spend for meters, training, the actual use of the data that's collected currently. Every meter reading we collect is data and we don't do anything with that data. Mr. Fuentes has had five years of notice from these people, of what we need to do to fix this utility. Yet, he doesn't see any programs instituted by management to straighten out any of this. We don't need an outside consultant coming in and telling us what time it is, with our own watch. \$9 million is not the proper expenditure for the people's money. We found that out with the Armory. The people need to be asked. No public hearings.

Klaus Wittern, 618 Charles addressed the Commission related to:

1) He addressed the same issue with a different perspective. He believes the placement of the meters is desirable and financially feasible. In his opinion, he agrees with Ron, \$7 million or \$9 million is an unreasonable amount of money to pay for something that could be bought for \$1.2 to \$2 million. At the meeting here is a Partner for the Resource Wise company, and they have made a proposal in writing to the City of T or C, and their numbers are lower than anything we have heard before. If you would like to hear from them, he is sure you can ask them. And not on his dime and his time, but on the Commission's. He thinks they will be enlightened to find out what the potential for the city would be. He believes we should continue to pursue the meter replacement because its desirable for the total system to have the information that those meters can give you. He concurs that the company has the money to pay for their own and doesn't need to be finance. He recommended they take the third option and go out for an RFP and check what the potential is to get the meters replaced. And take your time, don't try to do it in 14 days. Because in 14 days, it will short change you for the opinion you need. So please take your time to do it.

Carole Wheeler, Corbett St. addressed the Commission related to:

1) Dog Park. She gave numbers for January where there were 474 dogs and 70 additional dogs were registered. They are not monitoring every day, but they left a clipboard for people to leave their comments or notes. One response was from a tourist

with two dogs who said this was a great place and this was the best place he could find to spend his tourist dollars. Yesterday the four people there were from other states and Santa Fe. They have been keeping it clean and upkeep as promised. They have four items they would like to talk to the city about and one has already been addressed on Monday. One was possibly installing some fancy water faucets which would be about \$4,000 each, so they decided they didn't want to do that. So she found some bubblers for \$1,000 each. So they decided one water faucet on the outside of the gate so that anyone, even people walking dogs can have water because the hot season is coming up. And they have been hauling about 8 gallons of water bottles. The last one is ground maintenance. She left the information in box for the Commission.

Steve Zeski, 1019 Parway addressed the Commission related to:

1) Tabled the exclusivity tower that Verizon wants for improved WiFi and communications downtown. He understands the problem because he had to go on the roof to get service when he stayed at the Charles Motel and he has AT&T. But exclusivity is the enemy of competition. So he had a friend and a niece who visited and neither could get connectivity. It won't do anything for AT&T and Sprint users. This is a tourist town and it won't do anything for anyone who doesn't have Verizon.

2) He mentioned this to Sonya. He appreciates her efforts in narrowing down delinquent bills, but the late fees are way too low. They are about \$3, and back east it's about \$20 or a percentage. What you charge is not even enough for the bookwork. They've got to be high enough to get people's attention.

Ron Pacourek addressed the Commission related to:

1) YESCO proposal. The city has been dithering with this project for about three years. If it's such a great opportunity, why is it taking so long to make a decision? It's been back and forth between the PUAB and the Commission and still no decision. The last meeting the PUAB did not recommended approval to be sent back to the City Commissioners. If you all buy in to this project, he has a concern about Tyler Billing system being able to handle the data. There have been a bunch of SNAFU's. There budget billing has not worked like any other budget billing that he's been involved in with over the years. If any of the Commissioners are interested he can show them what he means. They could not put his electric bill with his other bills, so he has two utility bills. If the Commission goes forward with YESCO, can Tyler handle that data and bill it correctly. His last Social Security raise was less than the expenses that went up. And he gave some other details about the other bills that are going up. The only thing that is growing is the city budget, not his income. Have you noticed, its sad to say, how many people end up in the obituaries versus the announcements of new born babies. So who is going to be left to pay the bills in our community? When are the City Commissioners going to have another Town Hall meeting. And another note, this Commission Chambers was once the High School Band Room and the acoustics are horrible. How many people have come up to the podium and asked you all to speak up? He thanked them for letting him share.

Stanley Rickert, Carrie St. addressed the Commission related to:

1) He is here to submit his findings for 1715 Carrie St. He has an envelope with some photos and feels it's important to see the changes in the stuff being brought into that

property. In the envelope he is submitting to the Commission, he has a letter that shows some fact findings, a letter from a neighbor, a description of the zoning district for T-1 Transitional District, and the business license applications that do not have the approval or dates of approval from the Planning & Zoning Commission. He read a portion of that letter to show them what he's dealing with and what he knows: *Four years ago, Mr. Thomas was considering the purchase of the property at 715 Carrie St. At that time Mr. Thomas did not know what the zoning was or what development standards were included in that district. Mr. Thomas may have been given adverse information for the purpose of disclosing the deal on the sale of said property. Its hard to say what took place at that time, but it is now a serious situation for Mr. Thomas. The property he purchase was all in a T-1 Transition District, the intent of the T-1 District is a low density, semi rural residential district comprised primarily of single family framed and manufactured housing units. Also the permitting and special uses permits do not include any type of commercial activities or business. This means Mr. Thomas' want of a storage compound for recreational vehicles is a violation of residential zoning. It also means that Mr. Thomas' Mechanical Shop for automobiles, boats, and storage is a violation of the T-1 Code district for residential zoning.* He added that the basic part of it, but it shows the zoning there is residential not commercial.

#### **D. RESPONSE TO PUBLIC COMMENTS**

City Manager Fuentes wanted to respond to Mr. Fenn and Mr. Wittern. In regards to Mr. Wittern, he thinks we are not too far off from his thoughts. And it will be discussed during that item. He also thinks if Mr. Fenn stayed long enough rather than leaving right after public comment, he thinks he will be enlightened with the information that he will get. So if he sticks around it will be beneficial to him.

Mayor Green also addressed Mr. Fenn. To insinuate Mr. Fuentes might be receiving something because he has been involved with the YESCO project for many years is absolutely reprehensible and way beneath the quality of individual he likes to think Mr. Fenn is. He would like him to think over his thoughts again before he speaks like that. He also asked if Ms. Wheeler to give any addresses they may get from out of town guests to the City Clerk so the Commission can send them a personal thank you for visiting our town. It's another opportunity to cross market and let our guests know we appreciate them.

#### **E. PRESENTATIONS**

1. Presentation of the Water Harvesting Drainage Pilot Project. Joshua Frankel, Commissioner

Mayor Green gave a quick overview of this project which started in 2012-2013 with Mayor Mulcahy. Then they had some financial issues with the direct limited resources too. Then when Commissioner Frankel came on board, it was something he expressed an interest in developing and seeing where we could go with it. And turned it over Commissioner Frankel.

Commissioner Frankel presented as the Mayor said this project started in 2012, when the Storm Water Harvesting report from Van Clothier out of Silver City. Mr. Clothier is a water genius, he's done projects throughout the Southwest and cities like Sedona and Silver City finding creative uses for cities to store and use their water. They spent a lot of time looking at our community and where our drainage and erosion problems are and the potential for draining hazards exists. Some of our major problems exist between Bullocks and Mims to Pershing. Those areas are subject to heavy flooding and the need for sandbags during our heaviest rains and thunderstorms. He referred them to page 14 of the water report. The project he saw was the most affordable and would have the most impact would be along Foch St. hill which in the past had retaining walls. Over time they have become filled with sediment and the excess has continued to overflow down the path to Broadway and Foch St. The solution to these problems were very simple where they needed to access these drainage ponds. In the system we have now, it collects rainwater, stores that water, and releases it at a slow rate. And this should be a very beautiful green space in the city that won't require the use of city water. He sowed the drainage pond on a heavy rainy day that is not being used to it's full capacity. He showed the curb cuts they intend to do which will allow the water to flow into the drainage ponds. We were fortunate to sign a contract with Van Clothier where he would come in and put in some of the curb cuts and to teach our Streets Department employees how to put them in so we could make the improvements ourselves. He showed them pictures of the employees who required a new skill from a Master of water harvesting. He showed the openings to the access basins and where they opened them up to get more water into the basins. Native species of plants will be added to beautify that section of Foch St. Thankfully last Friday we received some rain so we could see the project in action. He received pictures from many people showing the ponds and the rain flow. You can see the level of water being release from the retention ponds is significantly less and will make a big difference. He encouraged the Commission going forward to keep on working on projects out of this book and continue to train staff. He congratulated Streets for a job well done and thanked them for letting him being part of this project.

Mayor Green thanked him for raising his hand and taking on this project. It will do so much to protect our streets and our homes.

2. Presentation related to the HR and Payroll program operations. Paige Vest, Payroll and Becky Rodriguez, HR

Ms. Rodriguez is the HR Analyst and has been with the city for ten years. They are excited to share their presentation with where they were, where they are now, and where they would like to go in the future. Ms. Vest introduced herself. She mentioned in the last four years there were five people serving in the Payroll position. Ms. Rodriguez mentioned their Department has seen four changes in the Management of the department in the last five years.

Ms. Rodriguez started by saying they used to have the ADG software and it was geared where there was only accounting and payroll and there was no HR in that system. So during the new hire process, it was all entered by payroll. That meant on any new hire,

she had to do double paperwork to give to payroll to be entered. Ms. Vest added on the payroll side of that software, every step had to be printed, it was required. Once the update was performed everything was locked. Ms. Rodriguez added the paper they used was enormous.

Ms. Rodriguez continued there was limited training and she was self-taught. One of the other challenges was HR and Payroll were in different locations. Ms. Vest noticed there hadn't been much structure in the process and there were numerous errors and other things that were done wrong. All of which have been brought up to date. When she got here and Tyler was in place, there were inconsistencies in the entering of payroll and approving time for employees. They have worked on communication and outreach and new development for training staff. At one time they had a Policy Committee and the last update was in 2011, and due to turnover in staff we were due for an update. Job descriptions were out of date also.

The Tyler Module has many things that are so much better than the old ADG system. Ms. Vest added that she is so impressed by Tyler and putting it into place. All of the information is kept in a secure location off site and can be retrieved at any time since the payroll was run on the software.

Ms. Rodriguez went over some of the important trainings they have attended in the last two years and how beneficial they were. They have brought in some other trainers for our staff from the Solutions Group. They also want to continue with more training and offering more for Supervisor's, Manager's, and Director's. It's been beneficial to have HR and Payroll centralized with Finance, Accounting, and Purchasing. They have new interview processes they have been using. They've implemented new forms to use for new hires and other documents. Ms. Vest has also taken a training for potential mediation that may happen.

Ms. Rodriguez has prepared a New Hire Packet and have they implemented the overall New Employee Orientation. They also have a new Exiting Procedure that helps when employees leave. Forms can be done for PERA in the system which speeds up the process for retirement and helping them receive their benefits.

Payroll has implemented a new checklist to help with previous problems where an employee may have been skipped and to ensure the whole process is followed each time and they are consistent.

Policies are being worked on. Job descriptions have changed to include new job duties for implementation. They are reviewed every time a position is opened to keep them up to date. The input from Director's and Manager's is vital. There are numerous new forms they have implemented such as: payroll increase; worker's compensation; and other forms.

They moved into what the Future looks like for them. Ms. Rodriguez said there was no HR Module in ADG and they've signed up for training to hopefully put that into place and

update it. They should be able to scan information right into the employee files. They are looking at scanners at each desk and using fillable forms. They would also like to do more Management Training; issuing staff ID's, holding an Employee Benefits fair and getting all supplement providers together to benefit staff. They are also working on Payroll cross training and utilizing Tyler to its full potential; implementing a Supervisor of the month or quarterly employee awards; and reinstating the Service Awards Programs; and a Staff Newsletters.

There Policies are living documents and should be update each year. They would like to form a Policy Committee to formulate and review our policies.

Workers Compensation – working with Jamie Sweeney our Safety Officer in bringing the Self Insurers' Fund Safety Training and they want all management to go through the safety training to help them to grow and understand their role.

Finally, they wanted to recognize that any accomplishments they have achieved in these programs are due to the support of Finance Director Torres and City Manager Fuentes in giving them the tools they need to make changes.

Commissioner Clark said it's nice to hear that you like Tyler. We went through a monumental mess installing it. It says an awful lot seeing the two of you working together. She appreciates the work they have put into this presentation, and it says an awful lot of the Finance Director and the City Manager. If having put Tyler into the process, maybe the savings that they've been able to provide, based on the cost would be curious to know it has streamlined the work you are doing. Ms. Rodriguez said it's helped in time management.

Mayor Green thanked them and she thinks this is an awesome way to keep the Commission updated on the workings on the internal workings of the city. And how the processes and procedures they have put into place are working.

Commissioner Hechler wanted to echo what Commissioner Clark said and thanked the Ladies for bringing this up to them. He also wants to say a shout out to the Commission, one of the goals they set was to modernize our hiring practices and it's nice to see it's being done.

#### **F. CONSENT CALENDAR**

1. City Commission Regular Minutes, January 24, 2018
2. Public Utility Advisory Board Minutes, January 16, 2018
3. Recreation Advisory Board Minutes, February 5, 2018
4. Golf Course Advisory Board Minutes, October 4, 2017 and January 3, 2018

Commissioner Clark announced she is not comfortable with approving the minutes of the January 24<sup>th</sup> meeting, which she did not attend. **Mayor Pro-Tem Whitehead moved to approve the consent calendar as noted. Commissioner Hechler seconded the**

**motion. Motion carried by a vote of 4-0-1. Commissioner Clark abstained for the January 24, 2018 Minutes.**

**G. ORDINANCES, RESOLUTION, & ZONING**

1. Discussion/Action: Resolution No. 24 17/18 to abate a dangerous structure at Lot 11, Blk. 76 Original Townsite. Robbie Travis, Building Inspector and Susanna Diller, Planner/GIS Tech

Commissioner Frankel recused himself because he has property for sell nearby. Commissioner Clark recused herself with no explanation, and City Attorney Rubin also recused himself because it's a neighbor.

Planner/GIS Tech Diller began her presentation. The court gave Mr. Kent from January 8<sup>th</sup>, 2016 to move the structure off of the property and he has not complied. The court issued a summons and a fine and it was remanded back to the city. Staff recommendation at this time is to proceed with the demolition and cleanup of this structure and put a lien on this property.

City Manager Fuentes believes the window he has to clean is about ten days. Building Inspector Travis confirmed and he has ten days to appeal the resolution. City Manager Fuentes said he was provided a letter dated February 28<sup>th</sup> from Eugene Kent. He read the letter stating he intends to remove the structure and his commitment. He said if we move forward with the resolution, we don't have to take action immediately. But if nothing else, we will have the Commission's authorization to proceed if we need to

**Commissioner Hechler moved to approve Resolution No. 24 17/18 to abate a dangerous structure at Lot 11, Blk. 76 Original Townsite. And also thanked Mr. Kent for taking the steps to fix his property instead of us having to abate it. Mayor Pro-Tem Whitehead seconded the motion. Roll call vote was taken by the Clerk-Treasurer. Motion carried by a vote of 3-0-2. Commissioner Frankel and Commissioner Clark recused themselves.**

Paused to wait for the Commissioners to return.

2. Discussion/Action: Resolution No. 25 17/18 declaring surplus property for an Auction to be held on March 17, 2018. Renee Cantin, Clerk-Treasurer

City Clerk Cantin presented the list for the March 17, 2018 public auction.

Commissioner Frankel mentioned it may be a typo, but the 3 drawer file cabinet shows as \$50. Clerk-Treasurer Cantin is not sure but it doesn't mean that it won't be sold for less than the amount listed. City Attorney Rubin mentioned the publication. Clerk-Treasurer Cantin responded since we don't have anything over \$2,500 on the list, we aren't required to. But as we do for each auction, we will be publishing it anyway.



Mayor Green would like us to keep in mind the scrap metal and check to make sure we can't make more money by selling that to our buyer.

**Mayor Pro-Tem Whitehead moved to approve Resolution No. 25 17/18 declaring surplus property for an Auction to be held on March 17, 2018. Commissioner Frankel seconded the motion. Roll call vote was taken by the Clerk-Treasurer. Motion carried unanimously.**

3. Discussion/Action: Resolution No. 26 17/18 setting fees for land leases for Private Vehicle Parking at the Airport. Mark Bleth, Airport Manager

Mayor Green mentioned the great event on Saturday. There were about 50-60 people for the ribbon cutting for the experimental aircraft association. It's a wonderful opportunity for our children. He's glad Mr. Bleth and Mr, Mullinex.

Airport Manager Bleth thanked him and proceeded with the resolution we have setting the fees for Private Vehicle parking at the Airport

Mayor Green noticed there is no discount if someone would pay upfront for a year. Mr. Bleth said the purpose of this particular one is a transitional where we might have a pilot who does not have a hangar and needs to tie down his airplane and will need a place to park his vehicle. We need to have this available for people who fly in from other cities. We may need this space for use at a later date so we didn't want to tie ourselves into long term yearlong leases. So they would be just for month to month and there would be no need for advanced payment discount. They are looking at a discount for a longer term land lease for advanced payment. Mayor Green asked if someone wanted to rent the parking space for a year, what would his answer be? Mr. Bleth said "no".

Commissioner Hechler asked what would happen if they wanted a spot for two weeks. Mr. Bleth said we don't have any provision for prorating so they would pay the full \$25.

**Mayor Pro-Tem Whitehead moved to approve Resolution No. 26 17/18 setting fees for land leases for Private Vehicle Parking at the Airport. Commissioner Hechler seconded the motion. Roll call vote was taken by the Clerk-Treasurer. Motion carried unanimously.**

4. Discussion/Action: Resolution No. 27 17/18 Budget Adjustment. Melissa Torres, Finance Director

Finance Director Torres explained where they are with the pool and the process that led them to this adjustment. Some people mistrue some information. A couple of months ago we talked about resurfacing the pool for \$90,000 - \$100,000. As you know the pool is not self-sustaining and the city puts in \$110,000 to support that program. What we brought before you was a cost savings to shut down the pool. At the beginning we needed the money to get the pool resurfaced at that time. So we looked at the money put into the Street Dept. that was slated to repave Sims St. It was not coming out of the dedicated

street fund, it was money already dedicated to other streets. And now we are going to be paying it back because we are at the tail end of the project. She then went over the transfers that are required for this project.

Commissioner Frankel wanted to clarify that the \$60,000 would have been used to operate the pool while it was closed. Finance Director Torres responded those are the cost savings for the time the pool was shut down. Commissioner Frankel asked if that included the chemicals for the pool? Finance Director Torres confirmed that and the utilities is one of the highest expenses. Commissioner Frankel just wanted to say the pool is not intended to make money. Finance Director Torres agreed that is understandable but they wanted to come up with the funding.

**Mayor Pro-Tem Whitehead moved to approve Resolution No. 27 17/18 Budget Adjustment. Commissioner Frankel seconded the motion. Roll call vote was taken by the Clerk-Treasurer. Motion carried unanimously.**

5. Discussion/Action: Resolution No. 28 17/18 confirming the City of Truth or Consequences to participate in the Department of Transportation Municipal Arterial Program Local Government Road Fund Program. Traci Burnette, Grants/Projects Coordinator and Mario Juarez-Infante, Wilson & Company

Grant/Projects Coordinator Burnette presented as you know we are looking for funding for our roads and this is one of those programs we will be applying for. A Resolution is required and Mr. Juarez-Infante is here to answer any questions.

Commissioner Clark asked about the traffic count and how it can be used to get the funding for certain road projects. Mr. Juarez-Infante responded the 4 out of 5 criteria depend on if the road is functionally classified. It has to tie into a DOT arterial road. You can be nonfunctionally classified, but it would have to be utilized for emergency response or something.

Commissioner Clark asked if there are specific roads they are going for. Grant/Projects Coordinator Burnette responded the map is attached and this one would be for Third St. from Date to Juniper.

City Manager Fuentes asked him to explain to the Commission one of the reasons for this road. Mr. Juarez-Infante said they looked at a number of roads, and one of the questions they ask is if this is a phaseable project and this one can be and is attached to Date St. which is an arterial.

Commissioner Clark asked if it's also possible to look a new water lines and sewer lines. City Manager Fuentes responded this is only for the paving of the road but if the funding is approved they would look into whether it's feasible to do it all at the same time. They would have to do a separate analysis.

Commissioner Clark thinks it would be a great start for the all in one instead of a road on top of poor plumbing. City Manager Fuentes said there is another project for capital outlay

to do downtown street improvements. They will see if we can combine it to make it an all in one concept.

Mayor Green asked if they have determined what the buyin would be from a municipality. He also asked if there was a time frame to find the match. Mr. Juarez-Infante said it's a 24 month term and it is 25% match. The city could ask for a waiver if they want to do that. Mayor Green asked if that comes before the RPO. Mr. Juarez-Infante responded it does not go between the RTPO, it comes from Debra Hudson from the DOT.

Commissioner Clark said on this particular road where are they putting the traffic counters. Mr. Juarez-Infante said they were targeting midway through the street.

**Mayor Pro-Tem Whitehead moved to approve Resolution No. 28 17/18 confirming the City of Truth or Consequences to participate in the Department of Transportation Municipal Arterial Program Local Government Road Fund Program. Commissioner Clark seconded the motion. Roll call vote was taken by the Clerk-Treasurer. Motion carried unanimously.**

6. Discussion/Action: Alley Vacation for Anthony Flores in Bella Vista Heights, for the alley contained in Block 12. Robbie Travis, Building Inspector and Susanna Diller, Planner/GIS Tech

Mayor Green announced although there is nobody signed up to speak, if someone is attendance that would like to, they would give them that opportunity.

Planner/GIS Tech Diller presented the item. They are here to present the alley vacation for Anthony Flores, they showed the block on the map. Staff recommendation is to approve the alley vacation.

Commissioner Clark said if this is vacated and Mr. Flores wanted to subdivide it back into lots would he have to undo the vacation to put utilities.

Planner/GIS Tech Diller explained his plan is to build a home and fill it in and make one functional lot. So they wouldn't need to cross that property.

**Mayor Pro-Tem Whitehead moved to approve Alley Vacation for Anthony Flores in Bella Vista Heights, for the alley contained in Block 12. Commissioner Frankel seconded the motion. Motion carried unanimously.**

#### **H. UNFINISHED BUSINESS**

1. Discussion/Action: Automated Meter Reading Project for Electric and Water System – Yearout Energy Services Company. Juan Fuentes, City Manager

City Manager Fuentes reported we have the project back on the agenda. The system that was being proposed was a \$5.1 million project. Which included both water and

electric meters. Based on some of the comments they have heard from staff, they think there is value in moving forward with an automated reading system, but maybe this system with the original proposal is not the best fit for us. He would like to encourage us to move forward in looking for other options. He suggested that we look at what we can afford with the \$96,000 that we have identified as revenue that we can recapture. If the Commission feels comfortable we could move away from the current proposal and continue to work with staff and look at other options. The benefit of using YESCO would be we have identified a guaranteed amount, which means we don't have to look at water, revenue stream, or GRT for this project. As we heard we have some infrastructure needs that need to be upgraded. We are trying to look at different avenues for automating our system. If we go with a stand-alone system, we may have an opportunity to work with Sierra Electric who are also looking into a system. At this time the recommendation from staff is to proceed forward with continuing to research the possibility of a reasonable meter reading system for a modified plan. If we agree there is a need for an automated meter reading system, then we need to do more work on our end to provide a better option for both the PUAB and Commission to consider.

Commissioner Clark appreciates City Manager Fuentes keeping her from being the swing vote. In her opinion there may be another option and she would be open to that without causing so much questionable debt.

Commissioner Frankel would like to see our energy and resources being put into finding solutions for our water pipes and aging transistors. He thinks we should put the automation off for 24-48 months and look at other things that need to be done first.

Commissioner Clark asked if the PUAB didn't say no to the meters they just feel there are other options. City Manager Fuentes believes that is correct. They still think it's a beneficial project.

Commissioner Hechler would hope as we continue forward, that we look at a combination of contracting it out and some in-house being done. And some kind of revenue generation should be included. If we look at it that way, he wouldn't want to pass up the chance for the city to put itself in a better financial situation.

Mayor Pro-Tem Whitehead feels we should get the public involved and this would help make some decisions if they have the public involved more than they have been.

City Manager Fuentes wanted to address the question of the benefit. He brought up part of the presentation of the Investment Grade Audit. It's important to note that if we go into a new system we will be capturing new revenue. We know there will be some savings for the water and there is revenue right now we are losing with our current system. If we can make it work it will generate additional revenue to replace sewer lines. We are trying to get additional funding also and they are going to tell us we need to look at our fee structures that will make the system more sustainable. He mentioned one of our new hires, Cathy does have experience with automated systems and her background and knowledge will be very helpful as we move forward.

Mayor Green feels it's important that we do not shell things. We don't know where the state or federal funding is going. Since we have identified a need, he would like to have staff bring possibilities back to the Commission and that's where we should be going. We will have to be creative and inventive to look within our ranks to bring our services up to date. He agreed with Mayor Pro-Tem Whitehead that we should hold public hearings.

**Commissioner Hechler moved to approve not contracting with YESCO at this time and to direct City Manager Fuentes to research some other options for the automated meter reading program to include contracting out some systems and doing some in-house.** Commissioner Clark added to keep it all in as one concept as we are looking at this project. **Commissioner Hechler agreed to include that in his motion. Mayor Pro-Tem Whitehead seconded the motion. Motion carried unanimously.**

### **I. NEW BUSINESS**

1. Discussion/Action: Amendment to the Joint Powers Agreement (JPA) between the Sierra County Commission, Sierra County Detention, and the City related to the renewal of detainee housing term. Mike Apodaca, Police Chief

Chief Apodaca presented the item. The current contract is up for renewal. He spoke with Virginia Lee the Detention Administrator in December and she is in favor to keep the fees the same as they are.

City Attorney Rubin suggested a correction for one that expires not "expired" as it states.

Mayor Green asked how much it costs us last year. Chief Apodaca did not have that information with him.

**Mayor Pro-Tem Whitehead moved to approve the amendment to the Joint Powers Agreement (JPA) between the Sierra County Commission, Sierra County Detention, and the City related to the renewal of detainee housing term. Commissioner Frankel seconded the motion. Motion carried unanimously.**

2. Discussion/Action: Branding for the City of Truth or Consequences. Steve Green, Mayor

Mayor Green began by saying it should not be branding, it should be a logo. Thank about "City by the Bay" or the "Mile High City". Right now we have billboards that say "Hot Springs, Cool Town". The city owns americaspatown.org. Commissioner Clark helped with the logo of America's most affordable spa town. Everyday in the last two years out of the Commission's offices alone, there have been over 1,000 emails that has been sent out of our town. He thinks we are missing the boat on having a logo. He would like to put up a survey on the City website some of the verbiage that we already have and maybe some that we would like to see.

He wants us to see what kind of response we get. We tried once and will try again with a new Tourism Coordinator. Every time we send out an email, they don't know we have the Hot Springs, and everything else we have to offer. If it's successful, and you look at New Mexico True, if we are consistent we can make something that catches everyone's eye. He asked for a motion to let Ms. Cantin set up a survey Monkey to see what the community thinks we should include in a logo.

**Commissioner Frankel moved to approve to proceed with the Survey. Mayor Pro-Tem Whitehead seconded the motion.** Commissioner Clark has some input. Her input would be to put hot springs town instead of a spa town. She added we have brand and logo, and we need to pick something whether we like it or not. And instead of changing why don't we just go with what works. She thinks it's awesome that we put this out and get feedback. It would be nice to do this like a contest.

Mayor Green said if you look at logo it's says "identifying statement". He said a brand is a mark.

**Motion carried unanimously.**

## **J. REPORTS**

### **a. City Manager**

1) We have engaged Molzin and Corbin to work with staff to work on the Impact Fee study. He thanked Commissioner Hechler and Finance Director Torres for getting some of the cable posts and millings that we can use on our roads and some of the crosswalks. Now the challenge is where to find other money and revenue sources besides the Local Government Road Fund. We owe it to citizens to try to expedite it if we can.

2) Utility Office was closed and is doing some small remodeling and painting and the getting the office updated.

3) The Manhole project is underway and they will be working in different areas.

4) April 14<sup>th</sup> is possible grand opening of the pool. Staff is working diligently to get it done.

5) The Animal Shelter will be the next opening and they have a walk through scheduled today. Looking at hiring a part-time employee to assist in the opening.

6) Parks & Recreation are doing a great job out there with some maintenance. They will be working on options to bring back to the Commission.

7) Traci sent an email that we received the Fogger for the Vector Control through the New Mexico Department of Health Grant.

8) Andy is planning to do a Spring Clean-up at the end of March.

### **b. City Attorney**

None.

### **c. City Commission**

**Mayor Pro-Tem Whitehead** thanked staff for their presentations both this meeting and last meeting; and thanked them for bringing us up to this century and online. He thanked the Commission for bring present for every meeting, and thanked Commissioner Frankel for the water harvesting project and she hopes he will continue that. She hopes to

continue after Tuesday, but everyone should get out there and vote. Early Voting ends on Friday, and everyone will need to get out there and vote.

**Commissioner Frankel** reiterated what Mayor Pro-Tem Whitehead said and also thanked staff for working with them all this time. It's been thrilling to see the things they have done including the Rodeo Arena getting upgrades, and he would like to see the Golf Course to be done and the other facilities. He thanked everyone for their time and service and hopefully he will see us in two weeks.

**Mayor Green** mentioned MainStreet Truth or Consequences Executive Director Linda DeMarino was recently elected to serve as Vice President of the New Mexico Coalition of MainStreet Communities. It's great when peoples work is recognized throughout the entire state.

2) He asked Andy to run some recycling numbers. In 2016 they recycled and sold 415 tons of recycled material and in 2017 it was 467 tons. The more we recycle, the less we send to Las Cruces.

3) Las Cruces is going to be issuing a General Obligation Bond for \$20 million for dog parks, their airport, and roads. He explained they are doing it for \$1 per month per property owner. They went to the County Assessor to take a look at the property tax and the revenue that it may generate, and he will report that back.

City Manager Fuentes did fail to report on one very signification item. Building Inspector Travis notified him that he will be resigning at the end of March and this will be a big change. He is working with Robbie and Susanna for future operations of community development.

Mayor Green wished Building Inspector Travis the best. It's a major hit for this community and for staff. Once we decide that we have some type of letter that goes out to all of the construction businesses.

Building Inspector Travis wanted to tell the Commission, thank you for your support through his time here.

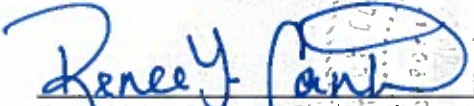
**K. ADJOURNMENT**

**Mayor Pro-Tem Whitehead** moved to adjourn at 11:44 a.m. **Commissioner Hechler** seconded the motion. Motion carried unanimously.

Passed and Approved this 28<sup>th</sup> day of March, 2018

  
Steven Green, Mayor

ATTEST:

  
Renee L. Cantin, CMC, City Clerk