

TABLE OF CONTENTS FOR COUNCIL MEETING HELD MARCH 6, 2012:

- A. Minutes of Previous Meeting(s):
    - 1. Regular Meeting of FEBRUARY 21, 2012.
  - B. CANNON AIR FORCE BASE Update Brief – Col. David Piech.
  - C. Industrial Park Master Plan Presentation and Approval – L. Phelps, Phelps Engineering.
  - D. Authorization to Submit a Corrected NMDOT – Aviation Division Grant Application – M. Parkey, General Services Director.
  - E. Other Business/Citizens to be Heard.
  - F. Executive Session/Closed Executive Meeting:
    - 1. Action to Convene in a Closed Session/Meeting to Discuss Matters as Provided for under New Mexico Statutes Pertaining to Open Meetings Referencing Section 10-15-1 H.(2), 2008, for Limited Personnel Matters.
    - 2. Action to Convene in Open Session.
    - 3. Action Required as a Result of the Closed Session.
- 

**THE CITY COUNCIL OF THE CITY OF PORTALES** met in regular session Tuesday, March 6, 2012, at 7:00 p.m., in the Council Chambers of the Portales City Hall in full conformity with the rules and regulations. Mayor King called the meeting to order and asked Capital Projects Administrator Susan Baysinger to call roll. Those present and constituting a quorum were:

MAYOR:	Sharon L. King	
MAYOR PRO-TEM:	Dianne Y. Parker	
COUNCIL MEMBERS:	Alfredo Bachicha, Jr. Ronald L. Jackson Leo Lovett Oscar Robinson	Antonio Salguero Keith A. Thomas Gary L. Watkins
STAFF PRESENT:	Tom Howell, City Manager Steve Doerr, City Attorney Susan Baysinger, Cap. Proj. Admin. Dennis Hales, I.T. Dir. Carla Weems, Admin. Sec.	Jeff Gill, Police Chief John DeSha, Public Wks. Dir. Gary Nuckols, Fire Chief Mike Parkey, General Services Director
OTHERS PRESENT:	Christina Calloway, Press Matthew Hunton Col. David Piech Lonny Phelps	Jeff Burmeister Sara Hunton 1 <sup>st</sup> Lt. Stephanie Schomberger

Mayor King asked Councilor Lovett to give the invocation, and Fire Chief Nuckols to lead the Pledge of Allegiance and the Salute to the New Mexico flag.

**(A) MINUTES OF PREVIOUS MEETING(S):**

**1. Regular Meeting of February 21, 2012.**

Mayor King asked for Council to consider and approve the minutes of the Regular Meeting of February 21, 2012 as written and presented. *Councilor Lovett made the motion to approve the minutes of the regular meeting of February 21, 2012 as presented. Mayor Pro-Tem Parker seconded the motion. All Council members present voted in favor of the motion. Motion carried. No abstentions.*

**(B) CANNON AIR FORCE BASE UPDATE BRIEF – COL. DAVID PIECH**

Mayor King asked Col. David Piech, 27<sup>th</sup> Special Operations Mission Support Group Commander, to give the Cannon Air Force Base (CAFB) Update Brief. Col. Piech stated that this will be a big year for construction at CAFB and he had new information to share in a community brief with the latest and greatest of what is happening. He showed a brief power point presentation. He showed a slide of Air Force Special Operations Command. He stated that Special Operations Command Lt. Col. Fiel will be on base tomorrow and stay until Friday. He presented an overview of 27 SOW Mission as: Precision Air Fires; Specialized Mobility; Intelligence, Surveillance and Reconnaissance; Command and Control, and Agile Combat Support. Col. Piech showed the 27 SOW organizational chart and stated that CAFB has over 5200 personnel and over 5200 dependents, which is 22 percent of the total Clovis/Portales population. He displayed pictures of the operations and aircraft missions including the AC-130H Spectre, AC-130W Stinger II, CV-22 Osprey and MC-130J Combat Shadow II. He stated CAFB got in a new MC-130J this week for testing and evaluations. He showed pictures of the PC-12, M-28, Do-328 which are Special Airlift aircraft and ISR and Strike aircraft including the MQ-1 Predator and MQ-9 Reaper. He showed a slide of the worldwide deployment of 27 SOW stating that CAFB had 700 personnel deployed on a given day and 75,000 combat hours in the last year. He displayed a slide on the current CAFB aircraft inventory and a projected aircraft inventory for the next five to six years. He stated that the base has seen 125 percent growth from 2008 to the present with current FY 2012 personnel at 5600 assigned personnel stationed at CAFB. He stated that projections are for the base assigned personnel to grow through FY 2016. Col. Piech stated that MILCON projections are for \$155.6 million for nine projects at CAFB and are all funded by Congress with most projects being awarded by September. He stated that CAFB has a healthy budget for the next few years, after a brief pause next year, all the way through 2017. He related that the cumulative MILCON total, which does not include housing privatization, would be around \$448.4 million for FY 2012 through FY 2017. He showed comparative pictures of the CAFB aerial overview from 2007 to the projected further facility layout, pointing out the area for housing privatization. He stated that the C130 area is being improved and a housing privatization deal with Balfour Beatty Communities is in the works. He stated that development to date includes investments of over \$31 million for Melrose Air Force Range with \$10 million going into the development of SOF-specific range training enhancements and \$21 million for an IED training complex. He said that there will be constant development at the range and some expansion due to land gift for facilities expansion, including building some mountain caves into the ridge. Col. Piech stated that the base will have the ability to have ground training with aircraft flying overhead for a full dress rehearsal right here for mountain training much like current fighting conditions as well as villages that will be able to be created and moved for training exercises. He stated that they will be installing a ground range and later plans include a prepared runway, ammunition storage point, secure access, and live, virtual connectivity. Col. Piech stated that the land gift from New Mexico was 10682 acres. He stated that the Balfour Beatty Communities housing privatization partner was to close the deal in June or July. He stated that some of the base housing would be demolished, some will be rebuilt, and others would be refurbished. He stated that across from base they will build 677 new houses within three years and renovate the rest in Chavez West. He stated that the company has been a great community partner and partner to CAFB. He stated that the contractor will be hosting an Industry Day looking for business to help with construction and related trades this week. Col. Piech stated that this project will help to alleviate the housing conditions. He stated that this has been a big year for investments in people and aircraft. He thanked Portales for community support and the welcome to base personnel here from Col. Elton and himself. Mayor King stated that Portales hopes to attract more base personnel. Mayor Pro-Tem Parker stated that we

appreciate all you do, thank you for your service, and we appreciate having personnel and their families from CAFB in our community, schools, and workforce.

### **(C) INDUSTRIAL PARK MASTER PLAN PRESENTATION AND APPROVAL – L. PHELPS, PHELPS ENGINEERING**

Mayor King asked Mr. Lonny Phelps for the presentation on the Industrial Park Master Plan. Mr. Phelps stated that this was his final presentation of the Portales Industrial Park Master Plan to the City Council and that he was seeking Council approval of the master plan. He thanked the Roosevelt County Community Development Corporation for its help with working on the plan and for working with stakeholders and staff. He stated that the Industrial Park is a good asset. Mr. Phelps thanked the Councilors for being at the last workshop and providing feedback. He stated that he could review the power point presentation that the City Council had viewed previously. The Councilors declined the invitation to view the entire presentation again. He asked if the executive summary for the environmental report had been received. The Councilors indicated their receipt of the document. Mr. Phelps stated that he would entertain any questions. He related that he was before the City Council for approval of the plan and hoped that the City could move on to next step. He referred to a slide in the power point presentation depicting the development plan for the Industrial Park. Councilor Jackson thanked Mr. Phelps for putting on the workshop and stated that the workshop hit home and made the plan clear. Phelps stated that there were areas for heavy industrial, light industrial, as well as infrastructure: roads, streets and drainage. He stated that he felt that everyone seems to be on board from the workshop held prior. He stated that this plan is a guide to get us where we need to be. He stated that the next steps will be preliminary and final engineering. He related that developed industrial parks are at a premium and communities like Portales are developing these areas. He stated that the plan and its development are crucial to show potential investors and developers what Portales offers and for when we bring them to our industrial park to encourage investment and development. He stated that the three tasks and documents delivered by Phelps Engineering are for the new RCCDC Director to go out and market. Completion of the final engineering for Phase I and Phase IB, Mr. Phelps related, will prepare the park for potential investors and businesses. He stated that moving the plan forward and its implementation will be necessary so we can drive people out there to look at lots of appropriate sizes that are ready for investors and businesses. He stated the ideal would be to have infrastructure in place, a preliminary plat completed, no hurdles to get through and little additional infrastructure needed; the goals are to have to be ready for investors and business, be actively looking for them, and have something to show them. He stated that the Industrial Park Master Plan layout is good. He asked if there were any questions. He stated that he planned to have another workshop with the new RCCDC Director. Councilor Robinson thanked Mr. Phelps for providing the environmental summary document and asked if the City Manager had the document in its entirety for review. Mr. Phelps indicated that he had provided the full document to Mr. Howell. Mr. Phelps stated that the project has a lot of potential and should be a focus for the long range for economic development. Mayor King asked if the Council's charge for tonight was to approve the plan and additional deliverable documents. Mr. Phelps replied that this was his intention. Mayor King stated that the next step will be to do the further engineering. Mr. Phelps confirmed her assertion and further stated that the final engineering for Phase I and Phase IB should be completed as well as some of the phase related priorities identified in the infrastructure development plan like some roads and drainage which might run around \$85,000 to \$95,000. Mayor King asked Mr. Howell and Mr. DeSha if we have the equipment to do it ourselves. Mr. Howell indicated that yes the City has the equipment to do some of the preliminary drainage and roads development, but stipulated that it will take some time. Mr. DeSha confirmed that we have the ability to start working on some of the infrastructure improvements. Mr. Howell stated that we will not be able to do the work as fast as if we bid out some of the development. Mayor Pro-Tem Parker stated that this is exciting for the community. Parker stated that with the approval we must stay on track for this plan and start moving on the next step needed to avoid time passing by and the project being put on a shelf. She related that we must act on the enthusiasm and get going. Mr. Phelps stated that he could have a few more workshops

to go over in detail the scope for the next phases, possibilities for bidding out for some construction, and coordination to proceed though it cost effectively. Mayor King asked Mr. Howell if this implementation was a LEDA eligible activity. Mr. Howell answered affirmatively and stated that some Federal grant funding was available that could be applied for as well.

Mayor King asked for Council to consider and approve the Industrial Park Master Plan and documents as submitted and presented. ***Mayor Pro-Tem Parker made the motion to approve the Industrial Park Master Plan and documents as submitted and presented. Councilor Watkins seconded the motion. All Council members present voted in favor of the motion. Motion carried. No abstentions.***

#### **(D) AUTHORIZATION TO SUBMIT A CORRECTED NMDOT – AVIATION DIVISION GRANT APPLICATION – M. PARKEY, GENERAL SERVICES DIRECTOR**

Mayor King asked Mr. Mike Parkey to give a presentation on the corrected grant application. Mr. Parkey related that over the last three or four years the Airport Improvement Program has been working on extensions, which is the way that they are budgeted. He stated that in February the AIP had a reauthorization for four years that resulted in some programmatic changes which negatively impact the general aviation airports. The AIP will no longer fund at 95 percent, he stated, they changed it to 90 percent. He stated that the State is going to go ahead and do a 5 percent match with the City's 5 percent match. Mr. Parkey stated that this just happened in the last two weeks and the change is before you now as the corrected grant application with new match amounts. Mayor King asked if this is just an application for funding. Mr. Parkey responded affirmatively and stated that the funding agency did not want to do an amendment to the original application. Councilor Jackson asked why there was no new resolution. Mr. Parkey stated that the State no longer requires a resolution, but the federal part will require a resolution about three months down the road. Mr. Doerr indicated that he has no issues with the item and stated it just requires a motion to approve. Councilor Lovett stated that this application doubles the funding commitment from the City. Mr. Parkey stated that the \$7,772 is within budgeted funds, but that the increase in the City match requirement from 2.5 percent to 5 percent will be a hardship with future projects, especially big projects.

Mayor King asked for Council to consider and approve the authorization to submit a corrected NMDOT – Aviation Division grant application. ***Councilor Jackson made the motion to approve the authorization to submit a corrected NMDOT – Aviation Division grant application. Mayor Pro-Tem Parker seconded the motion. All Council members present voted in favor of the motion. Motion carried. No abstentions.***

#### **(E) OTHER BUSINESS/CITIZENS TO BE HEARD**

Mayor King asked for items of other business.

Mr. DeSha stated that Ms. Urioste had asked him to challenge the Councilors to bring 2 dozen, candy filled Easter eggs for the Easter Egg Hunt hosted by the Cultural Affairs Committee on Saturday, April 7<sup>th</sup> at 2:00 PM. Mayor King asked the community to please help contribute to the event.

Mayor King stated that the PFD EMTs had been fantastic over the weekend in helping her family with an emergency.

There were no further items of other business.

**(I) EXECUTIVE SESSION/CLOSED EXECUTIVE MEETING:**

The scheduled closed executive session was tabled due to lack of action.

**ADJOURNMENT:**

There being no further business or comments, Mayor King adjourned the meeting at 7:30 p.m.

---

Joan Martinez-Terry, City Clerk