

**MINUTES
WORK SESSION
LUNA COUNTY BOARD OF COUNTY COMMISSIONERS
SEPTEMBER 24, 2009**

BE IT REMEMBERED that the Luna County Board of County Commissioners met for the purpose of holding a work shop to discuss the Infrastructure Capital Improvement Plan at 4:00 p.m. on Thursday, September 24, 2009, in the County Commission Chambers of the Luna County Courthouse, Deming, New Mexico. The following members of the Board were present:

Commissioner Fred D. Williams, District 1
Commissioner Debra French, District 2
Chairman R. Javier Diaz, District 3

Also present were the following staff and elected officials: County Manager John Sutherland, Treasurer Dora Madrid, Chief Deputy Treasurer Gloria Rodriguez, Administrative Assistant Glory Johnson, County Clerk Karen Smyer, Chief Deputy Clerk Natalie Pacheco, Human Resources Director Danny Gonzales, Planning Director Frank Almanza, and Special Projects Coordinator Rheganne Vaughn.

Chairman Diaz called the meeting to order at 4:00 p.m. and led the Pledge of Allegiance and the salute to the flag of the State of New Mexico. He stated a roll call would show the presence of Commissioners Williams, French and himself.

DISCUSSION ITEM:

1. Infrastructure County Improvement Plan (ICIP) 2011-2015: County Manager John Sutherland advised the Board that the ICIP is a requirement for most funding opportunities the county pursues. Mr. Sutherland stated the plan is being presented during a work session in order to gather information and input. He presented the plan and indicated the first five projects were the top priorities. He said the plan was put together with input from Road Superintendent Marty Miller, Special Projects Coordinator Rheganne Vaughn and Planning Director Frank Almanza. Ms. Vaughn and Mr. Sutherland led discussion on the following proposed projects and held a question and answer period which included input from the public:

- a. **Law Enforcement Complex at 110 North Gold:** Ms. Vaughn advised that this project which would provide housing for the Luna County Sheriff's Offices could go to bid within 30 - 45 days. The building consists of 12,000 square feet. In its current location at Park Plaza, the sheriff's offices consist of 4,000 square feet. Mr. Sutherland said the federal lobbyist is enthused about pursuing funding from homeland security to develop this project. Ms. Vaughn stated the original plan was to have a co-located city and county law enforcement

complex, however, that plan has been abandoned due to several reasons, including increased capital requirements for meeting accreditation standards. She said the project outgrew the available funding. Ms. Vaughn stated the county paid \$399,000 for the old Western Furniture building including two lots toward its west side; and she further stated the purchase price can be used as an in-kind match for funding acquisition. Ms. Vaughn explained that the north side of the old Pepsi building which housed a movie theater will be demolished and that area used for parking. The two houses on the west side of the building have also been demolished as well to provide additional parking. In response to a question regarding possible contamination caused by the gas station on the corner, Ms. Vaughn stated petroleum products in the ground are migrating toward the middle of the intersection. Larry Caldwell made the observation that a joint city/county co-located law enforcement facility would save taxpayers money. It was also Mr. Caldwell's preference that the current building be renovated rather than relocated in order to avoid "sprawl." Mr. Sutherland proposed that Park Plaza be renovated after the sheriff's offices are relocated to Gold Street to more adequately serve the needs of the District Attorney.

- b. Luna County Comprehensive Plan Update:** Ms. Vaughn advised the Board that the Comprehensive Plan was last updated in 2006 at which time it was "project specific." She said projects for which funding is sought, such as CDBG, must be listed in the comprehensive plan and the plan must be updated every five years.
- c. Courthouse Renovation 3rd Floor:** The cost of renovation of the third floor was estimated to be a million dollars. The scope of the project will include cosmetic work to the offices, electrical work and the courtroom will be renovated. The renovation must be approved by the State Historic Preservation Commission. Some of the space is to be used by the County Manager's offices. The courtroom will be used as commission chambers. The County Clerk will utilize office space on the east side for storage and voting machine maintenance and preparation area. The Assessor's offices will be expanded into the area currently occupied by the County Manager. The Business Offices will remain in the basement. The current commission chambers will be made available to all offices for various uses. The Treasurer's Offices have expanded to the two additional offices across the hall from them. Chairman Diaz requested that the mold problem in the legal department be addressed. As in the first renovation, Saving America's Treasurers Grant funding will be sought for the renovation.
- d. Heavy Equipment:** Currently an asset management plan is being developed and equipment will be replaced according to the plan in order to avoid liability due to deterioration of equipment. Road Superintendent Marty Miller was asked to prioritize needs of the department. Due to the inception of GASB 34, counties are required to have a depreciation schedule. There is a need to plan

depreciation so equipment can be replaced when necessary. Human Resources Director Danny Gonzales stated the Department of Finance and Administration, Local Government Division, looks at the ICIP and compares it to the county budget to make sure they are consistent. Larry Caldwell shared his opinion that road improvement should have a higher priority than other items because more people will reap benefit. Ms. Vaughn stated the top five priorities will be more heavily considered by funding sources. Mr. Sutherland stated he would be looking at low interest loans through the New Mexico Finance Authority for some of these projects such as heavy equipment. He also stated that all five of the top projects will be pursued but the funding sources are different.

- e. **Road Improvements:** Hermanas Grade and Hidden Valley Ranch roads may tend to present safety issues and will be included in the plan. Commissioner Williams asked that the title of this project be expanded to include flood control.
- f. **Colonias Infrastructure:** Mr. Sutherland indicated there may be funding available from NMFA to study, identify and address issues relating to rural waste and water to serve colonias areas. He proposed that the county create a wastewater treatment center rather than relying on individual home owners to come up with solutions.
- g. **Unmanned Convenience Stations:** The problems with illegal dumping were discussed. The plan to address the issue includes development of unmanned convenience stations. Population clusters will be analyzed and convenience stations placed accordingly.
- h. **Truck Traffic Alternate Route:** Mr. Sutherland stated a consultant was hired and a large project has been discussed to reroute truck traffic around Deming. He said he would like to include support for a truck traffic alternate route to be named at a later date. Larry Caldwell believed the study was inadequate and said we already have a truck bypass. Chairman Diaz anticipated a significant increase in train traffic once the recession ends. He stated his wishes to address the scenario created when the underpass floods and limits access to the north side of town. Mr. Caldwell believed signs could be put up on existing roads to indicate the bypass route.
- i. **Mimbres Valley Learning Center:** Western New Mexico University has expressed a need for laboratory facilities to enhance their programs. Commissioner Williams posed a question regarding how to balance the desire for \$1.5 million science labs versus development of a vocational education center to help youth who do not aspire to go on to college considering our demographics. Ms. Vaughn stated the facility was originally intended to be a vocational technical facility; however, the community wanted an educational facility instead. She stated the Center is full and all classrooms are used.

Commissioner Williams believed there may be a greater need in the community for trades such as welding and truck driving. Mr. Merlin Norenberg related to the Board a community collaborative vocational education program in his home state where prisoners were able to receive education and earn high school diplomas and higher degrees. Mr. Larry Caldwell believed the county should avoid replicating vocational courses which are offered by Dona Ana Branch Community College in Las Cruces.

- j. **Emergency Operations Center:** Ms. Vaughn stated the old detention center next to the courthouse could be renovated with the use of grant funds into an emergency operations center. She said the center would need to include living quarters and enough space for training. Mr. Jim Heinzman advised the Board he has worked in the old detention center and believed the building was a disaster due to collapsing drains and other issues. Ms. Vaughn said she would expand the amount of funding and the description to make it more detailed. She said an alternate appropriate use for the building would be as a storage facility. Ms. Vaughn said the City of Deming has applied for funding for an emergency operations center and if they receive their funding it would render this project less important.
- k. **Solar Conversion for County-owned Buildings:** Grant funding will be pursued for this project.
- l. **Fire Department Improvements:** Ms. Vaughn stated the description of this project needs to be revised to include a volunteer fire station at the Savoy Truck Stop in the western quadrant of the county.
- m. **Homeless Shelter/Transitional Housing:** Ms. Vaughn advised the Board this project has been identified as a need in the community. Commissioner Williams said the issue in the past has been that no one has shown an interest in operating the facility. Ms. Vaughn stated there is a need to identify and define the scope of the project.
- n. **Chip Seal County Roads:** Ms. Vaughn stated this project is included should funding become available.
- o. **Sewer and Drainage:** Mr. Sutherland stated there has been interest in developing sanitary districts for the county to address rural waste water disposal.
- p. **County Recreational Parks:** Mr. Sutherland said this project is being discussed as an adjunct to the city softball fields and may be located in the Deming Industrial Park area. The fields may be designed to allow for competitive tournaments. Ms. Vaughn stated in the past years it had been planned to place a community park in each quadrant of the county.


- q. **Water to Village of Columbus:** Ms. Vaughn indicated the first stage of this project is to request planning dollars. Chairman Diaz commented this is an important project but not as high priority as others.

The projects packet contains a description of each project. Ms. Vaughn said she will expand some of the project titles in order to make them more descriptive and possibly increase some funding levels.

ATTEST:

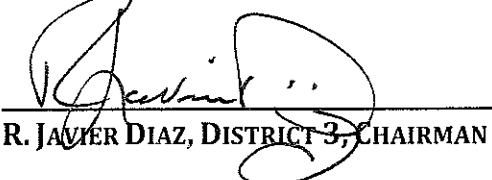
LUNA COUNTY BOARD OF COUNTY
COMMISSIONERS


KAREN SMYER, LUNA COUNTY CLERK


FRED D. WILLIAMS, DISTRICT 1

APPROVED: 10/8/09


DEBRA FRENCH, DISTRICT 2


R. JAVIER DIAZ, DISTRICT 3, CHAIRMAN

