CITY OF AZTEC
COMMISSION MEETING MINUTES
May 23, 2017

I. CALL TO ORDER

Mayor Burbridge called the Meeting to order at 6:00 pm at the Aztec City Commission Room, City Hall, 201 W. Chaco, Aztec, NM.

II. INVOCATION

The Invocation was lead by Pastor Johnathan Hobbs

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by General Services Director Steve Mueller

IV. ROLL CALL

Members Present:	Mayor Sally Burbridge; Mayor Pro-Tem Sherri Sipe; Commissioner Austin Randall; Commissioner Katee McClure
Members Absent:	None
Others Present:	City Manager Joshua Ray; City Clerk Karla Sayler; Project Manager Ed Kotyk (see attendance sheet)

V. AGENDA APPROVAL

MOVED by Commissioner McClure, SECONDED by Commissioner Randall to Approve the Agenda Moving Business Item C after Land Use Hearings

All Voted Aye; Motion Passed Four to Zero

VI. CITIZEN RECOGNITION

Josh recognized the Aztec Girls Varsity Softball team for their achievement on winning the state championship games. Josh mentioned the plaque that was awarded at the NMML Airport Managers meeting The Aztec Airport event of the year was nominated to Wings and Wheels Air Show Event. He mentioned that there were over 1000 people in attendance. This is the second year it has received the award.

VII. EMPLOYEE RECOGNITION

Josh recognized and presented a plaque to Assistant Library Director Karen Lozier on her retirement from the City of Aztec and being a part of the City for 27years.

VIII. CONSENT AGENDA

MOVED by Commissioner Randall, SECONDED by Mayor Pro-Tem Sipe to Approve the Consent Agenda

A. Commission Meeting Minutes, May 09, 2017
B. Travel Requests
C. Bid 2017-601 Water Meters and ERTs
D. Bid 2016-559 Airport Terminal Apron Change Order #1

IX. ITEMS FROM CONSENT AGENDA

None

X. CITIZENS INPUT

None

XI. BUSINESS ITEMS

A. Guzman Energy Prepayment Proposal

Josh mentioned that this is amendment #3 to the current existing agreement that we have with Guzman Energy. He mentioned that the proposal is for the prepayment of $2,000,000 by the City to Guzman which would reduce the purchase power rate from $49.50/MWh to $44.42/MWh and allow the City to participate in its full WAPA allocation. He mentioned that commission was presented at a workshop prior a list of scenerios to see that the worst possible scenario which could be a lossof $21,000 over the six year period and best part scenario which would be a gain of $891,359 in addition to recovering the prepayment over a six year period.

MOVED by Commissioner Randall, SECONDED by Mayor Pro-Tem Sipe to Approve Amendment #3 to the Power Sales Agreement between Guzman Energy LLC and the City of Aztec

A Roll Call Was Taken; All Voted Aye; Four to Zero

B. Approval of Preliminary Fiscal Year 2018 Budget

Josh mentioned that the budget message and FY18 budget was presented to Commission on May 9, 2017. There was a workshop on May 17, 2017 to review the proposed budget. He mentioned that the budget can be altered by the decision at the special legislative session if the state decides to bring back tax on food and medical. Josh mentioned that the proposed budget for FY18 is at $28,433,369 which included the first phase of north main and the arterial project. The expenditures for General Fund are $6,855,205 and Joint Utility fund at $13,592,964. If preliminary budget is approved tonight it will be submitted to the LGD and they will give a preliminary approval and final budget can be approved by July 31, 2017 by Commission. Josh mentioned that in the recommended motion they would need to include the Plan of work and Commission support applications from Aztec Ruins, Boys and Girls Club and the Aztec Museum. Mayor Burbridge mentioned that she would like to hold of on the Commission Supoort Applications until the Final Budget approval.

MOVED By Mayor Burbridge, SECONDED By Mayor Pro-Tem Sipe To Approve The Submittal Of The Fiscal Year 2018 Preliminary Operating Budget To NM Department Of Finance And Local Government Division With The Approval Of The Plan Of Work Which Is Included With The Budget Numbers

A Roll Call Was Taken; All Voted Aye; Motion Passed 4-0

XII. LAND USE HEARINGS

A. 2017-047 Zone Change from the A-1 Agricultural or Rural District to M-1 Light Manufacturing District

Mayor Burbridge opened the 2017-047 Land Use Hearing for a Zone Change from the A-1 Agricultural or Rural District to M-1 Light Manufacturing District. Mayor Burbridge stated that this hearing would be conducted under Procedures mandated by the New Mexico Court of Appeals in Battershell versus the City of Albuquerque, which were intended to protect the due process rights of our parties. Mayor Burbridge subsequently identified the parties and City Staff. Mayor Burbridge then asked Commission if they would accept the parties and they did. She reviewed the procedures

and then asked if any members of the Commission had a conflict of interest, bias, or engaged in ex parte communication, there were none. Mayor Burbridge then swore in the parties and reviewed the Order of Presentation.

Community Development Director Steven Saavadra reviewed the staff summary and photos of the properties with Commission mentioning that this is for a zone change to build Mosaic Academy Charter School. The purpose of this land use district is to protect and preserve agriculture lands and related activities in their present character. A-1 Agricultural or rural district will permit uses customarily conducted in an agricultural or rural area and is further controlled in that one-family, or multiple-family dwellings are permitted only on large lots thereby maintaining a low density of population. Single Familiy Dweling, Farm and Mobile Home uses are permitted without prior Commission Approval. M-1 Light Manufacturing District is regulated to permit the C-2 uses in addition to light manufacturing developments, but will exclude all residential uses accepting an accessory dwelling unit. Radio or TV Transmission, Garages and Repari Chops, Public Utility stations, petroleum and gas plants and manufacturing uses are permitted without prior Commission Approval. Steven mentioned that the acreage in total is 7.1 acres. He mentioned that there have been no comments from surrounding businesses or citizens. There was a concern by John Fifield local resident on water runoff and drainage and was assured there would be no problems. Steve Hernandez with Development Managing Consultants mentioned this would be a twenty thousand square foot contiguous building with a parking lot. He explained to commission where the school is going to be built, there was discussion on the busing routes and he mentioned that NMDOT has been contacted and a generation study has already been done. John Armenta, City of Farmington Electric Department mentioned that there is a Farmington owned Aztec electric substation south of the property that has been there since 1958. He mentioned that in the last year it has been replaced and mentioned that the old station is being demolished and will be complete by the end of this month. He mentioned that he would like to know if the zone change is approved how much the taxes are going to be affected to take to his management team. He is also concerned about the physical impacts that this may have on land slipping off due to where the plant is. He mentioned that the integrity can be compromised. He wanted on record that he is concerned about complaints from the school about the plant being there in the future because of the magnetic fields. Steven mentioned to Mr. Armenta that the property where the substation is will not be affected by taxes. He also mentioned there are always concerns with future impacts on new development and that in hopes the developer will take the concerns into consideration. Steven mentioned that the substation is grandfathered in and as long as the there are no significant changes or the footprint of the structure is expanded there should be no issues. Commissioner McClure asked Mr. Armenta if there was noise at the substation and Mr. Armenta mentioned that there is some noise but that they have put up a privacy fence to eliminate it as much as possible. Mr. Hernandez wanted to mention that they have done

research and there has been discussion with Mosaic Academy on magnetic fields and that there is no real evidence of them causing harm and he does not foresee any issues with the substation in the future.

MOVED By Commissioner McClure, SECONDED By Mayor Pro-Tem Sherri Sipe To Approve The Application 2017-047 From Sam Blue for Zone Change from A-1 Agricultural Or Rural District To M-1 Light Manufacturing District With the Following Restrictions , Rendering Plants & Slaughter Houses Are Prohibited, Special Manufacturing Of Paints, Asphalt, And Other Similar Activities Are Prohibited, The Dumpsters And Solid Waste Receptacles Need To Be Enclosed And Not In View Of Residential Properties, And To Adhere To Lighting Practices And Systems To Minimize Light Pollution Including Findings of Fact 1-6

A Roll Call Was Taken: All Voted Aye; Motion Passed Four to Zero

XI. BUSINESS ITEMS (Continued)

C. Utility Rate Discussion

Josh mentioned that this discussion is part of our utility cost of service study that we have contracted with Raftelis. Staff has worked on changes based on capital projects to include our electric utility, wastewater utility and water utility. He mentioned that after the last workshop staff was asked to review some of the projects and mentioned that they did make the changes that were recommended by commission. They moved out three years on the waterplant dredging #1 project and #2 reservoir dredging could be moved out 6 or 7 years. Josh mentioned that the water rate increase is projected at 10.5% in a period of 3-5 yrs. And the sewer rate was 2 consecutive 40% increases. Josh mentioned that he handed out four scenarios to commission. He mentioned that what they are trying to get at with commission is a percentage or increase that we would select to create healthy revenues either for joint utility as a whole or for each individual fund. They went through a model and scenarios for ways to keep the increase in rates to a minimum.

XIII. CITY MANAGER/COMMISSIONERS/ATTORNEY REPORTS

XIV. DEPARTMENT REPORTS

Mayor Pro-Tem mentioned that she has a MPO meeting on Thursday.

Commissioner McClure recognized Aztec Hardware for helping her fabricate a stair case railing.

XV. ADJOURMENT

Moved by Mayor Burbridge, SECONDED by Mayor Pro-Tem Sipe to adjourn the meeting at 8:18 p.m.

Mayor, Sally Burbridge

ATTEST:

Karla Sayler, City Clerk

MINUTES PREPARED BY

Karla Sayler, City Clerk

COMMISSION

Meeting

ATTENDANCE SHEET

DATE: 5-23-17

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NAME	Address or Affiliation
Steve Mueller	COA
Carlton Gray	COA
MIKE HEAL	COA
BILL WATSON	COA
KATE SKINNER	COA
Tina Roper	COA
Steve Hernandez	DMC - Albuq.
Debbie Israel	TALON
Jeanne Maha	
Karen Lozier	COA
John Fifield	Albuquerque (Aztec land owner)
Marilyn Fifield	Albuquerque - Aztec land owner
Hannah Grover	The Daily Times
Jack Scott	
Luke Dunham	
Johnathan Dibbs	Ri Bizzes
Anna Chavez	Aztec