

Minutes

County Council – Regular Session

*Sara Scott, Council Chair; Pete Sheehey, Council Vice-Chair;
David Izraelevitz, Antonio Maggiore, James Robinson,
Randall Ryti, and Katrina Schmidt, Councilors*

Tuesday, August 27, 2019

6:00 PM

Council Chambers - 1000 Central Avenue

TELEVISED

1. OPENING/ROLL CALL

The Council Vice-Chair, Pete Sheehey, called the meeting to order at 6:01 p.m.

The following Councilors were in attendance:

**Present: 6 - Councilor Sheehey, Councilor Izraelevitz, Councilor Maggiore,
Councilor Robinson, Councilor Ryti, and Councilor Schmidt**

Remote: 1 - Councilor Scott

Councilor Schmidt arrived during the discussion of item 8.A. at 6:24 p.m.

2. PLEDGE OF ALLEGIANCE

Led by: All.

3. PUBLIC COMMENT

Ms. Jodi Benson, 3547 Pueblo Drive, commented on the proposed single use plastic ban and presented a list of signatures in support of the ban for the record.

4. APPROVAL OF AGENDA

A motion was made by Councilor Ryti, seconded by Councilor Maggiore, that the agenda be approved, as presented.

The motion passed by acclamation with the following vote:

**Yes: 6 - Councilor Scott, Councilor Sheehey, Councilor Izraelevitz, Councilor Maggiore,
Councilor Robinson, and Councilor Ryti**

Absent: 1 - Councilor Schmidt

5. PRESENTATIONS, PROCLAMATIONS AND RECOGNITIONS

- A. Proclamation declaring the Month of September as a "Year of Asset Building" and Friday, September 13th, as "College & Military Day" in Los Alamos County

Councilor Robinson read and presented the proclamation to Ms. Bernadette Lauritzen, Executive Director of Champions of Youth Ambitions.

- B. Proclamation declaring the Month of September as "Voter Registration Month" and Tuesday, September 24, 2019 as "Voter Registration Day" in Los Alamos County

Councilor Izraelevitz read and presented the proclamation to Ms. Naomi Maestas, Los Alamos County Clerk.

Clerk Maestas spoke.

Ms. Jodi Benson, League of Women Voters Representative, spoke.

6. PUBLIC COMMENT FOR ITEMS ON CONSENT AGENDA

None.

7. CONSENT AGENDA

Consent Motion:

A motion was made by Councilor Izraelevitz, seconded by Councilor Maggiore, that Council approve the items on the Consent Agenda as presented and that the motions contained in the staff reports be included for the record.

- A. Approval of Incorporated County of Los Alamos Resolution No. 19-23. A Resolution Removing Uncollectible Utility Accounts from the Incorporated County of Los Alamos' Accounts Receivable List for Fiscal Year 2014

I move that Council adopt Incorporated County of Los Alamos Resolution No. 19-23. A Resolution Removing Uncollectible Utility Accounts from the Incorporated County of Los Alamos' Accounts Receivable List for Fiscal Year 2014.

- B. Request for Consent to Assignment of Services Agreement AGR17-01, Changing the Assignment from Diamond Marketing Solutions Group, Inc. to Output Services Group, Inc. (OSG) and Approval of Related Amendment No. 2

I move that Council approve the Consent to Assignment of Services Agreement AGR17-01, changing the assignment from Diamond Marketing Solutions Group, Inc. to Output Services Group, Inc. (OSG) and the related Amendment No. 2 to Services Agreement AGR-17-01.

- C. Incorporated County of Los Alamos Resolution No. 19-19, a resolution of support for Los Alamos County Ordinance No. 696 to transfer approximately 87,976 square feet of land owned by the Incorporated County of Los Alamos to the Board of the Los Alamos Public Schools

I move that Council adopt Incorporated County of Los Alamos Resolution No. 19-19, A RESOLUTION OF SUPPORT FOR LOS ALAMOS COUNTY ORDINANCE NO. 696 TO TRANSFER APPROXIMATELY 87,976 SQUARE FEET OF LAND OWNED BY THE INCORPORATED COUNTY LOS ALAMOS TO THE BOARD OF THE LOS ALAMOS PUBLIC SCHOOLS.

- D. Incorporated County of Los Alamos Resolution No. 19-20 A Resolution Creating a 2020 Census Complete Count Committee

I move that Council adopt Incorporated County of Los Alamos Resolution No. 19-20, a Resolution creating a 2020 Census Complete Count Committee to plan and conduct local educational initiatives, publicity and promotional activities to increase community awareness and participation in 2020 Census and to work with the Census Bureau and the New Mexico 2020 Statewide Complete Count Commission.

- E. Consideration of Budget Revision 2020-09

I move to approve Budget Revision 2020-09.

- F. Consideration of the FY2021 - FY2025 State Infrastructure and Capital Improvement Plan (ICIP) Submission

I move that Council approve the submission to the State of the ICIP as attached.

- G. Grant of Temporary Construction Easement and Permanent Utility Easement for the DOE/NNSA MSTA Building Fiber Conduit Project

I move that Council approve a grant of Temporary Construction Easement and Permanent Utility Easement for the DOE/NNSA MSTA Building Fiber Conduit Project.

- H. Recommendation from the Arts in Public Places Advisory Board for an Expenditure of Art in Public Places Funds in an Amount to Not Exceed \$7,600 to acquire a large (48"x96") aerial photograph of Los Alamos by Don Taylor printed on an aluminum substrate to be placed in the foyer of the Los Alamos County Airport

I move that the Council approve the acquisition of the aerial photograph of Los Alamos by Don Taylor, printed on an aluminum substrate, to be included in the Los Alamos County art collection and an expenditure of Art in Public Places funds in an amount to not exceed \$7,600.00 for purchase and installation of that art in the foyer of the Los Alamos County Airport.

- I. Vacation of Utility and Drainage Easement Within Lot 82, a Subdivision of Eastern Area No. 2

I move that Council approve the vacation of Utility and Drainage Easement within Lot 82, a Subdivision of Eastern Area No. 2.

Approval of the Consent Agenda:

The motion passed with the following vote:

Yes: 6 - Councilor Scott, Councilor Sheehey, Councilor Izraelevitz, Councilor Maggiore, Councilor Robinson, and Councilor Ryti

Absent: 1 - Councilor Schmidt

8. PUBLIC HEARING(S)

- A. Incorporated County of Los Alamos Ordinance No. 695; AN ORDINANCE ADOPTING AN ECONOMIC DEVELOPMENT PROJECT FOR PUBLIC SUPPORT OF TNJLA LLC., A NEW MEXICO CORPORATION

Councilor Schmidt arrived during the discussion of this item, at 6:24 p.m.

Mr. Harry Burgess, County Manager, spoke.
Ms. Joanie Ahlers, Economic Development Administrator, spoke.
Mr. Jim Colson, Project Manager, TNJLA, spoke.
Mr. Tushar Patel, Owner TNJLA, spoke.
Mr. Alvin Leaphart, County Attorney, spoke.

RECESS

Councilor Sheehey called for a recess at 7:55 p.m. The meeting reconvened at 8:08 p.m.

Public Comment:

Mr. Jose Carreno, 937 Tewa Loop, spoke.
Ms. Gillian Sutton, 2654 Walnut, spoke.
Ms. Debbie Morley, 119 La Senda, spoke.
Mr. Ron Deutsch, 100 Camino Entrada and Chief People Officer, Pebble Labs, spoke.
Ms. Katie Bruell, 3550 Ridgeway Drive and Vice Chair, Lodgers Tax Board, spoke.
Mr. Pawel Listwan, 1738 Camino Redondo and owner Pajarito Brewpub, spoke.
Mr. Matthew Allen, 199 San Ildefonso, spoke.
Mr. Geoffrey House, 3790 Gold Street Apt 9, spoke.
Mr. Leigh House, 1440 45th Street, spoke.
Ms. Elizabeth Daly, 2862 Woodland, spoke.
Mr. Eduardo Santiago, 166 Navajo, spoke.
Mr. Jay Fishman, Associated Hotels President, spoke.
Mr. Dean Decker, 5510 Quemazon, spoke.
Mr. Jim Rickman, 2482 35th Street, spoke.
Ms. Ryn Herrmann, 817 Kristi Lane and Chamber of Commerce Director, spoke.
Mr. Aaron Walker, 413 Pruitt Avenue, spoke.
Ms. No name given, no address given, spoke.
Mr. Marcel Remillieux, 1438 Camino Medio, spoke.
Dr. Cindy Rooney, 112 Alhambra and UNM-LA representative, spoke.
Mr. Phil Gursky, 223 El Viento, spoke.
Mr. David Jolly, 115 Azure, spoke.
Ms. Caroline Spaeth, 2482 B 35th, spoke.
Mr. Patrick Sullivan, Executive Director, Los Alamos Commerce and Development, spoke.
Mr. Patrick Mockler, 2172 A 45th Street, spoke.
Mr. Rick Reiss, 236 Maple, spoke.
Ms. Nancy Bartlit, 113 Monte Rey North, spoke.

A motion was made by Councilor Izraelevitz, seconded by Councilor Scott, that Council approve Incorporated County of Los Alamos Ordinance No. 695; AN ORDINANCE ADOPTING AN ECONOMIC DEVELOPMENT PROJECT FOR PUBLIC SUPPORT OF TNJLA LLC., A NEW MEXICO CORPORATION.

After further discussion Councilor Izraelevitz withdrew his motion.

A motion was made by Councilor Ryti, seconded by Councilor Izraelevitz, that Council table the item until October 1, 2019.

The motion passed with the following vote:

Yes: 7 - Councilor Scott, Councilor Sheehey, Councilor Izraelevitz, Councilor Maggiore, Councilor Robinson, Councilor Ryti, and Councilor Schmidt

- B. Incorporated County of Los Alamos Ordinance No. 696 AN ORDINANCE PROVIDING FOR THE TRANSFER OF APPROXIMATELY 87,976 SQUARE FEET, OR 2.02 ACRES \pm , OF LAND OWNED BY THE INCORPORATED COUNTY OF LOS ALAMOS TO THE BOARD OF THE LOS ALAMOS PUBLIC SCHOOLS

Mr. Harry Burgess, County Manager, spoke.

Dr. Kurt Steinhaus, Los Alamos Public Schools Superintendent, spoke.

Public Comment:

None.

A motion was made by Councilor Maggiore, seconded by Councilor Robinson, that Council adopt Incorporated County of Los Alamos Ordinance No. 696 AN ORDINANCE PROVIDING FOR THE TRANSFER OF APPROXIMATELY 87,976 SQUARE FEET, OR 2.02 ACRES \pm , OF LAND OWNED BY THE INCORPORATED COUNTY OF LOS ALAMOS TO THE BOARD OF THE LOS ALAMOS PUBLIC SCHOOLS; further moved that, upon passage, the Ordinance be published in summary form.

The motion passed with the following vote:

Yes: 7 - Councilor Scott, Councilor Sheehey, Councilor Izraelevitz, Councilor Maggiore, Councilor Robinson, Councilor Ryti, and Councilor Schmidt

RECESS

Councilor Sheehey called for a recess at 9:58 p.m. The meeting reconvened at 10:05 p.m.

- C. Incorporated County of Los Alamos Ordinance No. 697; An Ordinance Adopting An Economic Development Project for Public Support From the State of New Mexico for the Benefit of Pebble Labs USA Inc., A New Mexico Corporation

Ms. Joanie Ahlers, Economic Development Administrator, spoke.

Mr. Peter Mitchell, State of New Mexico Economic Development Corporation, spoke.

Public Comment:

None.

A motion was made by Councilor Robinson, seconded by Councilor Maggiore, that Council approve Incorporated County of Los Alamos Ordinance No. 697 An Ordinance Adopting An Economic Development Project For Public Support Of Pebble Labs USA, Inc. A New Mexico Corporation, and ask staff to assure that it is published as provided in the County Charter.

The motion passed with the following vote:

Yes: 7 - Councilor Scott, Councilor Sheehey, Councilor Izraelevitz, Councilor Maggiore, Councilor Robinson, Councilor Ryti, and Councilor Schmidt

Councilor Izraelevitz left the meeting after the discussion of this item at 10:14 p.m.

9. COUNCIL BUSINESS

- A. Appointments

None.

B. Board, Commission and Committee Liaison Reports

None.

C. County Manager's Report

1) County Manager's Report for August 2019

County Manager Harry Burgess reported on the Concert metrics; a Board of Registration vacancy; and the Complete Count Conference.

D. Council Chair Report

None.

E. General Council Business

None.

F. Approval of Councilor Expenses

None.

G. Preview of Upcoming Agenda Items

Councilor Ryti requested an item relating to trail improvements be placed on an upcoming agenda.

10. COUNCILOR COMMENTS

Councilor Robinson thanked everyone who came to the Bear Festival.

11. PUBLIC COMMENT

None.

12. ADJOURNMENT

The meeting adjourned at 10:20 p.m.

INCORPORATED COUNTY OF LOS ALAMOS

Sara C. Scott, Council Chair

Attest:

Naomi D. Maestas, County Clerk

Meeting Transcribed by: Victoria L. Martinez, Deputy Clerk

Dear Los Alamos County Council.

I want to Los Alamos to be plastic shopping-bag free!

NAME	AGE	COMMENT
1 Alyssa	9	
2 Sophia	10	
3 Selvi	8 1/2	
4 Linda Nash	47	
5 Sara Nash	46	
6 Jasper Manely	11	
7 Brenda Nei Kirk	68	micro particles are everywhere! get rid of styrofoam too!!
8 Aven Heavner	9	

Dear Los Alamos County Council.

I want to Los Alamos to be plastic shopping-bag free!

NAME

AGE

COMMENT

1	RANDALL RYT7		
2	Wendy Swanson		
3	Rob Hill		
4			
5			
6			
7			
8			

Los Alamos County Council
Regular Meeting
Item 3
August 27, 2019

Dear Los Alamos County Council.

I want to Los Alamos to be plastic shopping-bag free!

NAME	AGE	COMMENT
1 SCOTT ROLFE	50	
2 Tim Waters	35	
3 Jenna Stanek	41	
4 Sylvia Stanek	7	
5 Chandra Anand	71	We are burying our Earth in plastic.
6 Alanna Weller	80	I use my own bags
7 Liz(Florence) Thomas	43	* Can we get some Australian bacteria to "eat" already request no store/grocery bags in what we can't afford
8 Nona Girardi	59	

Dear Los Alamos County Council.

I want to Los Alamos to be plastic shopping-bag free!

NAME

AGE

COMMENT

1	Alex Josephson	30	
2	Larry D Gargan	78	
3	Elizabeth Allen	36	
4	Cathy Mockler	69	
5	Patrick Mockler-Wood	35	
6	Carrie Larmat	43.	
7	Delaney Ulrich	13	
8	Siena Rolfe	13	

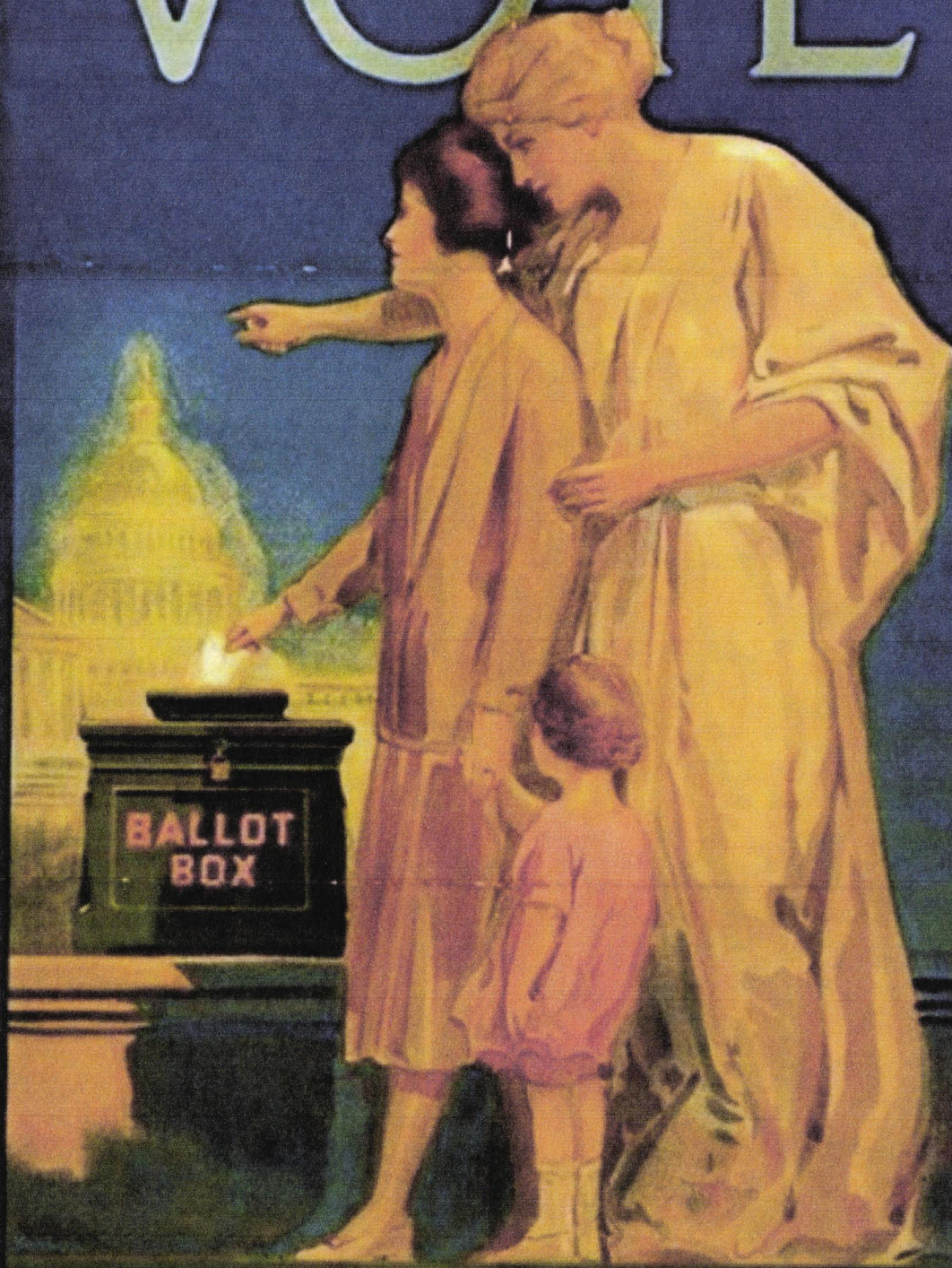
Infrastructure Capital Improvement Planning (ICIP) Ranking Listing FY2021-FY2025

New Rank	PROJECT TITLE	ICIP CATEGORY	Funded To Date	2021	2022	2023	2024	2025	Total Project Unfunded Cost
2021-01	Historic WAC Building Restoration	Facilities - Museum	600,000	500,000	1,500,000				2,000,000
2021-02	Carbon Free Power Project - Design & Permitting	Other - Utilities (publicly owned)	145,540	1,000,000					1,000,000
2021-03	North Mesa Affordable Housing Project (LAC/Schools)	Other - Other	750,000	2,400,000					2,400,000
2021-04	DP Road Utilities and Road Construction	Transportation - Highways/Roads/Bridges	2,000,000	5,000,000					5,000,000
2021-05	Jemez Mtns Regional Fire Prot Phase 2	Water - Other	1,305,600	4,000,000					4,000,000
2021-06	NM4-E. Jemez Intersection improvement (SF County)	Transportation - Highways/Roads/Bridges	1,000,000	4,000,000					4,000,000
2021-07	Compost Facility Expansion	Other - Solid Waste	-	1,000,000					1,000,000
2021-08	Tween Center	Facilities - Other	400,000	2,500,000			-		2,500,000
2021-09	New Traffic Signal for 20th Street	Transportation - Lighting	-	400,000					400,000
2021-10	Event Center	Facilities - Other	-	1,800,000					1,800,000
2021-11	Barranca Mesa Lift Station Elimination Project	Water - Wastewater	-	600,000					600,000
2021-12	Softball and Multi-Use Fields	Facilities - Other	-	500,000	500,000				1,000,000
2021-13	Downtown Structured Parking (150) - Econ Dev	Transportation - Other	-	5,000,000					5,000,000
2021-14	Local Fiber Infrastructure	-	-	100,000	100,000	100,000	100,000	100,000	
2021-15	Wildlife Resistant Containers/Yard Trimmings (\$200 ea/500 carts)	Other - Solid Waste	-	100,000	100,000				200,000
2021-16	Mountain Bike Trail Amenities	Transportation - Bike/Pedestrian/Equestrian	500,000	500,000					500,000
2021-17	Bypass Road by Research Park	-	-	10,000,000					10,000,000
2021-18	Wastewater Collection Exposed Line Replacement	Water - Wastewater	1,192,264	400,000	400,000	400,000			1,200,000
2021-19	Barranca Mesa Road Improvements	Transportation - Highways/Roads/Bridges	1,650,000	1,000,000			2,000,000		3,000,000
2021-20	Electric Car Charging Stations	Other - Utilities (publicly owned)	-	350,000					350,000
2021-21	Social Services Colocation Facilities	Facilities - Other	10,000	1,000,000					1,000,000
2021-22	Entrance Park Parking Lot Repaving	Transportation - Other	-	250,000					250,000
2021-23	Ashley Pond stage upgrades	Facilities - Arts (other than museum)	-	50,000					50,000
2021-24	Manhattan Project Interpretive Features	Other - Other	200,000	100,000					100,000
2021-25	Mainstreet Street Lights (9th to 4th, Knecht)	Transportation - Lighting	-	100,000					100,000
2021-26	Water Production Auto Valves	Water - Water Supply	-	160,000			88,000		248,000
2021-27	Park and Ride Stop on Trinity (with Ped Connection to Central)	Transportation - Highways/Roads/Bridges	-	200,000					200,000
2021-28	Airport Fuel Farm	Transportation - Airports	-	1,200,000					1,200,000
2021-29	White Rock Town Center & Longview Drive Improvements	Transportation - Highways/Roads/Bridges	-	2,500,000					2,500,000
2021-30	NM502 Pavement Rehabilitation - Tewa Loop to Camino Entrada	Transportation - Highways/Roads/Bridges	-	2,500,000					2,500,000
2021-31	White Rock GWS & ED Facility	Facilities - Other	-	200,000					200,000
2021-32	Replace Automated Weather Observing System	Transportation - Airports	-	250,000					250,000
2021-33	Multi-use Trails-Bikeway-Pedestrian Facilities	Transportation - Bike/Pedestrian/Equestrian	583,000	683,000	100,000	100,000	100,000	100,000	1,083,000
2021-34	Fuller Lodge Major Facilities Maintenance	Facilities - Other	-	100,000	100,000				200,000
2021-35	North Mesa Road Improvements	Transportation - Highways/Roads/Bridges	1,950,000	2,000,000	2,000,000				4,000,000
2021-36	Bike Share Program	Transportation - Bike/Pedestrian/Equestrian	-	100,000					100,000
2021-37	Los Alamos Visitors Center	Facilities - Other	-	2,000,000					2,000,000
2021-38	Abiquiu Transformer	Other - Utilities (publicly owned)	-	100,000					100,000
2021-39	Deacon Street Reconstruction and Streetscape	Transportation - Highways/Roads/Bridges	-	2,000,000					2,000,000
2021-40	Abiquiu Office Replacement	Other - Utilities (publicly owned)	-	150,000					150,000
2021-41	Compressed Natural Gas System	Transportation - Transit	-	2,000,000					2,000,000
2021-42	Airport Access, Parking Lots, Hangars (West)	Transportation - Airports	-	2,400,000	757,000				3,157,000
2021-43	Sherwood Blvd Road Reconstruction	Transportation - Highways/Roads/Bridges	-	2,500,000					2,500,000
2021-44	Overhead Distribution & Pole Replacement	Other - Utilities (publicly owned)	-	300,000	300,000	300,000	500,000	500,000	1,900,000
2021-45	Trail Waypoint & Kiosk Signage on Trails	Other - Other	35,000	300,000					300,000
2021-46	Major Network Replacement	Other - Other	-	316,000	325,000	325,000			966,000
2021-47	20th to 15th Street Road Extension	Transportation - Highways/Roads/Bridges	-	1,200,000					1,200,000
2021-48	Tourism Wayfinding Signage	Transportation - Other	225,800	325,000					325,000
2021-49	White Rock Visitors Center Restrooms/Vending Area/Displays	Facilities - Other	-	350,000					350,000
2021-50	Brewer Horse Arena new lights/poles and electrical	Facilities - Other	120,000	350,000					350,000
2021-51	Trinity Drive Safety Improvements	Transportation - Highways/Roads/Bridges	-	3,175,000					3,175,000
2021-52	Electric URD Replacement (cables, jboxes, pedestal)	Other - Utilities (publicly owned)	-	400,000	400,000	400,000	600,000	600,000	2,400,000
2021-53	El Vado Transformer	Other - Utilities (publicly owned)	-	400,000					400,000
2021-54	Construct Airport Maintenance Storage Building	Transportation - Airports	80,000	480,000					480,000

Infrastructure Capital Improvement Planning (ICIP) Ranking Listing FY2021-FY2025

New Rank	PROJECT TITLE	ICIP CATEGORY	Funded To Date	2021	2022	2023	2024	2025	Total Project Unfunded Cost
2021-55	Public Safety Radio System	Equipment - Public Safety Equipment	74,000	2,000,000					2,000,000
2021-56	Fiber Middle Mile and Backbone	Other - Other	3,398,562	4,000,000					4,000,000
2021-57	ADA Transition Plan	Transportation - Other	65,000	50,000	50,000	50,000			150,000
2021-58	Metropolitan Redevelopment Area Plan for White Rock	Other - Other	-	50,000					50,000
2021-59	Storm Water Management	Water - Storm/Surface Water Control	-	500,000	500,000	500,000			1,500,000
2021-60	Recreation trail restoration (path and footing improvements)	Other - Other	-	500,000					500,000
2021-61	Transit Fleet Expansion to support Bandelier Shuttle Service	Transportation - Transit	-	650,000					650,000
2021-62	Non Potable Water System Expansion	Water - Other	2,650,000	800,000	700,000	825,000	1,300,000	1,100,000	4,725,000
2021-63	Betty Ehart Senior Center Facilities Improvements	Facilities - Senior Facilities	50,000	800,000	2,500,000				3,300,000
2021-64	Overlook Park ballfield lights for three fields	Facilities - Other	-	900,000					900,000
2022-01	Fire Station Facilities Maintenance	Facilities - Fire Facilities	-		350,000	660,000			1,010,000
2022-02	Ice Rink Cooling System (header trench)	Facilities - Other	-		2,500,000				2,500,000
2022-03	El Vado Ultrasonic Flow Meter	Other - Utilities (publicly owned)	-		90,000				90,000
2022-04	Community Building Major Facilities Maintenance	Facilities - Other	-		200,000				200,000
2022-05	El Vado Communication Upgrades	Other - Utilities (publicly owned)	-		200,000				200,000
2022-06	Gas White Rock Steel Valve Project	Other - Utilities (publicly owned)	-		281,000	290,000	299,000		870,000
2022-07	Water Distribution Barranca Tank 2 Repaint	Water - Water Supply	-		675,000				675,000
2022-08	Cultural Facilities Major Facilities Maintenance	Facilities - Cultural	-		740,000				740,000
2022-09	WP-NP New Group 12 tank	Water - Other	825,000		750,000				750,000
2022-10	Repaint Guaje Booster No 3 Tank 1 and Tank 2	Water - Other	-		845,000				845,000
2022-11	Canyon Road Reconstruction	Transportation - Highways/Roads/Bridges	-		2,500,000				2,500,000
2022-12	Replace Airport Terminal Building	Transportation - Airports	-		5,000,000				5,000,000
2023-01	Golf Course Maintenance Building	Facilities - Other	-			270,000			270,000
2023-02	Aspen School Sewer line Replacement/Rehab	Water - Wastewater	-			174,000			174,000
2023-03	Overlook Park Maintenance Building	Facilities - Other	-			400,000			400,000
2023-04	N Mesa Water Distribution Upgrades	Water - Water Supply	-			450,000	465,000		915,000
2023-05	Arkansas Area Backyard Sewer Mains & Services R&R	Water - Wastewater	-			179,000			179,000
2023-06	Mesa Public Library MFM	Facilities - Libraries	3,000,000			365,000			365,000
2023-07	WD-Aspen School Area WL Repl	Water - Water Supply	-			500,000			500,000
2023-08	Abiquiu Runner Repair/Replacement	Other - Utilities (publicly owned)	-			400,000			400,000
2023-09	Canada del Buey Multiuse Trail Extension in White Rock	Transportation - Bike/Pedestrian/Equestrian	-			1,000,000			1,000,000
2023-10	Aspen School Area Road Improvements	Transportation - Highways/Roads/Bridges	-			2,500,000			2,500,000
2023-11	LA WWTP Upgrades & Rehabilitation	Water - Wastewater	-			4,180,000			4,180,000
2023-12	Abandon Guaje Well 1A & Drill New Guaje Well 1B	Water - Water Supply	-			4,500,000			4,500,000
2024-01	Security Cameras at Parks & Facilities	Equipment - Public Safety Equipment	-				200,000		200,000
2024-02	Safety netting at golf range	Facilities - Other	-				300,000		300,000
2024-03	Eight Plex Tennis Court	Facilities - Other	-				800,000		800,000
2024-04	El Vado Controls Upgrade	Other - Utilities (publicly owned)	-				440,000		440,000
2024-05	White Rock Complex Roof Replacement	Facilities - Other	-				450,000		450,000
2024-06	Repaint Pajarito Tank 4A	Water - Other	-				600,000		600,000
2024-07	Laguna Sewer Canyon Drop Replacement	Water - Wastewater	-				844,000		844,000
2024-08	EA-4 Electric Power Line Replacement	Other - Utilities (publicly owned)	-				1,666,667	1,666,667	3,333,334
2024-09	Central Ave Road Project (4th to 9th)	Transportation - Highways/Roads/Bridges	-				2,500,000		2,500,000
2025-01	Paseo Penasco Sewer Lift Station Rehab	Water - Wastewater	-					179,000	179,000
2025-02	Gas Pipeline Repair & Replacement / Equipment	Other - Utilities (publicly owned)	-					307,000	307,000
2025-03	Elec Prod SCADA Upgrade	Other - Utilities (publicly owned)	-					350,000	350,000
2025-04	Townsite 14" Pipeline Renewal WP	Water - Water Supply	-					922,000	922,000

VOTE



ATTACHMENT B

Los Alamos County Council
Regular Meeting
Item 5.B.
August 27, 2019

QUESTIONS and CONCERNS

Honorable Council Chair and Councilors,

Below is my public comment for the public hearing on August 27, 2019 for "Ordinance adopting an Economic Development (ED) Project for Public Support of TNJLA, LLC." to be located on the 20th Street Extension.

Can this be entered into the record and distributed to Councilors, or do I need to read the items below at the public hearing? Please reply to deandecker4@netscape.net If any councilor is willing to meet with me to exchange views, I will meet at your convenience.

Thank you for the newspaper article August 15, 2019. It was very informative.

~ I request that a similar introduction be given on August 27 before the public comment period. I believe it would make the public comments shorter, easier, less redundant and more useful.

~ I request that the introduction answer the questions and concerns below:

1. Why are we giving away land?

1.a I am opposed to this concept.

1.b I do not feel the terms are equally beneficial between the LLC and the County. Also, the 10-year time frame is too short (as a benefit to the County).

1.c. The recent Daily Post newspaper article stated that **"Initially, the developer was proposing to purchase the land and build a hotel,"**. This indicates that they are willing to take this risk (for the hotel). **This option should be accepted (for the hotel).** [See item 2c below for the complete package.]

2. Why is the land not being offered as a lease, or sold under a 30-year mortgage?

2a. A land lease could be a very long-term lease, with the land reverting back to the County if the corporation ever gives up on the hotel or conference center [legal wording needed].

2b. A 20-year or 30-year mortgage for the sale of the land would reduce upfront costs and risk to the corporation, while still providing fair compensation to the County and its citizens.

2c. THIS OPTION MAY BE THE BEST (because it offers the most flexibility):

(1) Sell the land to the developer for the hotel.

(2) Have the conference center be connected to the hotel by a very short hallway, such that the conference center is technically a separate building, on separate land.

(3) Lease the land for the conference center to the developer with a very long-term lease. This concept allows for future possibilities, such as the County acquiring the conference center in the future if the multi-year agreement with the developer expires and is not renewed. This option might be

agreeable to the LLC because it would be easier for the LLC to sell the hotel without the conference center if and when they choose to end their involvement in Los Alamos.

3. Does the agreement with the for-profit hotel corporation include a provision and commitment by the hotel corporation to **build its portion of the long-desired Rim Trail** along the land that it is getting for free from the County?

4. **CONCERN:** In the deal allowing the for-profit corporation to build the hotel and conference center, has any "noncompete agreement" been included that would make it more difficult for nonprofit organizations and citizen groups in Los Alamos?

4.a. For example, a noncompete agreement with the hotel/conference center might make it difficult or impossible for a future County-owned facility to offer economical rates for non-profits and [no-profit] citizen groups to hold events like fundraisers, workshops or conferences in that County facility or other facilities, if the "noncompete agreement" doesn't allow activities that might be in competition with the for-profit hotel conference center.

5. **PROPOSAL:** It really seems a shame to let the "Smart House" be torn down, only to put up facilities to hold meetings.

5a. **Could the "Smart House" be moved** to another location and be used as civic meeting space?

5b. Especially if the hotel corporation is getting the land for free, they should be required to move the "Smart House" to a location that the county specifies.

6. Why does the location for a private hotel have to be the plat with the only remaining public downtown canyon view? This is a precious resource.

7. **ALTERNATIVE:** Several citizen organizations are cooperating together and have been working for several months on the idea of a Concert Hall with associated meeting rooms (small conference center). They have recently met with the County.

7a. If we (the County and citizens) plan ahead for a medium-size concert hall with meeting rooms, the canyon edge lot would be fantastic. It would be a "destination attraction" (a similar attraction as the Santa Fe Opera house).

7b. Having a cultural center near the Pond in downtown would also benefit downtown businesses and restaurants, with the hotel being somewhere else downtown (i.e., not on the beautiful canyon edge).

8. **CONCERN:** I receive the newspaper and the weekly online County Line Newsletter, and yet I did not hear about this proposal until it was being introduced at County Council. By this time, it appeared that a decision had already essentially been made. What real value is the Public Hearing at this point?

8a. Can the County hold additional public hearings during the conceptual phase of ideas and ordinances?

9. CONCERN: **Does giving land to for-profit entities set a precedent for future development requests?**

10. Does giving land to for-profit entities legally or otherwise violate the so-called "donation prohibition" that the County so often cites for not helping local small business owners?

FINAL STATEMENT: To the Council for whom I have great respect, and I thank for their contributions to the community, I want you to know I thought long and hard before adding this statement, but I feel this needs to be said. I echo the concerns of a small business owner that spoke on August 6, 2019 and asked why large corporations are treated more favorably than small business owners in Los Alamos. **I feel that this decision will be remembered as the time when the County gave away prime downtown land to a multimillion-dollar corporation, while, if any support is being given to local small business owners to start up and survive, it is not visible.**

My Intent and Request:

- Provide other viewpoints and encourage discussions before a final decision is made.
- Please have the appropriate persons (especially negotiators) consider the points above before making a final decision.
- As I see it, my job is to give you input, and your job is to make the decisions.

Thank You.



Dean Decker
5510 Quemazon

From: Dean Decker deandecker4@netscape.net
Subject: Public hearing August 27 - 20th Street hotel
Date: August 26, 2019 at 8:50 PM
To: countycouncil@lacnm.us



Honorable Councilors,

Please consider these two ideas as you prepare for the public hearing on August 27. I will be bringing these ideas to the podium and I want to give you advance notice so you may consider which way you might decide.

After discussions with two councilors and several other persons involved in the decisions of the hotel project, I feel these two improvements are feasible and could actually be implemented at this stage of the process, and would benefit the County and its citizens.

1. Rim Trail: I request that the County hold an easement on the canyon edge behind the hotel so that this section of Rim Trail can be completed during construction or later. I think we could convince the hotel developer that their section of the Rim Trail would be an asset to the hotel and its guests.
2. Time Commitment: I feel that the 10-year time commitment by the developer is too short as a benefit to the County. Please consider extending this time commitment.

Thank you.

Dean Decker

Los Alamos County Council Regular Meeting Item 8.A August 27, 2019
