

CITY OF BLOOMFIELD  
COUNCIL MEETING MINUTES  
October 27, 2021

The Regular Meeting of the Bloomfield City Council was held at 6 p.m. in the Council Chambers at 915 N. First Street, Bloomfield, NM. The meeting was in full conformity with the laws and rules of the Municipality.

In attendance were Mayor Cynthia Atencio, City Manager George Duncan, City Clerk Crystal Hornberger, City Engineer Jason Thomas, Human Resources Donna Clifton, Finance Director Kimberly Simpson, Planning and Zoning Chairman Pat Lucero

Attending via zoom were Councilor Tony Herrera and Councilor Geoge Walter. Attending via phone was Councilor Sue Finch.

**1. CALL TO ORDER:**

*Mayor Atencio called the meeting to order at 6:06 pm*

**2. INVOCATION & PLEDGE OF ALLEGIANCE:**

*City Manager George Duncan offered the Invocation and Pledge of Allegiance.*

**3. APPROVAL OF AGENDA:**

*Councilor Herrera moved to approve the agenda. Councilor Walter seconded. Approval was unanimous.*

**4. CONSENT AGENDA:**

*Councilor Herrera moved to approve the consent agenda. Councilor Finch seconded. Approval was unanimous.*

**A. Approve Council Meeting Minutes from October 12, 2021**

**5. UNFINISHED BUSINESS:**

**A. Discussion and Possible Action to Approve a Special Exception Application for the Property Located at 204 S 1<sup>st</sup> St Planning and Zoning Chairman Pat Lucero**  
*Councilor Herrera moved to approve. Councilor Walter seconded. Councilor Herrera and Councilor Walter voted in the affirmative. Councilor Finch was opposed. Motion passed.*

**6. NEW BUSINESS:**

**A. Discussion and Possible Action to Approve Accounts Payable**  
*Councilor Herrera moved to approve. Councilor Finch seconded. Approval was unanimous.*

- B. Discussion** GRT Update **Finance Director Kimberly Simpson**  
*Discussions were held and questions answered regarding GRT.*
- C. Discussion and Possible Action** to Approve **Resolution 2021-22** BAR to Move FY22 Budgeted Transfers and Revenues from Fund 006 to Fund 001 **Finance Director Kimberly Simpson**  
*Councilor Walter moved to approve. Councilor Finch seconded. Approval was unanimous.*
- D. Discussion** FY22 Q1 Financial Report **Finance Director Kimberly Simpson**  
*Discussions were held and questions answered regarding FY22 Q1 Financial Report.*
- E. Discussion and Possible Action** to Adopt Pandemic/Epidemic outbreak Infectious Disease Control Policy **Human Resources Donna Clifton**  
*Councilor Walter moved to approve. Councilor Herrera seconded. Approval was unanimous.*
- F. Discussion and Possible Action** to Adopt **Resolution 2021-23** to Support Capital Outlay Requests for the West Tank Project and for Two Police Cruisers **City Engineer Jason Thomas**  
*Councilor Finch moved to approve. Councilor Herrera seconded. Approval was unanimous.*
- G. Discussion and Possible Action** to Designate the Northwest New Mexico Council of Governments as the Fiscal Agent for the East Blanco Bridge Project Capital Appropriation Project Agreement **City Engineer Jason Thomas**  
*Councilor Finch moved to approve. Councilor Walter seconded. Approval was unanimous.*
- H. Discussion** Regarding the Brownfields-Blanco and 5<sup>th</sup> Grant Application **City Engineer Jason Thomas**  
*Discussions were held and questions answered. Please see attached.*
- I. Discussion and Possible Action** to Approve **Ordinance 515** Relating to Cannabis **City Clerk Crystal Hornberger**  
*Councilor Herrera moved to approve. Councilor Finch seconded. Approval was unanimous.*

7. PUBLIC INPUT (*Limited to five [5] minutes per person*):

A. Comments from the Public

*Leah Ray made comments regarding the new cannabis ordinance and thanked the city for their help.*

B. Comments from Department Heads and/or Council

*Finance Director Kimberly Simpson made comments regarding the audit.*

*City Manager George introduced our new Code Compliance Officer Cliff Young.*

*Mayor Atencio made comments regarding the passing of one of our staff members, Suzanne Moore.*

8. ADJOURNMENT:

*Mayor Atencio called for a motion to adjourn the meeting at 6:59 pm. Councilor Herrera moved to approve. Councilor Finch seconded. Approval was unanimous.*



*Cynthia Atencio*

Cynthia Atencio, Mayor

ATTEST:

*Crystal L. Hornberger*

Crystal L Hornberger, City Clerk

**STAFF REPORT**

**To:** Bloomfield City Council  
**Cc:** George Duncan, City Manager  
Kimberly Simpson, Finance Director  
Ryan Lane, City Attorney  
**From:** Jason Thomas, City Engineer/Public Works Director  
**Date:** January 27, 2021  
**Re:** "Discussion Regarding the Brownfields – Blanco and 5<sup>th</sup> Grant Application"

- Phase I and II ESA's have been completed on the two parcels (emailed you a link)
- The Phase II included a very in-depth investigation of potential contaminants.
- Groundwater on both parcels slightly contaminated with some petroleum-related and high metals – not planning on getting into the groundwater, at about 10' deep.
- Soil on East Parcel not as bad as the Kleinfelder Report indicated, about half the contaminated soil, at 6,000 CY
- Soil on West Parcel contaminated on one area, but below our intended disturbance depth of 10'. No UST's found, no excavation is needed.
- SCROLL THROUGH REPORT
- Brownfield Grant capped at \$500,000 with a 20% city match, and EPA anticipates awarding an estimate 26 grants for an estimated \$13 million (highly competitive).
- Unclear if that is the max. federal share, or if the max. total project – seeking clarification. Staff's current budget is \$665,000 (500k federal, 165k city).
- Staff waiting on a final deliverable from the consultant, an "Analysis of Brownfield Cleanup Alternatives (ABCA)" so we can prepare costs.
- Must be ready to make the property transfer before 12/01. I propose to close on the property by 11/19 to avoid Thanksgiving delays.
- Need City Attorney's assistance in drafting the property transfer documents.
- City must be fee-simple owner of the parcels (recorded deed in-hand) before 12/01.
- If the City is not awarded the Grant, you have the option to hold on to the parcel or transfer it back.
- I recommend that you hold on to it and make some improvements next FY (elm tree eradication, prairie dogs, demo of some structures, grading)
- Staff recommends that the Council create a fund for making improvements to the property, and for the grant match.
- The TRD settlement of \$174,000 has been received and could be used for the fund (good timing).
- We may need to have a special meeting between now and 11/19, to approve the application, receive comments on the ABCA, and make other related decisions.
- Architectural renderings received, and will be posted to the Brownfields webpage. Hard copies provided on rear table.