

1 STATE OF NEW MEXICO)
2 COUNTY OF CURRY) ss.

3 The City of Clovis Commission on Older Adults met in regular session at 3:00 pm, Thursday, July 13,
4 2017, in the Assembly Room of the Bert Cabiness City Government Center, 321 Connelly, Clovis, New
5 Mexico, in full conformity with the laws of the State of New Mexico and the ordinances and resolutions
6 if said city with the following members present:

7 Ms. Donna Labatt, Chairperson
8 Commissioner Tom Martin
9 Ms. Constance Williams
10 Ms. Janice Martinez
11 Ms. Vicki Miller, Older Adults Director

12 ABSENT:

13 Mr. Michael Popescu
14 Mr. Karl Korff

15 EX-OFFICIO PRESENT:

16 County Commissioner, Chet Spear

17 ALSO PRESENT:

18 Ms. Barbara Riggan, Older Adults
19 Mr. Dan Heerding, Emergency Management
20 Members of the Public

21 Ms. Labatt called the meeting to order at 3:02

22 **Agenda Item No. 3-Approval of minutes May 11, 2017**

23 Commissioner Martin made a motion to approve the minutes of May 11, 2017. Ms. Labatt stated on
24 line 38 she would like an explanation of what My Senior Center is. That it is a software system for
25 tracking senior programs. Commissioner Martin made a motion to approve the minutes as amended;
26 Ms. Miller seconded the motion, which passed by acclamation.

27 **Agenda Item 4- New Business**

28 a. **Billboard Pricing**

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30 Ms. Riggan stated there is a 12-week minimum contract so the rent would be \$750 and \$600 for the
31 vinyl so the total would be \$1,350.00. Commissioner Martin asked what this was for. Ms. Labatt stated
32 to promote the existence of senior activities. Commissioner Martin asked if they would be able to
33 approve the location and would like to have multiple locations available. Ms. Labatt stated they would.

34

35 b. **Election of Chairperson for Commission on Older Adults**

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37 Ms. Labatt stated the next item is to elect a chairperson for the Older Adults. This role has a one-year
38 term of office and the term is up in July. Commissioner Martin made a motion to nominate Ms. Labatt
39 for a further term; Ms. Williams seconded the motion, which passed by acclamation.

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43 c. Election of Vice-Chairperson for Commission on Older Adults

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45 Ms. Labatt stated she would like to ask for nominations from the floor for a Vice-Chair. Ms. Labatt
46 explained what she thought the Vice-Chair should entail. The Vice-Chair would conduct the meeting
47 when the Chairperson is not present. Ms. Williams advised she would like to serve in the position. Ms.
48 Labatt stated the floor was closed and Ms. Williams was nominated by acclamation.

49

50 **Agenda Item 5-Old Business**

51 a. Request of task force report, and discussion/action regarding a new senior facility in Clovis

52 Ms. Labatt stated the task force met earlier this week and toured all of the available sites. Their
53 recommendation was to move forward with Parkview Elementary School and that CRSMA be a new
54 addition to that facility.

55 The areas they looked at were Llano/Thornton, Hillcrest, Parkview, Main Street or the option to do
56 nothing. Ms. Labatt stated some positives for Llano/Thornton is it is undeveloped. It is on the North
57 West side of the community and near Cheyenne Trails Senior Living facility. Some of the negatives for
58 the Llano/Thornton location, besides the fact that it has no infrastructure, is it is right across from Barry
59 Elementary, Los Niño's and Gattis Jr. High. Traffic is extremely congested at certain times of day
60 because of this. She stated they would have to buy land because it is owned by a trustee and could be
61 very costly. Ms. Burroughes stated it is currently zoned residential.

62 Main Street was another area they looked into next to the Clovis-Carver Library. The biggest challenge
63 with this was they would have to acquire all of the properties on the block and there are alleys
64 north/south so they would not be able to build all the way through. A negative would be having to
65 purchase and demolish homes. A positive is that it is centrally located in the downtown area.

66 Ms. Labatt stated another location was Hillcrest, the area just south of the Aquatic Center. A negative is
67 that it has a gas line running through it. A positive would be the 2 ½ acres of brand new construction
68 and is owned by the city. Ms. Burroughes stated the next phase of the wellness center would be the
69 therapy pool and other senior activities that occur there.

70 Ms. Labatt stated Parkview was the last location. The portable buildings that are currently there, would
71 be removed, as well as potentially demolishing the south wing. The south area is currently has
72 encapsulated asbestos. CRSMA would be located on the north side. There are several pros for this
73 location. Very well built facility, there are a number of rooms that can be used for specific purposes,
74 there is a gymnasium, there is an existing kitchen that could be converted into showers, numerous
75 classrooms with water, Wi-Fi is already connected, and there could even be a room to store and rent out
76 medical equipment. The structure of the building is potentially a hazardous emergency shelter. She
77 stated of all of the options Parkview is the least costly. Other locations would cost close to \$6 million
78 dollars. We have overestimated the cost to renovate at right just under \$4 million. Ms. Labatt stated
79 one thing they do not have in Clovis is adult daycare center. It would be easy to make the northwest
80 wing a daycare center and would be next to CRSMA.

81 Ms. Burroughes stated the reason why Clovis Municipal Schools is building another school is because
82 this building is no longer large enough for them to accommodate all of the children. There are eight
83 buildings at the school that are being used for classrooms. She put \$250 a square foot for construction
84 and \$200,000 for parking plus \$150 for rehabilitation. The area is about 40,000 square feet. Ms. Labatt
85 stated that one advantage to having a senior facility in Parkview is that it would centralize everything.
86 Instead of having bits and pieces at Friendship, La Casa, and Baxter-Curren, it would all be in one
87 location. We do have support from La Casa in transportation to help seniors get from one side of town
88 to another.

89 Ms. Burroughes stated if the commission on older adults would like to move forward and recommend it
90 to the commission for discussion, then she will meet with Rebecca Martinez to discuss the costs and
91 where the funding would come from. There is about \$300,000 that the state currently has and they are
92 asking the city to sign paperwork for new construction as well as a timeline. This can all be a phased
93 project and the first phase will be the CRSMA piece. In conversations with Ms. Martinez she felt the
94 CRSMA piece would constitute a new build. Ms. Burroughes stated that Representative Crowder could
95 reauthorize for another project if needed. Mr. Martin asked if the cost was estimated high, if the cost
96 per square foot somewhat less, would that put the other locations lower. Commissioner Martin stated
97 he would like to see something repurposed. He asked if this would mean that the other three facilities
98 would have to close or would the building be there in addition? Ms. Burroughes stated as for the
99 Friendship Center, IT has moved to that building so it could be repurposed. As for Baxter-Curren, they
100 own the building and the city owns the land that it sits on and pay a land fee, and in return, the city pays
101 for all the utilities. As part of this, the staff that works for the City of Clovis would move to the new
102 location. With regarding to La Casa, which was constructed, with CDBG funding and Curry County owns
103 that building. Mr. Briseno indicated La Casa would like to be part of this program and would put in a
104 health area. He also said that he is looking to move away from the senior center. Commissioner Martin
105 said that Mr. Briseno had stated in earlier meetings that he could repurpose the area where La Casa is
106 currently located. Commissioner Martin stated he has some concern about Baxter-Curren. He asked if
107 they would force them to move. Ms. Burroughes stated they would not.

108 Ms. Burroughes stated the City of Clovis entered into a letter of intent with the schools 3 years ago.
109 When she spoke with Ms. Bunce about other possible locations, they were surprised and concerned,
110 because they had not budgeted demolition on Parkview. Cost of utilities was \$35,000 and the City of
111 Clovis current budget for utilities is \$35,260. The City of Clovis would not vacate the Friendship Senior
112 Center, as it would be repurposed.

113 Ms. Burroughes stated that an architect would have to be hired. They would also have to find out what
114 walls could be taken out. Ms. Burroughes stated they know where asbestos is in the building, which is
115 helpful. It would cost around \$280,000 for asbestos removal.

116 Commissioner Spear stated the county budgeted high on their new building and it cost them \$5.2 million
117 because they had unexpected costs.

118 Commissioner Spear asked if Mr. Briseno said they would close La Casa, or would they keep them both.
119 Ms. Burroughes said that he stated that he would like to have a wellness clinic at the new location.

120 Commissioner Madrid asked if the playground was included or could they building walking trails. Ms.
121 Burroughes stated they could build a walking trail in the area because it would be owned by the city.
122 Ms. Labatt stated that with this facility we would be able to other events there as well.

123 Commissioner Martin asked what the county paid per square foot for their new building. He did not
124 foresee a facility looking like the county building. Commissioner Spear stated he did not know the
125 square footage. Ms. Burroughes stated one thing about Parkview is that they have Wi-Fi in the facility
126 and it is ADA accessible.

127 Ms. Williams asked if this was keeping in mind the wellness center. 700 square feet is not that big and
128 you want to consider growth. She asked if there was going to be rehabilitation offered, and Ms. Labatt
129 said that we would not have a rehab.

130 Mr. Billy Gonzales stated CRSMA received an appropriation of \$5.8 million to build a meal site. Ms.
131 Burroughes stated the city commission has a 5-year plan, which is a wish list. There was a senior center
132 on that list and it showed the facility would cost \$5 million. There is currently not money waiting to be
133 spent on this. The state has identified \$250,000 for new construction and \$50,000 for design/plan for a
134 building. Mr. Gonzales stated that the money available was just for CRSMA and now they are trying to
135 bring all the centers together. He asked when the seniors would be informed about everything. Ms.
136 Labatt stated this commission had to decide on a recommendation to give to the City Commission. Ms.
137 Burroughes stated about 3 years ago the city had a parks master plan and one thing that was mentioned
138 in the survey was whether the citizens would want a new senior center and the response came back
139 that the seniors would like a new senior facility. Mr. Gonzales stated they have meetings every month
140 at each center and no one has come forward and explained this to anyone. Ms. Burroughes stated they
141 have representatives from each organization that is supposed to be taking this information back to the
142 committees. She stated they would be willing to go to each of the organizations to explain this. Mr.
143 Gonzales understood that the task force recommended Parkview, and asked if there are other options
144 out there. Ms. Burroughes stated that yes, and one of those options is to do nothing. The task force
145 looked at the pros and cons. The group could not see any pros for that, and on the con side, you would
146 not have a senior day care facility or be able to expand other programs. Ms. Labatt said that one that
147 had not be covered at all is the cost to maintain the current facilities. Ms. Burroughes said that often
148 time's groups will not work together, such as the soccer and the taxpayers pay twice as much to keep
149 the programs running.

150 Mr. Gonzales stated seniors are set in their way and will not go to new places. Commissioner Madrid
151 stated when they worked on the Parks Plan there were people that said they would not go to the new
152 golf course and they are there now.

153 Ms. Darlene Lopez-Gonzales from La Casa stated they are upset that they have no representatives' state
154 or local that are communicating with them. She also stated that they knew of this change 3 years ago.
155 When her group was in Santa Fe, they spoke with Mr. Crowder and he told them that Parkview was a
156 done deal. Ms. Gonzales thinks it is a great idea, but they are upset that they have no representation,
157 state or local.

158 Ms. Melinda Coslett stated they need to look at future generations and bring the 50+-year generation
159 into the new facility. They could reach more seniors with longer hours. They would like a center that is
160 theirs and not have to share with, say Roy Walker clients.

161 Ms. Irene Durham said they are noticing less people are participating because of work and raising their
162 grandkids. She hopes a new facility is not too big.

163 Commissioner Martin asked if they make a recommendation today would they still be able to have a
164 town hall before going to the City Commission. He stated individual meetings and a town hall would be
165 a good idea before going to the City Commission. Ms. Burroughes stated if Ms. Martinez says this
166 money can be used for new build and they can continue on with Parkview then they have time. There
167 are two constraints, the funding and the schools needing to know what the city plans to do. She
168 suggested making a recommendation and then that would give this commission the opportunity make
169 presentations to the different organizations and have a town hall. They could then come back to this
170 commission to decide what they want to recommend to the commission. Ms. Riggan stated there is a
171 \$50,000 scope of work that Ms. Martinez wants back in her office as soon as possible. There is an
172 expiration date on the grant of December 2018.

173 Commissioner Martin asked when Parkview would be vacated. Ms. Riggan stated June 2018. She stated
174 she heard Highland would not be moving into Parkview. Ms. Burroughes stated she would clarify all of
175 this. Mr. Martin also asked if this goes through could construction be started. Ms. Riggan and Mr.
176 Heerding both felt that with school going on, you would not be able to do construction. Ms. Burroughes
177 said she would find out.

178 Ms. Burroughes stated the senior center is open to all citizens of the senior community. They could get
179 a new pool of people. Ms. Williams stated Baxter-Curren is a 501c3 so when the city funded personnel
180 move they will have to decide how they are going to maintain their facility. Will the city still maintain
181 Baxter-Curren?

182 Ms. Lopez-Gonzales stated the seniors think the city is going to close all of the centers and there will be
183 one central center. She requested that someone go to the center and inform them.

184 Mr. Martin stated it looks like the City would close Friendship, La Casa has things that that they could
185 use. He said that this new facility would be used by everyone, not just one senior center. He thinks that
186 its great that La Casa could bring the transportation.

187 Ms. Coslett stated that as a member of Baxter, she believes that if Baxter is able to stay open you are
188 going to find some people that visit both centers.

189 Ms. Labatt asked for motion regarding a location. Ms. Williams made a motion to suggest Parkview as
190 an option to move forward to the city commission; Ms. Martinez seconded the motion.

191 Mr. Gallegos asked if Baxter gets to stay open why Friendship has to close. Ms. Labatt stated that Baxter
192 owns their building and Friendship is owned by the city. Ms. Miller told Mr. Gallegos that she is not
193 forcing them out. He thinks that it is prejudice. Ms. Williams thinks it is time to eliminate racial divide.
194 One way to do this is for the city to operate one facility. Ms. Gallegos said that someone needs to come
195 to their facility and tell them what is going on. Ms. Riggan stated that until this point no one really knew
196 what the plan was. Ms. Labatt told Mr. Gallegos that at this point they just have a recommendation.
197 She explained to Mr. Gallegos that if the meal site closed so would Friendship.

198 Mr. Gonzales has a concern that if a new facility were built that people would lose their jobs. Ms.
199 Burroughes explained that the City of Clovis Older Adults Division would run the facility with the current
200 staff.

201 Ms. Labatt stated the purpose for this commission is to make a recommendation to the City
202 Commission. Ms. Labatt entertained a motion to make a recommendation for Parkview School as the
203 next location of the new senior center. Ms. Williams made a motion to move forward. Ms. Martinez
204 seconded. Ms. Martinez asked if this was just a suggestion. Ms. Labatt said it was. Commissioner
205 Martin stated he is reluctant to vote for this without having discussions with the three individuals and
206 without a town hall meeting.

207 Ms. Williams stated Parkview has the area that allows for the most growth. She compared 8 acres vs. 2
208 acres. Ms. Williams was also concerned about a three-block radius were Parkview is, would be vacant.
209 Ms. Burroughes stated the problem with Baxter-Curren and the Friendship Center is that they are land
210 locked and there is no room for growth.

211 Ms. Labatt reassured the Commission on Older Adults that this is not a binding decision on the
212 community. This is just a recommendation to the City Commission and how they act on it is up to them.
213 Commissioner Martin stated the City Commission likes to have the research done prior to it coming to
214 them. The City Commission does not want to have to do the research. Ms. Burroughes recommended
215 they go ahead and have a town hall as long as Ms. Rebecca Martinez is okay with the timeline. She
216 stated once a recommendation is forth coming from this commission then if the state is okay with
217 waiting then she would hope they could move forward. They do not have enough information to take to
218 the city commission. She stated they would have the three separate meetings with the different
219 organizations and then a town hall meeting. This could go before the commission on August 24.

220 Ms. Williams suggested creating a new survey for the town hall. Commissioner Spear asked if they
221 were asking the city to commit to a cost. Ms. Burroughes stated the cost of this project would fall on
222 the Non-Metro Area Agency on Aging; the city would be responsible for the operation and maintenance.
223 They have a budget of \$281,000 a year for senior programming a year. She stated the parks master plan
224 from 2015 asked the question regarding a new senior facility and 368 people of the 500 said yes. 137
225 people voted no.

226 Ms. Labatt called for a vote. Upon a roll call vote, with Ms. Martinez, Ms. Miller and Commissioner
227 Martin voted against and Ms. Williams and Ms. Labatt voting in favor, the motion failed. Ms.
228 Burroughes asked if she needed to let the schools know that they will not use Parkview. Ms. Williams
229 stated they were not saying they did not want Parkview yet, but want to have the other meetings and
230 the town hall before they decide.

231 Ms. Williams asked if there could be a survey done at the town hall. Ms. Lopez-Gonzales asked if they
232 could have it July 31. Ms. Burroughes stated they would have to pay for a mailer and possibly a room
233 and they have no budget for this. She stated they would need to have the commission approve this.

234 Meetings set for La Casa on July 25 at 10am, Friendship Senior Center on July 25 at 3:30pm, Baxter-
235 Curren on July 27 at 8:30am, Town Hall meeting on July 31 at 6pm @ N. Annex Library

236 Meeting Adjourned 5:26pm