

1 STATE OF NEW MEXICO)
2 COUNTY OF CURRY) ss.
3 The City of Clovis Commission on Older Adults met in regular session at 5:30 pm, Tuesday, September
4 26, 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 Ms. Constance Williams

9 Ms. Janice Martinez

10 Ms. Melinda Coslett

11 Mr. Michael Popescu

12 City Commissioner Tom Martin

13 EX-OFFICIO Present: County Commissioner, Chet Spear

14 ALSO PRESENT: Members of the Public

15 Barbara Riggan, Older Adults

16 Ms. Labatt called the meeting to order at 5:32 p.m. and established the presence of a quorum.

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

18 Commissioner Spear stated he was present at the last meeting and was shown as absent. Ms. Labatt
19 stated on page 2, line 60, here should be spelt hear, and the next line should read "adult protective
20 services". Ms. Williams made a motion to adopt the minutes of August 10, 2017 as amended; Ms.
21 Martinez seconded the motion, which passed by acclamation.

22 **Agenda Item 4- New Business**

- 23 a. Ms. Labatt stated Vicki Miller, Older Adults Director, has retired and that position is vacant.
24 b. Ms. Labatt welcomed new member, Melinda Coslett.

25 **Agenda Item 5- Old Business**

- 26 a. Ms. Labatt stated they need at least three recommendations to give to the City Commission.
27 They started with four town hall meetings at La Casa, Friendship Center, Baxter-Curren and
28 Town Hall. CRSMA started looking into a new facility in 2014. In 2015 they conducted a survey
29 and one of the questions was "Would you support the City of Clovis seeking funding for a new
30 senior facility in Clovis to include a meals program, adult day care, housekeeping and chore
31 program". Of the 1,000 surveys sent out with 368 in favor and 137 were against it.

32 In 2016 there was discussion of Parkview Elementary as a potential location. Later in 2016 the
33 Commission on Older Adults re-organized representatives from organizations representing
34 seniors were encouraged to attend. In 2017 the Commission on Older Adults designated a task
35 force to look at potential locations. Members included, Donna Labatt, Tom Martin, Cherisse
36 Perez, Vicki Miller, Roy Gallegos, Karl Korf, Melinda Coslett, and Suzanne Zamora

41 The existing centers are La Casa, Friendship, and Baxter-Curren. Baxter-Curren is 9,400 square
42 foot and the building is owned by Baxter, but is on city land. Friendship/CRSMA area is all city
43 owned, but parking is an issue. La Casa Senior is county property, rented to La Casa. There is
44 potential to expand if county is will to sell. Melinda Coslett asked if the county is willing to sell?
45 Ms. Labatt said they have not asked the county.

46
47 The areas being considered are Llano/Thornton, Downtown, Hillcrest, area south of La Casa and
48 Parkview Elementary.
49

50 Downtown is two city blocks, pros are central location, cons are the cost of land acquisition and
51 limited area for growth.
52

53 Hillcrest Park area is 2.5 acres, adjacent to the wellness center, no acquisition costs, accessibility
54 will be upgraded as part of the 7th street improvement project. The Cons are gas line running
55 through proposed area. Ms. Riggan stated in the Parks Master plan there is design for a
56 pickleball court and tennis court west of this area. There is a walking trail in that area that could
57 be re-routed. Ms. Coslett asked how big the expansion was on 7th Street. Ms. Burroughes
58 stated it would be the same as Norris and Wilhite. Ms. Burroughes stated that in the Wellness
59 expansion plan there will also be a therapy pool and an Olympic size pool. There is also
60 potential to put a gym in that area as well.
61

62 The area on Llano/Thornton pros are that it is a vacant property located near a senior living
63 facility. The cons are the cost of the property and traffic congestion from Barry Elementary and
64 Gattis Middle Scholl .
65

66 La Casa area pros are that it is a vacant property in area located adjacent to La Casa and has
67 ample parking. The cons are cost of property acquisition.
68

69 The pros for Parkview Elementary are more space available for programs, repurpose existing
70 government owned facility, existing infrastructure, ADA accessible, building in good condition
71 and could serve as an emergency shelter. The cons are that it would not be all new
72 construction, cost of demolition if needed, and the city would need to own the facility before
73 spending any funding.
74

75 The cost for Parkview rehabilitation would cost \$5,534,100, \$1,600,000 for new construction of
76 CRSMA, \$480,000 for equip building, parking and landscaping for a total of \$7,614,100.
77

78 The facility would be open daily Monday-Friday until 9:00 p.m. The Older Adults employees
79 would relocate to the new facility.
80

81 Other options would be expanding existing Friendship site to the east.
82

83 Another option is to do nothing.
84

85 Ms. Labatt stated that under the advice of the Mayor, the commission needs to select three
86 locations for the facility.

87
88 Ms. Riggan stated she spoke with Rebecca Martinez, from NMALTS who is meeting with her
89 legal group tomorrow and if they are able to expend the \$250,000 without this being the city's
90 property then they could use Parkview. If they choose Parkview there is a chance it could
91 change tomorrow. She asked the Commission to pick one and a backup choice. Ms. Labatt
92 stated the Commission had a ballot to rank the locations.

93
94 Commissioner Martin stated they had a cost estimate on everything except expanding the
95 existing location. Ms. Burroughes stated with regard to Friendship if they went to the East they
96 could put in another 3,000 square feet which cost around \$750,000. There is a possibility of
97 expanding CRSMA into Friendship, which they are already doing from time to time. It will be
98 several years before the city can rehouse CRSMA. Ms. Burroughes stated that there needs to be
99 funding spent now in areas such as new HAVA units, restrooms, flooring in CRSMA area. Ms.
100 Riggan stated the \$250,000 can only be used for new construction. Ms. Coslett asked if this
101 would only help CRSMA and no other organizations.

102
103 Ms. Labatt asked Mr. King to talk about Parkview and the lead based paint issue. Mr. King
104 stated it will be an issue that they will run into with any renovation. You certainly will find some
105 lead paint and will find asbestos in some areas as well. The only way to not perform the
106 abatement is to encapsulate it.

107
108 Ms. Labatt asked if the city took Parkview would it be the city's responsibility to demolish it. Ms.
109 Burroughes stated, if the Commission made a recommendation for this site, in June 2019 the
110 city would enter in an agreement to purchase the school and once the schools vacated it the city
111 would own the facility. Ms. Burroughes stated that after a conversation with Rebecca Martinez,
112 the most she has seen on award for \$2.5 million for a project. The City of Clovis would have to
113 maintain and house the Older Adults Division. The City could apply for funds for up to \$230,000
114 to abate facility. Mr. King stated to abate the old Lockwood Facility it cost around \$200,000. .

115
116 Ms. Labatt said that one thing that attracted us to Parkview was the gym. Ms. Coslett said that
117 she has done research on the gym and it is smaller than what they are using now. Ms. Williams
118 asked if they could build a gym if they were at Hillcrest Park. Ms. Labatt stated they could.
119 Ms. Burroughes stated with regard to Parkview if the city does not move ahead the schools will
120 demolish the building, however the city will not own it till summer of 2014. Commissioner
121 Martin stated on the north end there is a vacant area near Parkview and 14th. He asked if that
122 land came with Parkview. Mr. King stated it would. Ms. Coslett asked if they decline Parkview
123 could the city come in as an option to use that land. Mr. King stated the schools may want to
124 consider donating that to the city.

125
126 Ms. Williams stated she was all for Parkview, but with the delay in being able to do anything
127 with it that takes it off the table. She is leaning more towards Hillcrest because it is so close to
128 the wellness center. If Parkview is torn down then that leaves another vacant lot that could be

129 used for a youth center. Ms. Coslett agreed with Ms. Williams, but they are still looking at a
130 time delay with the other properties with the exception of Hillcrest.
131

132 Ms. Labatt asked Mr. Briseno if La Casa could absorb the activities from the Friendship Center.
133 Mr. Briseno stated they hadn't given any thought into that. They do not know the attendance at
134 Friendship Center, but could absorb a lot if anything occurred.
135

136 Ms. Labatt stated she would like a facility with a gym and something large enough to host other
137 facilities. She would like to see senior activities in one place. The issue with the lead based
138 paint at Parkview worries her. Mr. King stated anything prior to 1978 but the state will require
139 testing regardless.
140

141 Commissioner Martin asked if they decide to go with Hillcrest when can they expect something
142 to happen. Ms. Burroughes stated she spoke with Dekker/Perich/Sabitini and if the commission
143 approves it then the architects can start. There would be nothing to move into at Hillcrest
144 though until 2022 or 2023, whereas at Parkview they could move some staff in in 2019. They
145 need to get the money approved from the state which they received \$50,000 for the design.
146 They then need to apply for more money in 2019 to get in it in the next GOB bond. Staff will
147 also have to apply for CDBG funds but it will take some time. May be able to get up to \$3 million
148 with additional funding.
149

150 Ms. Labatt asked if they could take Baxter Curren, Older Adults and Friendship and move them
151 into Parkview in 2019 without fixing anything and look for money to start a project at Hillcrest.
152 Ms. Burroughes stated there is an interim measure that involves Parkview.
153

154 Commissioner Martin asked how long CRSMA would last. He thought they could expand the
155 area between Friendship and Matt 25 and put CRSMA there. Commissioner Martin asked if it
156 would be cheaper to Band-Aid what they have or to build on a new eating facility at CRSMA.
157 Ms. Williams stated they need to move forward with a choice, but is it possible to rent space
158 from Matt 25 for office space. Ms. Perez stated there are two rooms in Friendship Center that
159 are not being utilized that would be adequate. She stated when the state left she requested the
160 front offices and the City of Clovis' IT Department took it over. Ms. Burroughes stated there is
161 nowhere for the IT Department to go at this point.
162

163 Ms. Labatt came up with Plan A, to maintain CRSMA while they plan for a facility at Hillcrest,
164 Plan B, would be to build Hillcrest and CRSMA would be the first facility.
165 Plan C would be to continue maintaining CRSMA take Parkview when it becomes available, build
166 a new CRSMA, the Older Adults Division, Baxter and Friendship would move in and occupy the
167 building as it presently is and then move out when Hillcrest is built.
168

169 Ms. Burroughes stated there is no difference between one and two and the Mayor was looking
170 for locations. Ms. Coslett stated if they moved into Parkview temporarily then they have
171 another huge amount of money to find to demolish a school. Ms. Williams stated for longevity
172 Hillcrest is a major site for the city and it could become a feature for the city.

173
174 Ms. Coslett asked if they turn in a site to the commission for the center then they would have to
175 deal separately for CRSMA. Ms. Burroughes stated it is the City Manager's responsibility to deal
176 with the building at CRSMA.

177
178 Ms. Burroughes stated if they have three recommendations and the commission chooses one
179 then it will be up to them to decide how to move forward.
180

181 The Commission turned their ballots in to Ms. Riggan. Ms. Labatt stated the number one choice
182 is Hillcrest, second is Parkview and third is downtown. Five votes for Hillcrest, four for Parkview
183 and two for downtown. Commissioner Martin asked what they would be doing with CRSMA in
184 the meantime. Ms. Labatt stated they would repair for now. Ms. Burroughes stated this would
185 go before the commission at the October 5th meeting.
186
187

188 **Reports**

189 1. **Older Adults(Baxter-Curren and Friendship Combined)**

- 190 a. Ms. Riggan stated they have a lot coming up in coming months. The Baxter Bowl a Thon
191 will be October 7th at 10:30. Flu shots at the Senior meal site on October 4th from 11-2,
192 Baxter from 8-9:30 on October 5th. October 14-22 seniors will take a New Orleans trip.
193 November 9th Baxter will hold a Veterans Breakfast at 8:00 a.m. November 13th
194 Thanksgiving dinner at Baxter. November 16th Friendship will have their Thanksgiving
195 meal. December 12th Baxter will hold their Christmas Party and Friendship will hold
196 theirs on December 20th.

197 2. **La Casa Senior Center**

- 198 a. La Casa on October 6th will have a garage sale and baked goods sale. October 22nd , a
199 dance from 1-5. They will hold a fundraiser on October 27th an enchilada lunch at 11:00
200 a.m.

201 3. **50+ Olympics**

- 202 a. Ms. Coslett stated they are still playing pickleball and table tennis. November 14th the
203 state will host a health fair. October 28th they have a 42 domino tournament at Baxter-
204 Curren.

205 4. **RSVP**

- 206 a. Ms. Zamora stated they have 87 that turned in a time sheet for September. The foster
207 grandparent program has reached their max and they serve in five elementary schools.
208 They are signing up people for Melrose.

209 5. **CRSMA**

- 210 a. Ms. Perez stated November 9th will be CRSMA's thanksgiving dinner. They give out
211 goodie bags for everyone senior that comes in to the facility for Christmas. Home
212 delivery also get goodie bags.

213
214 Meeting adjourned at 7:25 p.m.