

AMENDED AGENDA

**GALLUP CITY COUNCIL
REGULAR MEETING
TUESDAY, JANUARY 27, 2026; 6:00 P.M.
CITY COUNCIL CHAMBERS
GALLUP CITY HALL, 110 WEST AZTEC AVENUE**



Marc DePauli, Mayor

Linda Garcia, Councilor, Dist. 1
Sarah Piano, Councilor, Dist. 3

Sierra Yazzie Asamoah-Tutu, Councilor, Dist. 2
Ron Molina, Councilor, Dist. 4

Frank Chiapetti, City Manager
David Eason, City Attorney

Members of the public may submit comment either in person or by telephone. To submit comment by telephone, please call 505-863-1254 to leave your name and a return phone number.

A. Roll Call

B. Pledge Of Allegiance

The members of the body and the public are invited to recite the Pledge of Allegiance.

C. Certification For The Record Of The Matters Discussed During The Closed Session Of January 20, 2026

D. Comments By Public On Non-Agenda Items

Members of the public are invited to comment on matters not appearing on the meeting agenda.

E. Presentation/Information Items

1. NMHSCA All State Volleyball Recognition

The following athletes were selected to the All-State Volleyball Teams by the NM High School Coaches Association for their exceptional abilities:

4A Volleyball

Miyamura High - Brena Saucedo - 2nd Team Middle Blocker

2A Volleyball

Rehoboth - Chloe Fredericksen - 1st Team Middle Blocker

Rehoboth - Shanoah Eddie - 2nd Team Setter

Fiscal Impact: None
Recommendation: Recognize Athletes
Speaker's Name Marc DePauli

2. NMHSCA All State Soccer Recognition

The following athletes were selected to the All-State Soccer Teams by the NM High School Coaches Association for their exceptional abilities:

4A - Girls

Miyamura High - Gabriela Sanchez - 2nd Team Defender

Miyamura High - Iris Day Chief - 1st Team Goalie

Miyamura High - Adyson Spolar - 2nd Team Mid Fielder

1-3A - Girls

Rehoboth - Lauryn Keedah - 2nd Team Forward

Rehoboth - Maryann Blystra - 2nd Team Goalie

1-3A - Boys

Rehoboth - Johnny Zylstra - 2nd Team Forward

Fiscal Impact: None
Recommendation: Recognize Athletes
Speaker's Name Marc DePauli

3. NMHSCA All State Football Recognition

The following athletes were selected to the All-State Football Teams by the NM High School Coaches Association for their exceptional abilities:

Gallup High - Jayson Bruner - Honorable Mention Receiver

Fiscal Impact: None
Recommendation: Recognize Athletes
Speaker's Name Marc DePauli

4. **RMCH Update**

Update on RMCH from CEO Wayne Gillis

Fiscal Impact:	None
Recommendation:	Presentation Item Only
Speaker's Name	Wayne Gillis

5. **Housing Information Presentation**

This is a first in a series of presentations to provide the City Council with information on Housing Strategies in an effort to select those that best fit Gallup as we develop a forward thinking housing plan.

Fiscal Impact:	None
Recommendation:	Presentation Item Only
Speaker's Name	Tammy Parker, Community & Economic Program Manager

Documents:

[ESCAPING THE HOUSING TRAP TP PRES 1.27.26.PDF](#)

F. **Consent Agenda**

These items are placed on the Consent Agenda so City Council can designate by unanimous consent those routine items they wish to be approved or acknowledged by one motion. If any item does not meet the approval of all Council members or if a citizen so requests, it will be heard as a separate item.

Action Needed:

Motion to approve or acknowledge Items 1-3 on the Consent Agenda by unanimous vote:

1. **Approval Of Minutes**

Regular Meeting of December 16, 2025

Fiscal Impact:	None.
Recommendation:	Approve the minutes.
Speaker's Name	None.

Documents:

[DRAFT MINUTES DEC 16 2025.PDF](#)

2. **Resolution No. R2026-1; Annual Determination Of Notice Under The Open Meetings Act**

The New Mexico Open Meetings Act requires all public bodies to provide reasonable notice to the public of all its meetings. The Act also requires public bodies to determine its notice procedures at least once a year in a public meeting. While the Open Meetings Act itself does not impose any specific requirements, other than an agenda being available 72 hours in advance of each meeting, the New Mexico Attorney General will consider the following notice procedures as reasonable: 1.) 10 days advance notice for regular meetings; 2.) 3 days notice for special meetings; and 3.) 24 hours notice for emergency meetings, unless the threat of personal injury or property damage requires less notice. The proposed resolution includes the Attorney General's recommendations for providing notice for all City Council Meetings.

Fiscal Impact: None.
Recommendation: Approve Resolution No. R2026-1.
Speaker's Name Alfred Abeita, II

Documents:

[R2026-1 ANNUAL OPEN MEETINGS RESOLUTION.PDF](#)

3. Tourism Office Budget Adjustment Request

The Tourism Office account used to pay the City's contribution toward employee insurance has a negative balance that needs to be addressed. Additionally, funds need to be placed in the account to see through the remainder of the fiscal year. During the budgeting process for a new fiscal year, accounts used to pay employee benefits are based on the benefits staff receive at that moment. A staff member in the Tourism Office did not opt-in to insurance benefits during the FY26 budgeting process, but chose to begin accepting benefits after budgeting was completed. This budget adjustment will rectify the issue. Finally, this issue should be avoided in FY27, as the current level of benefits will be used for budgeting.

Fiscal Impact: \$22,614.80 from the 214 fund balance
Recommendation: Respectfully request approval
Speaker's Name Matt Robinson - Tourism & Marketing Manager

Documents:

[2026, 1-27 BUDGET ADJ. INSURANCE.PDF](#)

G. Discussion/Action Topics

1. Resolution No. R2026-10; 2nd Quarter FY 2026 Budget Adjustments And Report Of Actuals

Each quarter, the Finance department reviews any changes to the budget and submits these changes to the Council for approval. The following areas are examined: personnel, operations, capital outlay, and transfers in and out of each fund. The Department of Finance and Administration (DFA) requires the Council to pass a resolution for all budget increases, decreases, and transfers between funds. DFA further requires approval of the report of actuals showing cumulative activity for the fiscal year. The report to DFA regarding budget revisions is due January 31, 2026.

We had funds that ended the quarter with a negative cash balance. We are required to provide a temporary cash transfer to fund this fully:

Intergovernmental Grants (218) \$200,000

Senior Citizens (219) \$3,500,000

Navajo Gallup W County (222) \$500,000

NMFA Loan SSGRT 2022/Police Building (380) \$50,000

Legislative Appropriations (391) \$1,450,000

02/11 GO Bond Refunding (498) \$200,000

NMFA Loan SSGRT 2022/Police Building (499) \$75,000

Airport (515) \$1,375,000

Fiscal Impact:	None
Recommendation:	Approve Resolution R2026-10, the budget adjustments, report of actuals and temporary cash loans
Speaker's Name	Patty Holland

Documents:

[RESOLUTION_FOR_BUDGET_ADJUSTMENT TO APPROVE.PDF](#)
[QUARTERLY REPORT RECAP FY 2026 Q2 TO CERTIFY.PDF](#)
[BAR RECAP FY 2026 Q2 TO CERTIFY.PDF](#)
[QUARTERLY REPORTING SUMMARY FY 2026 Q2 TO CERTIFY.PDF](#)
[BAR FY 2026 Q2 TO CERTIFY.PDF](#)
[LODGERS TAX REPORT FY 2026 Q2.PDF](#)

2. Request A Budget Adjustment In The Amount Of \$22,000.00 From Fund 603

We are requesting a budget adjustment to allocate funds for our safety incentive program. Please approve a transfer of \$22,000.00 from Fund 603 fund balance into account 603-1016-414.41-60. These funds will be used to provide a \$500.00 safety incentive for approximately 60 police and fire employees.

Fiscal Impact:	\$22,000.00 from fund 603
Recommendation:	To approve the Adjustment of funds
Speaker's Name	Amanda Carey

3. Recommendation Of Award Of ITB 2613 For Supply Of Well Field Electrical Equipment To Border States Industries Of Farmington New Mexico

This is a contract to furnish and deliver 7each, 480V to 2400V step up transformers, and Variable Frequency Drives to be used for current, and future well development for the amount of \$1,774,625.07.

Purchase in bulk will be a cost savings to the city and will eliminate long lead

times for delivery of a needed transformer for future sites.

Funding for this will be from

1. Water Smart financial Assistance Grant R23AP00277

2. New Mexico Finance Authority Water Trust Board Loan/Grant WPF-5959

Fiscal Impact:	There will no fiscal impact as funding is in place.
Recommendation:	We recommend approval of notice of award to Border States Industries of Farmington New Mexico
Speaker's Name	Jan Darrell Boone

Documents:

[1-20-26 RECOMMENDATION OF AWARD ITB-2613 WELL ELECTRICAL EQUIPMENT.PDF](#)

[1-21-26 WPF-5959 AGREEMENT - SIGNED \(2\).PDF](#)

[1-20-26 R23AP00277 GRANT AGREEMENT \(2\).PDF](#)

4. Approval Of Resolution No. R2026-7 To Accept State Of New Mexico Capital Outlay Grant Agreement, 25-J5957 For The Wastewater Treatment Plant

Request to approve the Grant Agreement in the amount of \$1,000,000.00 for Project # 25-J5957 with a reversion date of 4/11/2027, DFA has awarded the Wastewater Department this \$1,000,000.00 towards improvements to the Wastewater Treatment Plant Project.

Fiscal Impact:	Budget adjustment in Revenue and Expenses in the amount of \$1,000,000.
Recommendation:	Approve Resolution No. R2026-7; approve requested revenue and expenditure budget in Fund 304
Speaker's Name	Nicole Hawthorne, Wastewater Asst. Superintendent/ Keegan Mackenzie-Chavez, City Project Manager/

Documents:

[RESOLUTION R2026-7 CAPITAL OUTLAY GA 25-J5957 1.27.2026.PDF](#)

[GALLUP J5957 GRANT AGREEMENT 1.27.2026.PDF](#)

5. Approval Of Resolution No. R2026-8 To Accept State Of New Mexico, Energy, Minerals And Natural Resources Department Governmental Service Agreement, EMNRD No.26-521-0300-0114

This Governmental Service Agreement is entered into by and between the State of New Mexico, Energy, Minerals and Natural Resources Department (EMNRD) and the City of Gallup as EMNRD No. 26-521-0300-0114. Funding provides \$150,707.00 for the purposes of developing an energy efficiency and conservation plan.

The Community Energy Efficiency Development (CEED) Program aims to improve residential energy efficiency for underserved communities by providing block grants to implement targeted energy upgrades for low-income households.

The Energy Conservation and Management Division is offering smaller grants through this specific program, the Energy Conservation and Efficiency Block Grant (EECBG) Program. This program is a planning grant intended to help municipalities and counties develop an energy efficiency and conservation plan prior to applying for the CEED Program funding and implementing a CEED project.

Planning Activities allowable under this Agreement include:

1. Hiring a consultant to develop the plan:
2. Hiring licensed home energy auditors to assess energy use and identify typical retrofits and their costs; and
3. Developing outreach and educational materials for the community on energy efficiency and conservation measures.

Final Energy Efficiency Plan to be submitted by September 30, 2026.

Fiscal Impact:	Budget adjustments in Revenue and Expenses in the amount of \$150,707.00
Recommendation:	Approve Resolution No. R2026-8; approve requested Revenue and Expenses budget
Speaker's Name	Keegan Mackenzie-Chavez, City Project Manager, Community Development Dept.

Documents:

[GSA 26-521-0300-0114 CITY OF GALLUP 1.27.2026.PDF](#)
[RESOLUTION R2026-8_GA EECBG 1.27.2026.PDF](#)

6. Resolution No. R2026-5; Condemnation Of Real Property Located At 3402 Blue Hill Ave. Lynn A. Devlin

Certain real property containing a principal dwelling structure located at 3402 Blue Hill Ave. Gallup, NM, further described as Lot 13, Block 1, Mentmore East Unit 4, has fallen under such disrepair due to a lack of regular maintenance that it has rendered the structure an attractive nuisance, a hazard and a threat to the public's health, safety and welfare

To date no action has been taken by Lynn A. Devlin, owner of record of said property as shown by the records of the McKinley County Clerk, to repair or remove said structure from said property.

The Building Inspector and Code Compliance Officer for the City of Gallup have determined that said structure is so ruined, damaged and dilapidated, and said premises so covered with ruin, rubbish, wreckage and debris as to be a menace to the public comfort, health, peace or safety. Included in your agenda packet are photos of the property, the Building Inspector's structural survey, code enforcement cases to date, along with other supporting documentation.

NMSA 1978, Chapter 3, Article 18, Section 3-18-5 gives the governing body of a municipality the authority to declare any building or structure which is ruined, damaged and dilapidated, or any premise which is covered with ruins, rubbish, wreckage or debris a menace to the public comfort, health, peace and safety,

and require the removal from the municipality of the building, structure, ruins, rubbish, wreckage and debris.

If said property owners of record fail to repair or remove said structure, rubbish, wreckage and debris within the timeframe mandated in Resolution No. R2026-5, the city will proceed with soliciting bids for demolition of said structure and removal of all rubbish, wreckage and debris. City staff will then present the lowest bid to City Council for approval.

If the lowest bid is approved by City Council the city will then enter into a contract with the lowest bidder and proceed with demolition and cleanup and will place a lien on said property for the cost of demolition and cleanup.

Recommendation:

Staff's recommendation is for condemnation of said real property and order of the removal of said structure, ruins, rubbish, wreckage, and debris as mandated in Resolution No. R2026-5 under the authority granted to the municipality by NMSA 1978, Chapter 3, Article 18, Section 3-18-5.

Fiscal Impact:	None at this time
Recommendation:	See above recommendation
Speaker's Name	C.B. Strain

Documents:

[LYNN A. DEVLIN \(3402 BLUE HILL AVE.\) CONDEMNATION
RESOLUTION NO. R2026-5.PDF](#)
[!3402 BLUE HILL AVE. CONDEMNATION NOTIFICATION LETTER
01.20.2026.PDF](#)
[3402 BLUE HILL AVE. BUILDING INSPECTOR RECOMMENDATION
SET.PDF](#)
[3402 BLUE HILL AVE. MISC SET.PDF](#)

7. Resolution No. R2026-4; Condemnation Of Real Property Located At 709 B & 709 C S. 6th St. Alourdes Rosales, Magdalena Martinez, Martha Caraveo, Josephine Rosales

Certain real property containing two dwelling structures located at 709 B and 709 C South 6th St. Gallup, NM, further described as Lot 5A-2 Less the E. 25' of the Replat of Lots 5A & 7A, Block 14, C.F. Vogel Addition, have fallen under such disrepair due to a lack of regular maintenance and fire damage, that it has rendered the structures a hazard and a threat to the public's health, safety and welfare

To date no action has been taken by Alourdes Rosales, Magdalena Martinez, Martha Caraveo and Josephine Rosales, owners of record of said properties as shown by the records of the McKinley County Clerk, to repair or remove said structures from said property.

The Building Inspector and Code Compliance Officer for the City of Gallup have determined that said structures are so ruined, damaged and dilapidated, and said premises so covered with ruin, rubbish, wreckage and debris as to be a menace to the public comfort, health, peace or safety. Included in your agenda packet are photos of the properties, the Building Inspector's structural surveys, code

enforcement cases to date, along with other supporting documentation.

NMSA 1978, Chapter 3, Article 18, Section 3-18-5 gives the governing body of a municipality the authority to declare any building or structure which is ruined, damaged and dilapidated, or any premise which is covered with ruins, rubbish, wreckage or debris a menace to the public comfort, health, peace and safety, and require the removal from the municipality of the building, structure, ruins, rubbish, wreckage and debris.

If said property owners of record fail to repair or remove said structures, rubbish, wreckage and debris within the timeframe mandated in Resolution No. R2026-4, the city will proceed with soliciting bids for demolition of said structure and removal of all rubbish, wreckage and debris. City staff will then present the lowest bid to City Council for approval.

If the lowest bid is approved by City Council the city will then enter into a contract with the lowest bidder and proceed with demolition and cleanup and will place a lien on said property for the cost of demolition and cleanup.

Recommendation:

Staff's recommendation is for condemnation of said real property and order of the removal of said structure, ruins, rubbish, wreckage, and debris as mandated in Resolution No. R2026-4 under the authority granted to the municipality by NMSA 1978, Chapter 3, Article 18, Section 3-18-5.

Fiscal Impact:	None at this time
Recommendation:	See above recommendation
Speaker's Name	C.B. Strain

Documents:

[709 B, 709 C S. 6TH ST. CONDEMNATION RESOLUTION NO. R2026-4.PDF](#)
[709 B,C S. 6TH ST. CONDEMNATION NOTIFICATION LETTER 01.20.2026.PDF](#)
[709 B,C S. 6TH ST. BUILDING INSPECTOR RECOMMENDATION SET.PDF](#)
[709 S. 6TH ST. MISC SET.PDF](#)

8. Resolution No. R2026-3; Condemnation Of Real Property Located At 100 W. Jefferson Ave. William Romero

Certain real property containing a principal dwelling structure located at 100 W. Jefferson Ave. Gallup, NM, further described as Lots 9 & 10, Block 3, Ritchey Addition, has fallen under such disrepair due to a lack of regular maintenance and fire damage, that it has rendered the structure a hazard and a threat to the public's health, safety and welfare

To date no action has been taken by William Romero, owner of record of said property as shown by the records of the McKinley County Clerk, to repair or remove said structure from said property.

The Building Inspector and Code Compliance Officer for the City of Gallup have determined that said structure is so ruined, damaged and dilapidated, and said

premises so covered with ruin, rubbish, wreckage and debris as to be a menace to the public comfort, health, peace or safety. Included in your agenda packet are photos of the property, the Building Inspector's structural survey, code enforcement cases to date, along with other supporting documentation.

NMSA 1978, Chapter 3, Article 18, Section 3-18-5 gives the governing body of a municipality the authority to declare any building or structure which is ruined, damaged and dilapidated, or any premise which is covered with ruins, rubbish, wreckage or debris a menace to the public comfort, health, peace and safety, and require the removal from the municipality of the building, structure, ruins, rubbish, wreckage and debris.

If said property owners of record fail to repair or remove said structure, rubbish, wreckage and debris within the timeframe mandated in Resolution No. R2026-3, the city will proceed with soliciting bids for demolition of said structure and removal of all rubbish, wreckage and debris. City staff will then present the lowest bid to City Council for approval.

If the lowest bid is approved by City Council the city will then enter into a contract with the lowest bidder and proceed with demolition and cleanup and will place a lien on said property for the cost of demolition and cleanup.

Recommendation:

Staff's recommendation is for condemnation of said real property and order of the removal of said structure, ruins, rubbish, wreckage, and debris as mandated in Resolution No. R2026-3 under the authority granted to the municipality by NMSA 1978, Chapter 3, Article 18, Section 3-18-5.

Fiscal Impact:	None at this time
Recommendation:	See above recommendation
Speaker's Name	C.B. Strain

Documents:

[WILLIAM ROMERO \(100 W. JEFFERSON AVE.\) CONDEMNATION RESOLUTION NO. R2026-3.PDF](#)
[!100 W. JEFFERSON AVE. CONDEMNATION NOTIFICATION LETTER 01.20.2026.PDF](#)
[100 W. JEFFERSON AVE. BUILDING INSPECTOR RECOMMENDATION SET.PDF](#)
[100 W. JEFFERSON AVE. MISC SET.PDF](#)

9. Resolution No. R2026-2; Condemnation Of Real Property Located At 105 Mine Run, JVM Properties LLC, In Care Of Ted A. & Kathleen Ted A & Kathleen Sowers

Certain real property containing a commercial garage structure located at 105 Mine Run, further described as the N. 250.09' of Block 4, Thomas Boardman Replat, has fallen under such disrepair due to a lack of regular maintenance and fire damage, that it has rendered the structure a hazard and a threat to the public's health, safety and welfare

To date no action has been taken by JVM Properties, LLC C/O: Ted A. & Kathleen Sowers, owners of record of said property as shown by the records of

the McKinley County Clerk, to repair or remove said structure from said property.

The Building Inspector and Code Compliance Officer for the City of Gallup have determined that said structure is so ruined, damaged and dilapidated, and said premises so covered with ruin, rubbish, wreckage and debris as to be a menace to the public comfort, health, peace or safety. Included in your agenda packet are photos of the property, the Building Inspector's structural survey, code enforcement cases to date, along with other supporting documentation.

NMSA 1978, Chapter 3, Article 18, Section 3-18-5 gives the governing body of a municipality the authority to declare any building or structure which is ruined, damaged and dilapidated, or any premise which is covered with ruins, rubbish, wreckage or debris a menace to the public comfort, health, peace and safety, and require the removal from the municipality of the building, structure, ruins, rubbish, wreckage and debris.

If said property owners of record fail to repair or remove said structure, rubbish, wreckage and debris within the timeframe mandated in Resolution No. R2026-2, the city will proceed with soliciting bids for demolition of said structure and removal of all rubbish, wreckage and debris. City staff will then present the lowest bid to City Council for approval.

If the lowest bid is approved by City Council the city will then enter into a contract with the lowest bidder and proceed with demolition and cleanup and will place a lien on said property for the cost of demolition and cleanup.

Recommendation:

Staff's recommendation is for condemnation of said real property and order of the removal of said structure, ruins, rubbish, wreckage, and debris as mandated in Resolution No. R2026-2 under the authority granted to the municipality by NMSA 1978, Chapter 3, Article 18, Section 3-18-5.

Fiscal Impact:	None at this time
Recommendation:	See above recommendation
Speaker's Name	C.B. Strain

Documents:

[JVM PROPERTIES, LLC, TED A. AND KATHLEEN SOWERS, 105 MINE RUN CONDEMNATION RESOLUTION NO. R2026-2.PDF](#)
[!105 MINE RUN CONDEMNATION NOTIFICATION LETTER 01.20.2026.PDF](#)
[105 MINE RUN BUILDING INSPECTOR RECOMMENDATION SET.PDF](#)
[105 MINE RUN MISC SET.PDF](#)

H. Comments By Mayor And City Councilors

I. Comments By City Manager And City Attorney

J. Motion To Adjourn

Pursuant to the “Open Meetings Act”, NMSA 1978, Section 10-15-1 through 10-15-4 of the State of New Mexico, this Agenda was posted at a place freely accessible to the public 72 hours in advance of the scheduled meeting.

Auxiliary aides for the disabled are available upon request. Please contact Alfred Abeita, City Clerk, at (505) 863-1254 at least one (1) week prior to the meeting or as soon as possible in advance of the meeting to make any necessary arrangements.