

San Juan County Commission Special Meeting September 19, 2019

Chairman Fortner called the San Juan County Commission meeting to order on September 17, 2019 at 12:00 P.M. in the Commission Chambers located in the County Administration Building, 100 S. Oliver Drive, Aztec, New Mexico. Those present were:

CHAIRMAN	Jack L. Fortner
CHAIRMAN PRO-TEM	Jim Crowley
MEMBER	John T. Beckstead
MEMBER	GloJean Todacheene
MEMBER	Michael Sullivan
ASSESSOR	Jimmy Voita
CHIEF DEPUTY ASSESSOR	John Kuhn
CLERK	Tanya Shelby
UNDERSHERIFF	Cory Tanner
COUNTY MANAGER	Mike Stark
ATTORNEY	Doug Echols
DEPUTY ATTORNEY	Joe Sawyer
RISK MANAGER	Cynthia Singleton
EMERGENCY MANAGER	Mike Mestas
CHIEF FINANCIAL AND STRATEGY OFFICER	Jim Cox
DEPUTY FINANCE OFFICER	Kim Martin
PARKS & FACILITIES ADMINISTRATOR	Daniel Hill
CHIEF HUMAN RESOURCES OFFICER	Charlene Wells
CHIEF IS OFFICER	Keith Lund
PUBLIC RELATIONS MANAGER	Devin Neeley
PRESS: Farmington Daily Times	Hannah Grover
VISITORS:	3

Regular Meeting

New Business

1. **Consideration of Short Term Lease Agreement with Integral Resources, Inc. at the San Juan County Industrial Park**

Mike Stark, County Manager, stated at the May 21, 2019 Commission meeting, the Commission agreed to lease the 45-acre tract of land and industrial building formerly occupied by PESCO, Inc. to Four States Formblock, LLC. Since that time county staff has been working with Four States Formblock representatives to negotiate a lease agreement to house both the proposed

form block operation and fly ash processing facility as proposed within their submission. During negotiations, staff was made aware of the inability of Four States Formblock's to obtain financing for their project although their proposal indicated it was secured. Upon learning of this development, Mr. Liukko and Integral Resources, an original partner in the fly ash processing business with Four State Formblock offered to lease the entire facility. Since that time, staff worked to develop a suitable lease with Integral Resources. Given Mr. Liukko is in the development stages of building a demonstration plant capable of removing coal combustion residuals for creation of fly ash products and mining of rare earth minerals, he asked for a short-term rental agreement that would allow him to solidify contracts for coal ash waste and continued materials testing to determine the long-term viability of his project. Integral Resources anticipated a short capital investment of approximately \$5 million initially for the demonstration plant. Upon successful pilot testing and ultimate development of full-scale operations, it is expected to create 100 jobs. The demonstration plant will have zero discharge of waste and will comply with all applicable regulations. Utilities are the responsibility of Integral Resources. The Insurance on the property will be paid by the County, reimbursed by Integral Resources. In addition, an occupancy decision of December 1, 2019 was included for Integral Resources to notify the County of its intent to rent the facility for a period of ten years. Given the inclusion of Integral Resources proposed business plan within the original proposal submission to the County and the desire to maintain the same proposed lease payment as Four States Formblock, staff requested approval of the short-term lease agreement with Integral Resources, Inc. Various comments and questions were made by the Commission. A motion was made by Chairman Pro-Tem Crowley, seconded by Commissioner Beckstead to approve the Short-term Lease Agreement with Integral Resources, Inc. Upon voice vote this motion passed unanimously.

2. Issue Written Order to Impose FY20 Property Tax Rates

Jim Cox, Chief Financial and Strategy Officer, communicated that the Board of County Commissioners is required to issue a written order imposing the property tax at the rates set by the New Mexico Department of Finance and Administration. Once the written order is issued, the County Assessor prepares a schedule which is delivered to the Treasurer's office and tax bills are sent out by December 3, 2019. Various comments and questions were made by the Commission. A motion was made by Commissioner Sullivan, seconded by Chairman Pro-Tem Crowley to approve the Written Order to Impose FY20 Property Tax Rates. Upon voice vote this motion passed unanimously.

Adjourn

Being no further business a motion was made by Commissioner Sullivan, seconded by Commissioner Todacheene to adjourn the meeting. Upon voice vote this motion passed unanimously and the meeting adjourned at 12:38 p.m.

APPROVED THIS 15th DAY OF OCTOBER, 2019
BY THE SAN JUAN COUNTY BOARD OF COMMISSIONERS:

Chairman Jack L. Fortner

Chairman Pro-Tem Jim Crowley

John T. Beckstead

GloJean Todacheene

Michael Sullivan

ATTEST:

Tanya Shelby, County Clerk