

City of Las Cruces®

PEOPLE HELPING PEOPLE

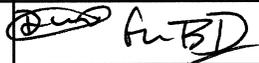
Council Action and Executive Summary

Item # 20 Ordinance/Resolution# 11-125 Council District: 3

For Meeting of November 15, 2010
(Adoption Date)

TITLE: A RESOLUTION SUPPORTING LA CLINICA DE FAMILIA, INC., LAS CRUCES, NEW MEXICO IN THEIR EFFORT TO PROVIDE ANOTHER MEDICAL CENTER LOCATION FOR THE CITIZENS OF DONA ANA COUNTY.

PURPOSE(S) OF ACTION: To offer formal support to La Clinica de Familia, Inc. in their efforts to provide another medical facility in Las Cruces via a Letter of Intent/Commitment.

Drafter and Staff Contact: Brian Denmark, Facilities Director		Department: Facilities		Phone: 541-2550	
Department	Signature	Phone	Department	Signature	Phone
Facilities Director		541-2506	Budget		541-2107
Other			Assistant City Manager		541-2271
Legal		541-2128	City Manager		541-2076

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

La Clinica de Familia, Inc. is a 501C3, not-for-profit New Mexico Corporation located in Las Cruces, New Mexico. Their mission is to provide quality and accessible comprehensive health care to the people of Dona Ana County. Las Cruces has a population of approximately 94,000. Of those 94,000 individuals, thousands remain uninsured or underinsured. They provide services to approximately 11,349 patients in the Las Cruces Centers. Las Clinica de Familia receives funding from the Federal, State and Local Governments to provide care to the sick and indigent. La Clinica de Familia has the opportunity to apply for funding to open another medical center in Las Cruces. This would help to prevent long waiting periods for appointments at all of their centers. In order for La Clinica de Familia, Inc. to be considered for funding, they must have a facility either under contract or owned. The funding does not allow them to use the funds to purchase a building; however, it does allow them to use a specific amount for remodeling and renovations. The application for funding due date is November 17, 2010.

The City owns a parcel of land containing 1.7952 acres located on the northeast corner of Griggs Avenue and Walnut Drive or 2225 E. Griggs Avenue, Las Cruces, New Mexico. It currently contains a parking area, the Life Center building, playground and open space. The building is in need of major repairs consisting of stucco and electrical removal and replacement. Bids received for this work range from \$70,277.71 to \$75,504.61. The building is on a septic system which has failed and must be pumped monthly at a cost of \$175.00 per month. The septic system must be changed to a sewer system. The cost

(Continue on additional sheets as required)

estimate for gravity sewer service is \$40,000.00 and for force main sewer service is \$35,000.00. Additionally, electricity, City utilities, janitorial and maintenance costs are \$26,322.90 per year.

La Clinica de Familia staff toured the Life Center building and deemed that it would meet their square footage and parking space needs. They realize that the building needs extensive repairs; however, due to the provisions of funding, they respectfully requested that the City consider granting ownership of the Life Center building to them to be used as an additional medical center for the uninsured or underinsured citizens of Dona Ana County.

The Life Center building has been used by the City of Las Cruces Parks and Recreation entity for various community programs. Programs for citizens of all ages include Therapeutics, monthly dances, craft and art classes and other special events and exhibits. These programs would not be discontinued but would be moved to one of the other City recreation centers, i.e. Mesilla Park Community Center or Meerscheidt Recreation Center, etc.

The City would issue a formal Letter of Intent, Support and Commitment to La Clinica de Familia, Inc. regarding their application for funding with the stipulation that if La Clinica de Familia, Inc. is successful in their request for funds, the City will transfer the easternmost part of the property that contains the building, playground and vacant area. This area is approximately 1.2 acres more or less. The City would also be required to have the property surveyed to establish the boundaries for the part of the parcel to be transferred. Such a transfer would require two appraisals under both NMSA Section 3-54-1 and LCMC Section 2-1313. The cost of requisite appraisals and property transfer would be negotiable, and City Council would provide direction at that time as to how Staff would proceed. Although not based on a formal appraisal at this time, the Land Management office has indicated property of this type would likely sell for \$4.00-\$4.50 per square foot. This would yield an estimated range of value for 1.2 acres at about \$209,000.00 to \$235,000.00.

Transfer of the property to La Clinica de Familia, Inc. would be an allowable exception to the Anti-Donation clause of the Constitution of the State of New Mexico under Article IX, Section 14, Paragraph A which reads to wit: "Nothing in this section prohibits the state or any county or municipality from making provision for the care and maintenance of sick and indigent persons." If, at a future date, La Clinica de Familia, Inc. no longer utilizes the location for the intended purpose of care and maintenance of the sick and indigent persons, the property and any associated improvements would revert back to the city in 'as is' condition.

If La Clinica de Familia, Inc. is unsuccessful in their application for funding, then City staff would not proceed with the transfer process outlined above.

SUPPORT INFORMATION:

1. Resolution.
2. Exhibit "A" Letter from La Clinica de Familia, Inc.

(Continue on additional sheets as required)

3. Exhibit "B" Aerial Picture, Legal Description and Survey of Property
4. Exhibit "C" ARC Life Center Floor Plan

SOURCE OF FUNDING:

Is this action already budgeted?	Yes	<input type="checkbox"/>	See fund summary below
	No	<input checked="" type="checkbox"/>	If No, then check one below:
	<i>Budget Adjustment Attached</i>	<input type="checkbox"/>	Expense reallocated from:
		<input type="checkbox"/>	Proposed funding is from a new revenue source (i.e. grant; see details below)
<input type="checkbox"/>		Proposed funding is from fund balance in the ____ Fund.	
The amount and source of funds is subject negotiation pending approval of La Clinica de Familia, Inc.'s grant application.			
Does this action create any revenue?	Yes	<input type="checkbox"/>	Funds will be deposited into this fund:
	No	<input checked="" type="checkbox"/>	There is no new revenue generated by this action.

FUND EXPENDITURE SUMMARY:

Fund Name(s)	Account Number(s)	Expenditure Proposed	Available Budgeted Funds in Current FY	Remaining Funds	Purpose for Remaining Funds
TBD					

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Resolution in support of the La Clinica de Familia, Inc. effort by issuing a letter of approval, commitment and intent to them in support of their application for funding.
2. Vote "No"; this will not approve the Resolution in support of La Clinica de Familia, Inc. effort to provide an additional medical center for the uninsured and underinsured citizens of Dona Ana County.
3. Vote to "Amend"; this could change various areas of the Resolution which would result in a delay, and La Clinica de Familia, Inc. would not meet the application for funding deadline of November 17, 2010.
4. Vote to "Table"; this would result in La Clinica de Familia, Inc. not meeting the application for funding deadline of November 17, 2010.

REFERENCE INFORMATION

1. NMSA Section 3-54-1
2. LCMC Section 2-1313
3. Cost proposals for Life Center building improvements.

(Continue on additional sheets as required)

RESOLUTION NO. 11-125

A RESOLUTION SUPPORTING LA CLINICA DE FAMILIA, INC., LAS CRUCES, NEW MEXICO IN THEIR EFFORT TO PROVIDE ANOTHER MEDICAL CENTER LOCATION FOR THE CITIZENS OF DONA ANA COUNTY.

The City Council is informed that:

WHEREAS, La Clinica de Familia, Inc. provides quality and accessible comprehensive health care to the uninsured and underinsured citizens of Dona Ana County and is need of an additional medical center to alleviate waiting time for patients; and

WHEREAS, La Clinica de Familia, Inc. has an opportunity to receive funding for remodeling and renovations of an owned building; and

WHEREAS, the City owned building known as the Life Center is in need of major repairs which could be done via the funding received by La Clinica de Familia, Inc.; and

WHEREAS, the Life Center is used for various community programs, and these programs would not be discontinued but would be moved to other City recreation centers; and

WHEREAS, granting a Letter of Approval, Commitment and Intent to La Clinica de Familia, Inc. in support of its application for funding would benefit many uninsured or under insured citizens of Dona Ana County.

NOW, THEREFORE, be it resolved by the governing body of the City of Las Cruces:

(I)

THAT the City of Las Cruces via the Facilities Director issue a Letter of Approval, Commitment and Intent to La Clinica de Familia, Inc. in support of its application for funding which is due November 17, 2010.

(II)

THAT the City of Las Cruces upon La Clinica de Familia, Inc. receiving funding would transfer title of the City owned property located at 2225 E. Griggs Avenue, Las Cruces, New Mexico.

(III)

THAT City staff and officials are directed to do all deeds necessary in the accomplishment of the herein above.

DONE AND APPROVED this _____ day of _____, 2010.

APPROVED:

Mayor

ATTEST:

City Clerk

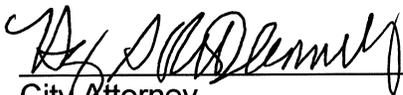
VOTE:

Mayor Miyagishima: _____
Councillor Silva: _____
Councillor Connor: _____
Councillor Pedroza: _____
Councillor Small: _____
Councillor Sorg: _____
Councillor Thomas: _____

Moved by: _____

Seconded by: _____

APPROVED TO FORM:



City Attorney

EXHIBIT A

La Clinica de Familia, Inc.

OFFICE:

385 Calle de Alegria - Bldg A
Las Cruces, NM 88005

October 14, 2010

Bus. (575) 526-1105

Fax (575) 524-4266

Terrence Moore, City Manager
City of Las Cruces
700 N. Main St.
Las Cruces, NM 88001

**RE: LA CLINICA DE FAMILIA REQUEST
2225 GRIGGS ST., LAS CRUCES FACILITY**

Dear Mr. Moore:

Thank you for meeting with us to discuss the possibility of providing a City owned facility to La Clinica de Familia, Inc.

La Clinica de Familia, Inc., is a 501(c)3, non-for-profit New Mexico Corporation. Our Mission is to provide quality and accessible comprehensive health care to the people of Dona Ana County. This includes comprehensive primary care to include in-hospital care, dental services, social services and behavioral health. We have been providing services in Dona Ana County for 35 years. We currently have 3 Centers in Las Cruces (Medical and Dental at East Mesa, Medical and Dental at Las Cruces on Mall Drive and a Women's Health Center on Calle de Alegria).

Our main purpose is to provide services to the uninsured and underinsured. However, services are provided to anyone that presents at our Centers. We have a sliding fee scale based on earnings and family size. Patients who qualify are given a discount. We accept Medicaid, Medicare and almost all commercial insurance plans. A portion of our funding comes from the federal government, State of NM, Dona Ana County and the City of Las Cruces. We make every effort to collect the small co-pays from our patients.

We provide services to 26,000 patients and had over 110,000 visits last year. We employ 225 staff members. Included in the 225 staff are 35 physicians and dentists.

We now have the opportunity to apply for funding to open another medical center in Las Cruces. Our Center in Las Cruces, located on Mall Drive, is bursting at the seams. We have long waiting periods for appointments at all of our centers.

Las Cruces has a population of approximately 94,000. Of those 94,000 individuals, thousands remain uninsured or underinsured. We provide services to approximately 11,349 patients in the Las Cruces Centers. Some, of course, receive their health care from private providers. However, too many go without healthcare until their illness becomes critical and end up being hospitalized. This is very costly. We strive to keep our patients healthy. If we are funded, we would be able to provide services to at least 3,000 more patients in the proposed center.

LCDF Community Health Centers: *San Miguel*Anthony*Sunland Park*Chaparral*Las Cruces*East Mesa

LCDF School base Clinic: Santa Teresa

LCDF Dental Centers: Anthony*Las Cruces*Sunland Park*East Mesa

Promotora Program: Las Cruces

Healthy Start Program: Las Cruces

Primero Los Ninos Early Head Start Program: Las Cruces

In order for us to be considered for funding, we must have a facility. We have met with the City staff to discuss the possibility of the City making a facility available to us. The funding does not allow us to use the funds to purchase a building; however, it does allow us to use a specific amount for remodeling/renovations.

We toured the facility at 2225 Griggs. The facility would certainly meet the square footage and parking spaces that we require. It is not in the best condition and we know it would require a lot of remodeling.

We respectfully request that the City Council consider granting ownership to La Clinica de Familia.

We cannot submit the initial application, which is due November 17, 2010, unless we have a letter of commitment/intent from the City. I realize that this is on a fast track, however, the RFP was released just over 1 ½ months. We then had our initial meeting with you.

I will be happy to answer any questions and provide any necessary information that I have not explained or included in this letter.

Your staff has been most professional and helpful. We appreciate the support you have extended to us.

Thank you.

Sincerely,



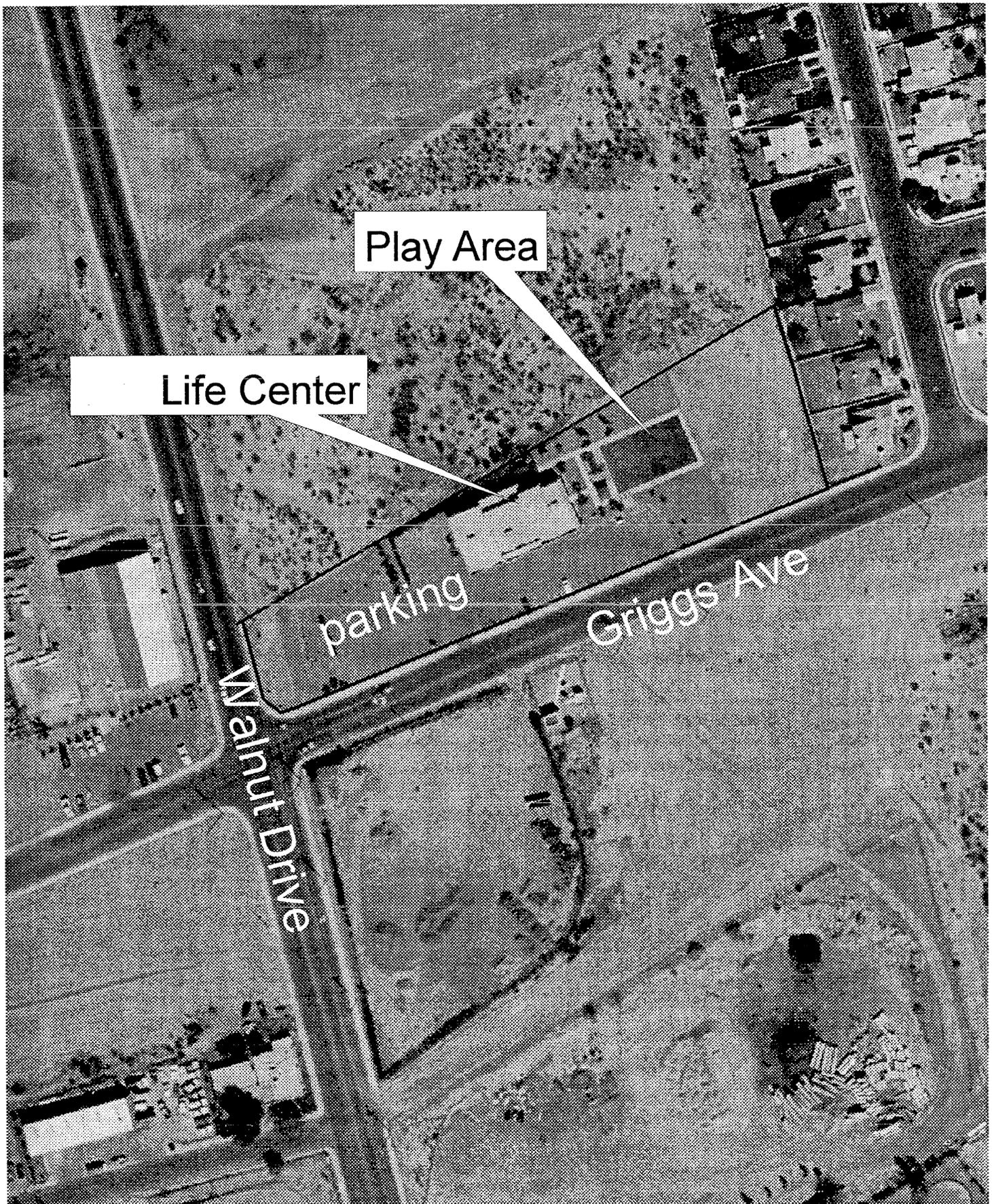
Harriet Brandstetter
Chief Executive Officer

HB:ra

Cc: Mayor Ken Miyagishima
Councillor Miguel Silva
Councillor Dolores Connor
Councillor Olga Pedroza
Councillor Nathan Small
Councillor Gill Sorg
Mayor Pro-Term Sharon Thomas
Brian Denmark, Facilities Dept. Director
Michael Johnson, Public Works Director
Michael Hernandez, Real Estate Services Specialist
Alma Lerma-Griffith, Facilities Dept. Administrator
Patrick Gomez, Building Manager Coordinator
Bill Hamm, Land Management Administrator

EXHIBIT B

LIFE CENTER



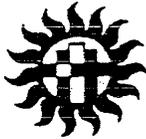
Play Area

Life Center

parking

Walnut Drive

Griggs Ave



City of Las Cruces

DESCRIPTION OF A 1.7952 ACRE PARCEL

A parcel of land situate within the corporate limits of the city of Las Cruces, Dona Ana County, New Mexico in Sections 8 & 17, T.23S., R.2E., N.M.P.M. of the U.S.R.S. Surveys. Being part of the Numa C. Frenger property to the town of Las Cruces as filed October 9, 1930 in Deed Record 82 Page 132 of the records of Dona Ana County, New Mexico and more particularly described as follows, to wit:

BEGINNING at an iron rod found for the southwest corner of Lot 1, Block 1 Sunrise Terrace Addition, Phase V-A as filed May 22, 1984 in Plat Record 13 Pages 257-260 of the records of Dona Ana County, New Mexico for the southeast corner of the parcel herein described;

THENCE FROM THE POINT OF BEGINNING along the north line of Griggs Avenue S 67 deg 21' 14" W 546.76 feet to a 1/2 inch rebar set for a point of curvature;

THENCE along the arc of a curve to the left having a Radius of 25.00 feet, a Arc Length of 42.814 feet, a Tangent Length of 28.82 feet, through a Central Angle of 98 deg 06' 49" and whose Long Chord bears N 63 deg 35' 22" W 37.77 feet to a 1/2 inch rebar set on the east side of Walnut Avenue for a point of tangency;

THENCE along Walnut Avenue N 14 deg 31' 57" W 71.32 feet to a 1/2 inch rebar set for the northwest corner of the parcel herein described;

THENCE leaving Walnut Avenue N 60 deg 06' 33" E 589.53 feet to a 1/2 rebar found for the northeast corner of the parcel herein described;

THENCE along the west line of said block 1, Sunrise Terrace Addition, Phase V-A S 14 deg 58' 20" E 175.04 feet to the point of beginning, containing 1.7952 acres of land more or less.

AUTHORITY STATEMENT: I certify that this legal description was prepared by me and meet or exceeds the "Minimum Standards for Land Surveying in New Mexico" as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and is true and correct to the best of my knowledge and belief.

Gilbert Chavez
NMPS 6832
92230

6/23/93

PLAT OF SURVEY OF A 1.7952 ACRE TRACT
 LOCATED IN SECTIONS 8 & 17, T.23 S., R.2 E.,
 N.M.P.M. OF THE U.S.R.S. SURVEYS
 CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO

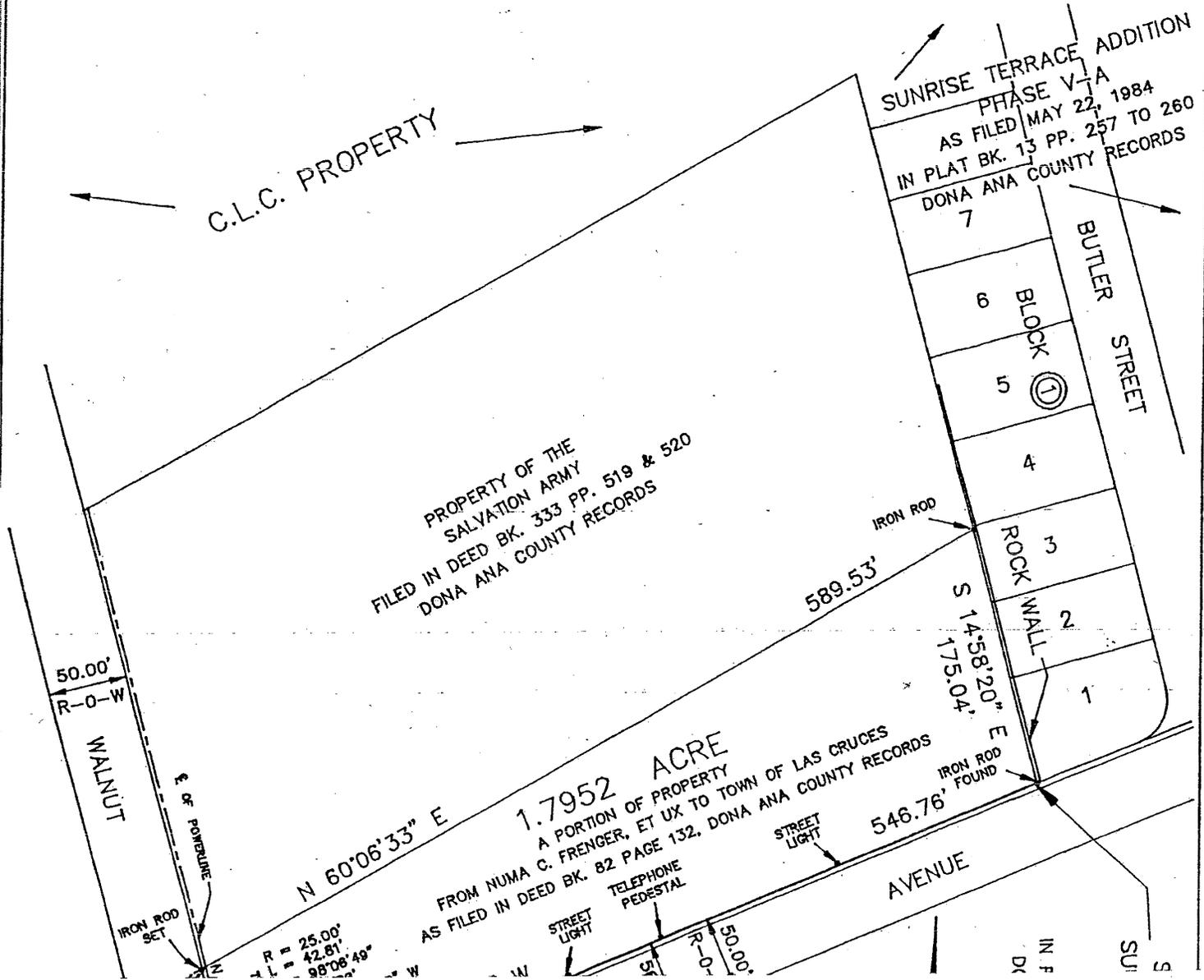


EXHIBIT C

LIFE CENTER FLOOR PLAN 4060 SQ. FT.

