



City of Rio Communities Council Workshop
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, November 08, 2021 3:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Mayor Pro tem Joshua Ramsell called to order the meeting at 3:06 pm.

Attendance

- PRESENT: Mayor Pro-Tem Joshua Ramsell, Councilor Robert Chavez, (virtual) Councilor Peggy Gutjahr, Councilor Jim Winters.
- Present: City Manager Dr. Martin Moore, Municipal Clerk Lisa Adair, (virtual) Finance Officer Stephanie Finch and (virtual) Finance Clerk Angela Valadez.

Accounts payable report

- Finance Officer Finch went over accounts payable any items over \$500.00: GSD Administrative Services for the combined cost of dental, vision, and health insurance in the amount of \$7,818.18; Robles, Rael, and Anaya for attorney fees for February of 2021 and fiscal year 2022 with a combined amount of \$6,868.96; Stanley Steamer for the cleaning of City Hall in the amount of \$1,884.65; Tyler Technology for Incode yearly maintenance in the amount of \$2,033.46; Southwest Abatement for the abatement of certain rooms of City Hall in the amount of \$5,642.00; Amazon Business for a lateral legal size filing cabinet for the finance department in the amount of \$670.14; Valencia County Fiscal Office for animal control in the amount of 827.00; Book Systems of on-line training for the library in the amount of \$595.00; Ralph T. Barnes for skilled labor in October 2021 in the amount of \$1,062.50; 411 Equipment for work on vehicle 1-4 in the amount of \$8,138.06; Amazon Business for HD laptop for fire chief in the amount of \$1,099.00; Amazon Business for 2 laptop docking station and cords in the amount of \$508.00; WEX Bank for fuel for fire department vehicles in the amount of \$510.51; PNM for electricity for the Fire Department in the amount of \$910.91; Universal Constructors for a blanket PO for pot hole repair in the amount of \$10,503.71; New Mexico Department of Transportation for grant reimbursement in the amount of \$157,692.26; Green Light Depot for LED light upgrades for Hwy 47 streetlights in the amount of \$11,966.67; Sharp Electronics Corporation for adding data cabling and ethernet drops for City Hall in the amount of \$10,213.750.
- Councilor Chavez asked what the charge for dumb bar codes are for the library.
- Municipal Clerk Adair explained they are the bar codes that go onto the library books.
- Councilor Gutjahr asked about the amount of attorney fees.
- Finance Officer Finch explained one charge is the monthly fee and the fees were for items unrelated to our monthly contract.
- Manager Dr. Moore said regarding the City general operating fund, we are spending \$34,499 for the general operating costs.

Agenda items for the December 9, 2021 special workshop with P&Z

- Manager Dr. Moore stated a letter has been provided by Planning and Zoning and they are requesting the direction Council would like them to take regarding overall strategic direction for community development priorities, he then explained one of those might include having a taskforce to work on re-writing the comprehensive plan to move us into the future.
- Councilor Chavez said it might be a good idea, but he believes meeting a meeting would be beneficial.
- Councilor Winters said he feels we are going backwards; he wants to know what the public thinks and with the first comprehensive plan, we did a series of public hearings, the public did a very good job on telling us what they want. He explained he does not feel comfortable Council to be directing this because it should be up to the people, and we should be having public hearings and then working on updating the comprehensive plan after that input.
- Councilor Gutjahr said we actually did a survey with very pointed questions to the public and we used that to form our comprehensive plan and feels it is key the majority of the community feels we are going in the way they are asking for it to go. The discussion continued.
- Manager Dr. Moore stated more Planning and Zoning Commissioners are needed and if there are no objections from Council, we will begin the application process and continued the discussion.
- Councilor Gutjahr asked about criteria for a planning and zoning applicants.
- Municipal Clerk Adair explained it is a similar process to what we did with the Library Board.
- Councilor Winters asked what projects they are currently working on and are they any projects they would like to work on.
- Municipal Clerk Adair said that could be an agenda item.

Personnel Policy - Attorney proposal

- Manager Dr. Moore explained that the attorney came with a proposal not to exceed \$7,000 with time and materials, these individuals develop personnel policy and explained what other cities the attorney have done work for.

Swearing in Ceremony for the newly elected officials (December 29th)

- Council agreed December 29th would be fine to have the newly elected officials sworn in.

Public Comment

- Tommy West said the 2015 plan is a great plan and suggested just put it in an order that make sense and how we spend our money. He said he would like to see economic development and knows we need to spend money to be able to do that; he is a property owner, does not see things changing if the City just talks about everything instead of doing something. He said three minutes in front of the Council is fair, he does not understand why they need to have everything on the agenda, Planning and Zoning might need to create some ordinances to make out town more attractive through Code Enforcement, because no one is going to come here if it looks awful. He then said he feels it is difficult to speak with Council and so do a lot of people, we need to get the fire chief and code enforcer hired and working hard.
- Mayor Pro Tem Ramsell said we are beginning to have public forums for the purpose of allowing the public to come before us without time restrictions to tell us their concerns and ideas, for us to be able to get answers and continued the discussion.

- Tommy West said we need to protect property value and explained there are some meetings happening with the Sheriff's department and a senator and he would like to speak to the Manager about that a later date.
- Ralph Mimms - Economic Development Consultant for Rio Communities explained we need to change the narrative of where we are at, we have to let the outside know we are our own City and why we are distinctive. He explained having a tagline is importance and pitched a tagline to council of "spectacular views, endless opportunities." A discussion began.

Manager Report

a) City Hall Phase 1 Design (update)

- Manager Dr. Moore said regarding City Hall Phase 1 renovation: the architects plan to come in November to show us where the new walls will be, and we are working on a plan on moving people around while we are renovating.

b) Hwy 47 lights (update)

- Manager Dr. Moore said we have streetlights here in City Hall and starting next week we should have them installed.
- Manager Dr. Moore said the work on the electronic sign and boring underneath the parking lot will begin very soon.
- Got with HDR, getting a proposal on how to do lighting City-wide, we are dealing with a minimum wage increase and the problem it is creating getting public works employees, and asked Council to consider an increase of wages for public works. He then explained he is talking to workforce solutions to get us some more people to help at a lower cost.
- Manager Dr. Moore explained that we have 16 grants totaling about \$4 million and need an extra person to keep up with all the paperwork. He continued to explain the capital improvement projects this year have tripled the amount of money we have been requesting and we need someone to be able to keep up with that paperwork. He then said we are hiring an assistant clerk so the Deputy Clerk can help with the library and get it opened to the public until we can hire a library director.
- Manager Dr. Moore then explained pothole repair is waiting on quotes and there will be some street signs and stop signs that need to be replaced. He then said the fire department and public works plan on picking up tires.
- Councilor Gutjahr stated the business section of the Albuquerque Journal has articles on why people are not going back to work nation-wide and the problems that is causing. She then said when you are fortunate enough to apply for grants and gets them, it is so important to have pristine management of the grants.

Council General Discussion & Future Agenda Items

- Councilor Chavez said we were neglected by the County for 20 years and with infrastructure grants, the City could really get a lot done.
- Councilor Gutjahr said we have never been clear on the purpose of public comment, public comments are supposed to be regarding what is on the agenda, but perhaps we can discuss guidelines regarding what topics can be discussed as well as the length of the comment. She then said the public should realize forums are a better way for Council to speak with the public without the confines of a Council meetings and began a discussion.
- Councilor Winters had no comments.

- Mayor Pro tem Ramsell had no comments.

Adjourn

The City Council workshop was adjourned at 3:54 pm.

Respectfully submitted,

Elizabeth (Lisa) Adair, Municipal Clerk
(Taken and Transcribed by Amy L. Lopez, Deputy Clerk)

Date: _____

Approved:

Mark Gwinn,
Mayor

Joshua Ramsell,
Mayor Pro-tem/Councilor

Robert Chavez,
Councilor

Margaret (Peggy) Gutjahr,
Councilor

Jim Winters,
Councilor