



City of Rio Communities Council Workshop
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, October 24, 2022 3:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Mayor Ramsell called the council workshop to order at 3:05.

Attendees

- PRESENT: Mayor Joshua Ramsell, Councilor Arthur Apodaca, Councilor Lawrence Gordon, Councilor Jimmie Winters.
ABSENT: Mayor Pro-tem Margaret R. Gutjahr.
 - Present: City Manager Dr. Martin Moore, Municipal Clerk Elizabeth Adair, Deputy Clerk Lalena Aragon, Finance Officer Stephanie Finch, Finance Clerk Renee Adams, Assistant to the City Manager Amy Lopez, Fire Chief Andrew Tabet.

Presentations

HDR - Streetlights

- ❖ Antonio Nunez started a presentation on the streetlight master plan and explained how he went around the whole city and came up with several evaluations to come up with a plan. He started to explain each plan starting with: Comparison by Independent Attributes, then PIR-Wise Comparison Among Intersections and Measles Chart- Qualitative Comparison. He continued by explaining there are 10 intersections that need to be addressed after these evaluation steps were taken. He finished by showing the list of the long-term improvements that can be addressed after the initial improvements are addressed.
- ❖ Manager Dr. Moore said these are based on live hardware connections to the lights
- ❖ Mr. Nunez said he said correct, and each have a placement for the wires and such.
- ❖ Manager Dr. Moore said for the intersections they are talking about more than one light for each.
- ❖ Mr. Nunez said this is a safety precautions for drivers and pedestrians and continued with the presentation.
- ❖ Manager Dr. Moore asked if there was a self evaluation put into the evaluation or was it a different product.
- ❖ Mr. Nunez said the list that we had looked at are not top 10 ranked but are needing streetlights as well. He continued to explain in the presentation there was a layout of the generalization of the placement for the remaining of the lights.
- ❖ Councilor Apodaca asked what power source are you relaying on for the lights in question.
- ❖ Mr. Nunez explained we are looking at doing underground lights and due to this is why the cost is elevated.
- ❖ Councilor Apodaca asked if all the lights will have their own power source or if they will be on the same power source.
- ❖ Mr. Nunez explained the did try to have only one cord connecting each light to the power source but can be done separately and continued to explain the intersection at Damon and Hornor can be possible for a roundabout so the lighting would change if this is to happen.
- ❖ Councilor Gordon asked during the consultation, will the streets be closed or rerouted.

- ❖ Mr. Nunez said during the consultation they do traffic control so the streets will be opened.
- ❖ Councilor Apodaca asked is this the same kind of lighting that is on Hwy 47 right now.
- ❖ Mr. Nunez explained that the lighting is different since they will be next to homes.
- ❖ Mayor Ramsell asked if we could get a copy of the presentation.
- ❖ Clerk Adair said she will email everyone the presentation.

Accounts payable report

- Finance Clerk Adams went over the accounts payable over \$500; 2 accounts for Tyler Technologies in the amount of \$7,682.49; 5 accounts for H&E Equipment in the amount of \$10,005.91; Robles, Rael, & Anaya in the amount of \$3,111.82; Albuquerque Regional Economic Alliance in the amount of \$1,692.72; Palmetto LLC in the amount of \$2,315.25; Iron Horse Welding LLC in the amount of \$8,081.25; Neds Pipe and Steel in the amount of \$1,157.73; 411 Equipment in the amount of \$2,000; Able & Willies One Stop Shop in the amount of \$815.00; 2 accounts for Artesia Fire Equipment in the amount of \$6,938.59; 3 accounts for HDR 2,863.20; Sego Insulation in the amount of \$2,000.
- Councilor Apodaca asked regarding the city cleanup was this for specific equipment.
- Finance Officer Finch explained that it was for the backhoe, a bobcat, as well as other things but they haven't billed in months, so this was for a few months at a time.

Resolution 2022 - XX NMFA (New Mexico Finance Authority) Loan Agreement

- Finance Officer Finch explained this is the closing loan documents for the 2 police vehicles for \$137k and the payments will only be \$26k a year as well as it will come straight out of the Law Enforcement Protection fund as discussed previously.

Resolution 2022- xx Reimbursement Tax Exempt

- Finance Officer Finch explained the police vehicles are set to be delivered in October, but the loan is not set to close till December and possibly pay right till the loan closes. She continued to explain how this happened with the fire trucks as well and how they received reimbursement afterwards.

Resolution 2022-XX BAR #2

- Finance officer Finch explained the interest rates have gone up and with this we are going to increase our revenue by \$18k as week as well as the refunds and reimbursements will be increased by \$5k, and the transfer ins will be increased by \$21k and the transfer outs will be increased by \$31k. She continued to explain the rest of the increases starting with salaries with employees for the clean ups, as well as other operating costs.
- Councilor Gordon asked if the wildlife money was the money, we had approved to pay the fire fighters.
- Finance Officer Finch said yes, they had already approved the wildland and continued with the budget adjustment. Please see agenda packet for more details.

Resolution 2022-XX 1st Quarter Financial Report

- Finance Officer Finch began to explain the 1st quarter report with a breakdown of each category and stated at the end of the 1st quarter the total revenue is \$4,046,563.92 with revenues being at \$249,210.44 for the general operating fund, the expenses are \$326,617.17,

the fire protection fund is at \$189,354.35 of revenue and \$90,190.92, the municipal street fund is at \$24,618.68, the American Rescue Plan is at \$1,122,193, the other special revenue is at \$464,645.79.

- Finance Officer Finch said at the end of the quarter you should be at 25% and you are at 19.21% of the revenues which is a good thing. She explained the last 2 months the GRT was \$4k lower last month and \$6k lower this month.
- Manager Dr. Moore explained we knew it was going to happen and for the first four months in total collections there was \$17k but that was due to the slightly high GRT tax.
- Finance Officer Finch continued to explain her, and Dr. Moore did account for Als Mini Mart to close as well so you are under budgeted just a little, but we were being fiscally responsible.
- Fire Chief Tabet explained that the revenues are not at 100% for the fire protection fund because they only give out ½ at the beginning of the fiscal year and then ½ in the middle of the year.
- Finance Officer Finch went over department expenditures and explained we are under budget which is great for the city and continued into the fire protection fund stating they have received 59.68% of revenues so far and expenses are at 31.39%.

Resolution 2022 - XX Dangerous property - 4 Manzano Expressway

- Fire Chief Tabet explained the property in question is the abandoned car wash and explained that he noticed there had been smoke coming from the abandoned car wash and found a homeless encampment with a makeshift fire place and after kicking them out several times they are back and with attempts to communicate with the owner he does not want to do anything with it so we would like council to consider the resolution tonight and will be looking for a company for demolition.
- Councilor Apodaca said the owner has said the property is worth a lot of money but is that including the structure as well.
- Fire Chief Tabet said the direct realtor said it is structurally sound and will not talk to the Fire Chief directly. He continued to describe how bad the property is and how it is unsafe and a fire hazard.
- Councilor Apodaca asked if there is a way to ask the realtor about having a conversation with the owner.
- Fire Chief Tabet said he's not sure if the realtor would be comfortable doing that.
- Councilor Apodaca said the owner of the car wash is from Belen and has family here and knows the family and is willing to talk to the owner personally on behalf of the city.
- Fire Chief Tabet said he would like to work with him after council to see about resolving the issue, but he has tried before, and the owner doesn't want to cooperate.
- Manager Dr. Moore said if council does adopt the resolution, you can have the conversation before serving the paperwork that way if he would like to work it out that's great and if not, you can move forward with the paperwork.
- Councilor Gordon asked if he has been summoned.
- Fire Chief Tabet explained no he hasn't due to not having his address and by the realtor laws they could not give us any personal information.

AREA (Albuquerque Regional Economic Alliance) - Public Sector Advisory Council

- Manager Dr. Moore said the Albuquerque Regional Economic Alliance has asked for a representative for the Public Sector Advisory Council as well as the Economic Development Professional Advisory Council to represent the city.
- Mayor Ramsell asked who would like to volunteer for both advisory councils.
- Councilor Gordon has been nominated by Councilor Winters for the Public Sector Advisory Council.

AREA (Albuquerque Regional Economic Alliance) - Economic Development Professional Advisory Council

- Councilor Apodaca said he would like to volunteer for the Economic Development Professional Advisory Council and stated he will bring as much information forward as possible.

Schedule Public Task Force Public Forum

- Mayor Ramsell began a discussion about a open venue for the community to bring forth questions and concerns about public safety and said the afternoons work good for most individuals due to work and school, but would like input from council to see what will work for them.
- Councilor Apodaca asked what type of time period.
- Manager Dr. Moore said he recommends after 5 pm and anywhere from the beginning to the middle of November.
- Mayor Ramsell suggested the week of the 14th to the 18th and said there might be additional meetings from topics of this meeting.
- Clerk Adair informed council the 17th is a planning and zoning meeting till 5:30pm so t would have to be at 6pm that day.
- Fire Chief Tabet said he would not be able to attend but will have the Assistant Chief stand in and continued the discussion.
- Mayor Ramsell recapped the meeting will be held November 17th at 6pm here at city hall.

Public Comment

- Mr. Conger said he wanted to thank Maor Ramsell and Councilor Winters for looking into the garbage problem on Fulton Ave. there was trash that sat there for 4 weeks at that time as well as fortunate the local dogs did not get into the trash and spread it around. He continued to say in addition to that it was his understanding that when the required garbage collection was set up, there was a thought of discourage of people leaving garbage on the range and suggested that some sort of effort be made to arrange people to help collect trash as well as look at the ordinance for enforcement. He then said those are just 4 piles of trash, but in the last week they went to the range and can be found driving down Goodman Road down the fence line. He finished by saying the range has been abused in the past and will be abused in the future if we as a community do not pay attention.
- Manager Dr. Moore explained we will make sure the code enforcement officers have these pictures and get to the bottom of the problem.

Manager Report

- Mr. Mims began explaining that on November 9, 2022, there will be a sustainable economic program which is going to have a presentation on fossil fuels and synthetic natural gases.
- Mr. Mims then read a letter from VCBI (Valencia County Business Incubator) stating how well their business is going.
- Councilor Winters stated they have a list of home-based businesses and asked if we could mail a letter to them, so they know about the VCBI.
- Manager Dr. Moore said the 455 report is confidential and are not to share the information, however there are good ways to get the word out another way.
- Mr. Mims asked if we could get the word out in the Valencia Bulletin as well as the Newsletter.
- Councilor Winters said if nothing else maybe we can set up a mini program and invite those folks.
- Mr. Mims said the VCBI offers a lot of resources.

Outdoor Recreation

- Assistant to the City Manager Lopez explained there is a small park in Chamesa and we have come to council to ask if we can renovate it and begin a presentation. She explained they are running out of time to spend the parks grant and in doing so hoping the residents would take initiative and start to fix up the neighborhood. She continued to show council pictures of the park and the existing playground as well as show the playground equipment they would replace the existing.
- Councilor Gordon asked if we would be redoing the fence with this money.
- Mrs. Lopez said it would be come out of the legislative grant.
- Councilor Apodaca asked if there was grass when the park was new.
- Mrs. Lopez said there was no way of knowing and started a discussion.
- Manager Dr. Moore said because of our ability to maintain we are recommending xeriscaping but over time we can look into landscape as well.
- Councilor Winters said the area is not a whole lot bigger than the council chambers.
- Councilor Gordon asked if the legislature grant would have to go out for a bid.
- Manager Dr. Moore said under the purchasing state contract pricing, no we would not have to get a bid and continued the discussion.
- Councilor Winters said this is a good project to start with and have a lot to learn about park building and maintenance as well.
- Councilor Apodaca said the good it will produce for those residents out there and for the amount of money we are spending it is a good opportunity to move forward for the city. He continued to say this shows residents, we are starting a parks project.
- Mayor Ramsell said it would be nice to green it up a little bit maybe even trees for right now and if the shade component was a little bit harder structure, we can get more years out of it.
- Manager Dr. Moore said we would come back for a second notice of obligation due to the type of structure would cost some money.
- Manager Dr. Moore went further with his report, regarding adding the water systems and wastewater systems to our ICIP and he received the go ahead.
- Manager Dr. Moore explained we are going to be giving a proposal for capital outlay at the next council meeting.

Council General Discussion & Future Agenda Items

- Councilor Apodaca had nothing to report.
- Councilor Gordon had nothing to report.
- Councilor Winter had nothing to report.
- Mayor Ramsell had nothing to report.

Adjourn

- The City Council Workshop was adjourned at 4:41 pm.

Respectfully submitted,

Elizabeth F. Adair, Municipal Clerk
(Transcribed by Cheyenne Sullivan, Assistant Municipal Clerk)

Date: _____

Approved:

Joshua Ramsell,
Mayor

Margaret R. Gutjahr,
Mayor Pro-tem/Councilor

Arthur Apodaca,
Councilor

Lawrence R. Gordon,
Councilor

Jimmie Winters,
Councilor