



**City of Rio Communities Council Workshop**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Monday, November 22, 2021 3:00 PM**  
**Minutes**

*Please silence all electronic devices.*

**Call to Order**

- Mayor Pro tem Joshua Ramsell called to order the meeting at 3:02 pm.

**Attendees**

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

**Presentation: Jill Sweeney from Sherman & Howard - presentation on Bonding/Economic Development Tools**

- ❖ Jill Sweeney gave her presentation on GO Bond programs.
- ❖ Ralph Mimms asked if the City has had a GO-bonds in the past.
- ❖ Mayor Pro tem Ramsell No the city has not had them.
- ❖ Jill Sweeney Continued with her presentation.
- ❖ Manager Dr. Moore asked what kind of things can a GO-bond pay for.
- ❖ Jill Sweeney said streets, Parks & Rec, facilities, land building equipment and counties have more jurisdiction over cities and continued with the discussion.
- ❖ Ralph Mimms said we would have to have priorities, then asked what would if we offered a bond, for instance our police, is that for equipment or can it be used for salary? and then continued the discussion.
- ❖ Manager Dr. Moore said this raises a question would there be an issue for short term bonding as to long term bonding and continued the discussion.
- ❖ Councilor Chavez said one of the things we did in the schools is short term such as computer lab would be for about 3 years but then when we built the school fields that came over as a longer term, they said 5 years and continued the discussion.
- ❖ Jill Sweeney said another thing is Gross Receipt tax bond a vote of the community is not required as to most cities will pledge a portion of the cities Gross receipt tax and continued with the presentation.
- ❖ Ralph Mimms said GRT will not go to the vote and then asked what would you use GRT funds for.
- ❖ Jill Sweeney explained what it could be used for roads, special projects, county buildings, stadiums, but it is counties decision what it goes to and continued the presentation.
- ❖ Councilor Gutjahr said we need to build an update to the community, so they know we are on target and continued with the presentation.
- ❖ Ralph Mimms said the point from Councilor Gutjahr was educating the public so there's no confusion about where the bonds go and continued the presentation.
- ❖ Mayor Pro tem asked if a bond goes out and it has hardship can the bond be refinanced.

- ❖ Jill Sweeney replied with yes it can be but cannot be done multiple times and cannot just be chosen at random must have a valid reason why this needed to be done and the discussion continued.
- ❖ Councilor Chavez said he feels the Economic development part should be another time with a lot of detail and continued with the presentation.
- ❖ Councilor Winters said can someone provide information to the incoming councilors on the bonds talked about today so they can catch up on what's already been talked about.

## **Manager Report**

### **a) Federal Infrastructure Funds**

- Manager explained in the budget training last week, the funds have to fly through the legislature they are being asked for spreadsheets on projects on a very short timeframe, ask that they be shovel ready, the areas we have, design and construction, is the phase II, storm water drainage plan, Parks & trails recreation plan. Would like to present what we have ready, transportation improvement plan, no cost yet needs to talk to HDR quickly.

### **b) General Technical Support**

- Manager explained said we need a preliminary engineer opinion for our roads and what we would like to do, personal recommendation is if we got a design let's go with it. He suggested roads, some type of estimate that can be tied into our existing plans.
- Councilor Gutjahr said whatever we decide, some of these would be great if we were going to be using the bonding as presented but are we making this a propriety, honestly feel if we can finish this building, then we will be able to do recreation for the community. Roads in my opinion are going to cost more with routine maintenance.
- Councilor Winters said maybe we should into targeting our worst and biggest roads those are the biggest priorities.
- Councilor Chavez said public sees process in things they can actually see, just like the street light projects, if they see the roads being fixed then I think it's big to them.
- City Manager said Capital equipment that can help us on those are inbounds.

### **c) Streetlights & Pothole update**

- Councilor Winters asked I have a question regarding the lights do we have any other information about when the rest of the lights will be done.
- Manager said I asked HDR how much it was going to cost to move forward with the light project.
- Manager said back to the general technical report said this goes to ED consultant, oversite on capital projects talking under \$10k
- Streetlights is under the \$10k and with Potholes we got a \$17k quote on that. Addition to the purchase order on potholes, done last week and a speed bump was included

## **Accounts payable report**

- Finance Officer explained everything over \$500; Ray's Fire Extinguishers for Inspection in the amount of \$657.70; Robles, Rael, & Anaya for Attorney Fees in the amount of \$2,850.60; Flyer Press for State of the City Mailer in the amount of \$1,956.15; Wells Fargo Financial Leasing for Dell Server Lease in the amount of \$2,497.73; Amazon for Office Equipment in the amount of \$1,891.99; Amazon for Lenovo Laptop in the amount of \$879; Amazon for HP all-in-one computer in the amount of \$719; Palmetto LLC for Contracted Services in the amount of \$1,122.55; Paull Davis Restoration of NM for Flood Damages in the amount of \$15,517.15;

Chalmers Ford, Inc for EMS/Fire Command in the amount of \$38,793; GM Emulsion, LLC for Pavement Improvements in the amount of \$157,507.80.

- Councilor Gutjahr asked about the Laptop and Computer purchases for the Clerk and Deputy Clerk
- Clerk Adair explained why the purchases were necessary as the Deputy Clerks computer is outdated and is in dire need of a new one and so is the Clerk's laptop.
- Manager Dr. Moore commented on the purchase of the command vehicle he explained how we are very fortunate to get one in this price range and will be very reliable for our city.

### **City Slogan**

- Ralph Mimms said the slogan we came up with is spectacular views and endless opportunities
- Manager Dr. Moore gave kudos to the Deputy Clerk Amy Lopez.
- Ralph said we are a city at the cutting edge with endless opportunities and then said this is a great time to market our community and will separate us from other towns and move us forward.
- Manager Dr. Moore explained that our Finance Officer Finch has been working well with General Services Department and came up with some ideas and concepts for our logo.
- Councilor Gutjahr said we should look at the views, mountains and the river or sun rise and sunset.

### **City Wide Street Light Plan Proposal**

- Manager Dr. Moore, said we understand if you want to chew on it before a decision tonight, it is on the agenda just in case, he then said it will cost approximately \$63k for the streetlights in total, potential opportunities looking into the grant agreement, and it did include planning and designing of streetlights.
- Councilor Winters asked what does the \$66K streetlight plan includes.
- Manager Dr. Moore explained the breakdown of the project administration and coordination, the evaluation and prioritization, lighting guidelines.
- Councilor Gutjahr said one of the things that kept coming up is Solar vs. hardwired. She then asked if that is part of the evaluation.
- Finance Officer Finch said the engineering report would include where the lights with go, if its city right of way or if its someone's property, amongst other things as well.
- Finance Officer Finch said she suggest if we can use the grant for the planning portion and then cost will be worked out and after we can use carryover money to put the lights in.
- Councilor Gutjahr said they have already included the drainage plan with the engineer and how that was laid out and continued the discussion.

### **Business License Fee for 2022**

- Council began a discussion about keeping or dismissing the fees.
- Councilor Chavez said it would be a good gesture for one more year until everything is moving forward and people get back on their feet from an economic development standpoint
- Ralph Mimms asked what if a hot lead like Starbucks wanted to come and talk, do we wave the building permit fees for them. He then asked will it create problems for someone else.
- Clerk Adair began explaining that building permit is a different fee and further explained a business license is a flat fee of \$35 and it takes about 20 to 40 minutes to process everything, then began a discussion

- Manager Dr. Moore explained if we've got these fees and keep asking where the money for our webpage is at or looking to pay something that aids in recruitment of business and continued with how it can make us struggle in the long run.

#### **EDC direction**

- Manager Dr. Moore explained we received an email from Kuan Tikkun, asking to resign effective immediately, leaving 3 members on the EDC commission, have a council special meeting in the future, Los Lunas does not have an EDC but have a special economic development staff.
- Councilor Winters said the piece missing is we need some worker to support the local business community, bringing in new businesses is not what we should always be focused on, but someone like EDC group or a chamber of commerce.
- Councilor Gutjahr said there has been many starts and conversations how to make a chamber more beneficial to all of us. If we can all agree on adding worker bees like Dr. Moore had mentioned, the boarder picture would be to have an agreement around the County.
- Ralph Mimms said the Chambers in Belen is trying to become a County wide chamber.
- Manager Dr. Moore said one of the main points that came out of the Albuquerque Economic is feeling constrained by COVID but the most importance of all the communities in Valencia County is that we work together and continued with the discussion.

#### **Mercer Group Proposal**

- Manager Dr. Moore explained the Mercer Group has come up with a proposal to add a groceries contract and explained they had looked at the past applications. He further explained Gus Cordova will need to go back out and talk more directly to fire chiefs, assistant chiefs and reach out to newly retirees to try and get them involved.
- Councilor Gutjahr said I looked at the salary range and we can negotiate later.

#### **Capital Outlay Requests**

- Manager Dr. Moore ICIPs top three priorities are stormwater and drainage infrastructure, City Hall multi-purpose complex, and open space assessment and explained that on the top 6 areas of request and recommend that we take number 11 for heavy equipment but try and just pick 6 that are recommended and began a discussion.

#### **Public Comments at workshop procedures**

- Clerk Adair explained a former councilor had requested the need to add public input to our workshops and began a discussion.
- Manager Dr. Moore said at the budget training we discussed this and said if you open to public comment then be ready for anything.
- Clerk Adair said when she was at Clerk conference last week, they never heard of public comments at a workshop.
- Mayor Pro tem said he thinks we should have public comments and have the option to email or fax in concerns.
- Councilor Chavez said they should have an opportunity to have public comments.
- Manager Dr. Moore said there is an ability and opportunity to recognize a member of the public that wants to be involved.
- Councilor Gutjahr said she thinks it is helpful they have a venue to give input and know we are listening and continued the discussion.
- Councilor Winters said stay 3 minutes at the Council meeting and open end at the workshop so they can speak longer and talk about anything. Council continued the discussion.

**Public Comment**

- Clerk Adair stated, Major Ramsell has already answered a few questions but got a comment in stead of spectacular views, spectacular vista.

**Council Discussion & Future Agenda Items**

- Councilor Gutjahr said she sent out from MRCOG got a letter from Parks and Recreation and not sure where to go from there. She then said one of the things on GRT is on Zip code it is the location code not just the zip code for the destination sales and then started a discussion.
- Manager Dr. Moore said we did very well, the COG is pushing forward on the parks & trails and try to get it sent to legislation.
- Councilor Winters had no report.
- Councilor Chavez had no report.
- Mayor Pro tem Ramsell had no report.

**Adjourn**

The City Council workshop was adjourned at 5.22 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

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 Jim Winters,  
 Councilor