



Call to Order

- Mayor Pro tem Peggy Gutjahr called to order the Workshop at 3:01 pm.

Present:

- Mayor Pro tem Peggy Gutjahr, Councilor Bill Brown, Councilor Joshua Ramsell, Councilor Jim Winters.
- City Manager Dr. Marty Moore, Municipal Clerk Lisa Adair, and Finance Officer/Treasurer Stephanie Finch.

Presentation: Rio Communities City Complex Master Plan Including Phase I and/or II

- ❖ Manager Dr. Moore began a discussion on the City Complex master plan saying Phase I was good and began explaining the changes that would be made to Phase II. He then asked Council to consider approving Phase I while we are waiting for Phase II changes to be made.
- ❖ Councilor Winters said as long there is a clause that allows us to make changes.
- ❖ Manager Dr. Moore said yes that will be in there, continued with the discussion and added he is working on getting a new cost analysis. He explained they also talked about redesigning the kitchen and agreed not to change it and as staff we might be able to look at what it would take to finish the kitchen off. The discussion continued.

Accounts payable report

- Finance officer Stephine Finch explained that there may be some additional payments being cut in the next few days because it is the end of the fiscal year and then explained the accounts payable to the Council, reviewing invoices over \$500: Ralph T. Barnes for working in the library and other building improvements in the amount of \$675.00; Wells Fargo Leasing for the leasing of the server in the amount of \$2,497.73; Valencia County Fiscal Office for Animal Control in the amount of \$763.20; Village of Los Lunas for quarterly E911 dispatch in the amount of \$7,546.75 home depot in the amount of \$1,960.20 for library shelving that are going to be built.
- Mayor Pro tem Gutjahr asked if they knew how much wood costs.
- Finance officer Stephine Finch said she would have to look it up and continued to explained the accounts payable to the Council: Universal Constructors for the filling in of a hole in the amount of \$1,723 and that was a standalone project; WEX Bank for fuel for the Fire Department vehicles in the amount of \$834.46; Card Service Center in the amount of \$10,959 for Kustom Signals for three Speed signs and explained this was part of LEPPF money that needed to be spent. A discussion began.
- Manager Dr. Moore explained the purchase of the Kustom Signals from the law enforcement fund that would not be able to be carried over. He continued to explain the

speed signs and how they will be taken care of to prevent theft and damage and continued the discussion.

- Finance Officer Finch continued with the accounts payable: First American Title Insurance Company for earnest money in the property in the amount of \$5,000 and the second amount for \$96,222.38 is for the remainder and the closing cost and began a discussion.
- Councilor Winters asked why the animal control payment is lower than usual and began a discussion about fees.
- Councilor Ramsell stated we pay the E911 quarterly and this should be the last payment of this fiscal year.
- Finance Officer Finch said yes and explained this is technically for the 3rd quarter because it runs behind and continued the discussion.

Contract for ITB #2021-0104

- Finance Officer Stephanie Finch explained this was the invitation to bid and Universal Constructors, Inc was the lowest bid, this is the normal everyday contract, at the end the attachment shows the scope of work, the drawings from the engineering, specifications and an addendum showing we increased quantities, the contract includes \$86,638.90 that will be paid for with the NMDOT grant and we have to provide the 5% match and there is rip rap work that will not be covered under the NMDOT grant that the City will be paying for in the amount of \$12,728.66.
- Finance Officer Finch further explained that the grant is over the bid and is speaking with Peter Kubiak to see if there is any other project that we are allowed to use the money for and continued the discussion.
- City Manager Dr. Moore explained that this came to a surprise to all of us and continued the discussion.
- Councilor Winters suggested when ready to do the road possibly getting with the golf course to let them know what is going to happen and continued the discussion.

Library Board members

- City Manager Dr. Moore has requested that Council would move to formally approve to the July 12th meeting.

Streetlight Placement

- City Manager Dr. Moore explained we have identified 12 locations that have been previously discussed, right now with rough cost estimates, we are looking at being able to take care of those sites and some more and gave some examples of five or six more locations to replace or add additional and began a discussion.
- Councilor Winters asked if there is something we could send out to the public to see what they think and began a discussion.
- Mayor Pro tem Gutjahr said she feels once we put the list out of where they are going up, we can ask for feedback for future lighting,
- City Manager Dr. Moore explained that we would have alternate costs to be forwarded and continued the discussion.
- Councilor Winters said it would be nice to have a long-term plan for future lights and continued the discussion.

Manager Report

Capital Appropriation Project #E2799 \$10,000 Library Grant Capital Appropriation Project #E2798 \$325,000 City Hall Facility

- City Manager stated that these 2 grants had been previously approved through Council and then explained the capital appropriation project #E2799 \$10,000 (Library Grant) is the electronic services for the Library.
- City Manager stated that the capital appropriation project #E2798 \$325,000 (City Hall Facility) is for the roof that was frozen that is now unfrozen from the State and began a discussion.

NM Self Insurer's Fund & NM Municipal League Joint Powers Agreement

- City Manager Dr. Moore explained that this comes from the New Mexico Municipal League Self Insurers Fund, changes from the original agreement of how the joint powers were set up, what is required to be approved by the City, and explained the deadline.

Valencia County Fair August 1 - 8, 2021

- City Manager Dr. Moore explained the dates and they have requested if we want a booth at the fair.
- Councilor Winters explained the history of our involvement at the fair and began a discussion regarding what we could hand out at the booth.
- Mayor Pro tem Gutjahr asked that a draft of the magnets go out to the Council and Council make changes to the draft and continued the discussion

National Night Out - Valencia County August 3, 2021

- Council began a discussion regarding National Night Out during the week of the fair.
- City Manager Dr. Moore said other items for discussion is we may have couple of individuals regarding the off-road vehicles, we might have someone here tonight to explain what is going to happen, possibly having a blanket prohibition to automatically covered what we have not addressed, but there are issues with them crossing the road and getting on private property to get to the river. The discussion continued.
- Councilor Ramsell said that a lot of these individuals are not even from here (Rio Communities) and are parking here all day, staying late, and it is a safety issue and continued the discussion.
- City Manager Dr. Moore said another concern is recreational shooting and began a discussion.
- Councilor Ramsell stated that there is a big yellow sign that reads "Private Property, no trespassing" but it is a county road and continued the discussion.
- Mayor Pro tem Gutjahr said they have not had the chance to meet with the County Manger with the Sheriff and Sue Moran about the no man's land between the City and County and began a discussion.
- Councilor Winters asked who is responsible if someone gets hurt is they are riding on the City's right of way.
- City Manager Dr. Moore said that if they are on City property, the City is liable and continued the discussion.

Council General Discussion & Future Agenda Items

- Councilor Brown said he did a drive up Hillandale and thinks it looks good but need double stripping. A discussion began regarding striping and sealing the road.

- City Manager Dr. Moore said the scope of work is already set and that is not included but we can try to find the money in the budget and continued the discussion.
- Councilor Brown said that on June 15 we were supposed to receive a response from the Postal service for a zip code.
- Manager Dr. Moore said it is time to check with Washington to see what they can do, but at the moment, we can remain positive and began a discussion.
- Councilor Winters said maybe we can ask the person who sent us the letter what is going on and began a discussion.
- Mayor Pro tem Gutjahr said there needs to have been several attempts before it is time to have a joint meeting with everybody regarding the zip code.
- Councilor Winters had no comments.
- Councilor Ramsell said can we get core samples of some the roads to see what the roads need.
- City Manager Dr. Moore said we could go through legislature or DOT funding for a comprehensive road and began a discussion.
- Councilor Ramsell said some of our main roads look like the roads are starting to section out (fill the cracks) that would be an easy and inexpensive way to make them last a little longer. He then said we should really try to work with the water company to see what lines they are replacing and work in tandem with them and continued the discussion.
- Councilor Ramsell said we have patched several areas and it is beginning to alligator and continued the discussion.
- Mayor Pro tem Gutjahr explained that she and Dr. Moore has been on a meeting with Magellan and PNM putting overhead wires in the perimeter of our city and conversation back in forth with VIA and the others because we want to have unobstructed views, and explained there is going to be an area that has to be redone and they are wanting to do overhead and began a discussion.
- Mayor Pro tem Gutjahr said by October a PNM needs the City to make a decision and they will send us a cost estimate. She then said we will have to find out what predates what we currently have and continued with the discussion.
- Councilor Ramsell said he was able to get on the call regarding the Cannabis regulations, one of the things they are recommending to communities is to work quickly, make everything legally before September 1st, which is when people can start growing it. He explained that if we don't have an Ordinance in place, we can't force a business to move if they were there first and continued the discussion.
- City Manager Dr. Moore said he has put out a call for model ordinances, the closest the municipal League provided us were from Colorado, and the next step will be to discuss it with the Planning and Zoning Commission and speaking with our legal counsel, and continued the discussion.
- Councilor Winters said he also the only protection is Schools and daycares (protecting our children), he then asked if group homes would that qualify as daycare. He then said the easiest thing to do would be to change what zones they would be able to be in and continued the discussion.
- Mayor Pro tem Gutjahr said Dr. Moore will be sending out an email to everyone regarding contributing to the plan.
- City Manager Dr. Moore said he is looking at the applications for the Code enforcer/part-time and believes if we cannot get a decent pool of applicants, he may come back next

meeting to increase the hours to make it more attractive to a qualified applicant. He explained this position is very important to our residents and to staff to have things in the City taken care of.

Adjourn

The City Council workshop was adjourned at 4:44 pm.

Respectfully submitted,

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

Date: _____

Approved:

Mark Gwinn,
Mayor

Margaret (Peggy) Gutjahr,
Mayor Pro-tem/Councilor

Bill Brown,
Councilor

Joshua Ramsell,
Councilor

Jim Winters,
Councilor