



City of Rio Communities Council Workshop
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, March 14, 2022 2:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Mayor Joshua Ramsell called to order the city council workshop at 2:00 pm.

Attendees

- PRESENT: Mayor Joshua Ramsell, Mayor Pro tem Peggy Gutjahr, Councilor Arthur Apodaca, Councilor Lawrence Gordon, Councilor Jim Winters.
Present: City Manager Dr. Martin Moore, Municipal Clerk Elizabeth Adair, Finance Officer/Treasure Stephanie Finch, Accounting Specialist/CPO Angela Valadez, Finance Clerk Renee Adams.

Presentations/Proclamations

Medical Facilities - Presenter MCA-VC

- ❖ Ann Jones started a presentation, she talked about personal stuff such as working for the Medical Care Advocates of Valencia County, her and her husband Mike Jones being on the team, both grow up in NM, she went on explaining how both have went to college for a medical degree, she then continued with discussion about how herself and her husband have seen with their own eyes what it takes to build a hospital and explained the difficulty on proper building for the rooms themselves. She went on by saying there is a small hospital in Belen before we had the mil levy money but knows that they were trying to pass the mil levy to try and give some of the money to the hospital. She then read the wording for the new levy in 2006 which is part of the problem "for a hospital/24-hour emergency health care facility for Valencia County" what makes it hard is the key word HOSPITAL due to the hospital funding act that defines what equals a hospital in the state of New Mexico. Then said it was meant to expand the provision of healthcare in the community and provide the operation and maintenance of the hospital. She stated that the money is about at \$26 million of the course of a 8 year collection plus or minus a little in a crude interest but has stopped after 8 years and no other money has been collected for it. There ended up being lawsuits and legal issues that prevented the hospital for happening. She went on by saying the 1st RFP requested was on April 2019 but 2 things stopped Lovelace, one of them the definition of a hospital as they were hoping to add from an existing hospital and turn it into a satellite unit, hospital funding act didn't like that. 2nd was the county commissioners wanted them to cover the indigent charges for the health care for the prison. When it pulled out, they started another feasibility study due to how old and incomplete the other was. She then said we have received \$50 million from the state along with our \$26 million, but unfortunately neither can be used to purchase land. She then explained that new RFP asked for land to be donated, meaning site ready as for someone would have to have the land construction ready and just hand it over to Valencia County and continued with discussion.
- ❖ She then explained what Site Selection Criteria was and how hard it was to figure out where to place a hospital. She then stated that citizens where wanting input and said they want all types of Medicare/Medicaid to be accepted and a specific organization who does which is called the Center for Medicare and Medicaid Services (CMS) who have rules for quality and safety care.

50% of our county has either one of them and without the CMS there goes half the population. She then went on to talk about DRGs (diagnoses for related groups) which identifies the specific standard treatment where the insurance covers either the most or majority of the treatment.

- ❖ Mrs. Jones then went over the meeting they had Wednesday about the original RFP. During the meeting the top items about the whole issue was on the land, original time line stated once you were picked as the finalist you had 90 days to come up with a piece of land, this changed from 90 days to 9 months, then the insurance discussion was a matter of importance, also a contract with the finance administration for the state, who funding the program, said we have 3 years and 3 months to get the hospital open, she said there was a lot of discussion saying that was not a good time frame so there is a group working to extend the timeline and talk to the state about it, another area is the feasibility study was used as part of their criteria and continued the presentation. She said they recommended they have a local board to this hospital, so the locals have some type of way to let people know if the hospital is keeping up with their needs.
- ❖ Mike Jones - began his presentation on the factsheet which is on the financial challenges on rural and small hospitals and said go visit the website to the American Hospital Association to get more information.
- ❖ Councilor Apodaca asked about the process to acquire land.
- ❖ Mrs. Jones said she said she has heard both Belen and Rio Communities talk about donating land for the hospital and that how it can be acquired.
- ❖ Councilor Apodaca asked if the County Commissioners have a weigh in such as site selection.
- ❖ Mrs. Jones said that they do not have any clause listed that they can weigh in, but nothing says they cannot talk to potential offers.
- ❖ Councilor Winters asked how many years has this been going on.
- ❖ Mrs. Jones said the mil levy started in 2006.
- ❖ Resident asked so the \$26 million was for maintenance and operation, which time is that used up as in a clause within the agreement.
- ❖ Mrs. Jones said there is a timeline of 8 years to distribute the funds.
- ❖ Councilor Gutjahr said further that Socorro has been off and on in the red it cannot consistently make it due to expenses, the other there has been a lot of discussion throughout the State that so many rural hospitals have closed due to cost which goes back to the DRGs and its expensive.

Strategic Priorities for the City

- Manager Dr. Moore said he has a year under his belt and then began a discussion on the hi-level priorities starting with, 1st) public safety, 2nd) revenue, annexation and property value assessment and franchise revenue, 3rd) infrastructure, light streets, water, sewer and street signage, 4th) business recruitment, quality of life, attracting jobs, 5th) City business, ordnance cleanups, departments and programs and completion of internal priorities. He restated the plan and stated these are a suggestion to the Council and wanted to see if they would like to add anything.
- Councilor Winters said this is the big buckets, then asked one is housing under business development because we really need more housing here.
- Manager Dr. Moore said this could be in both infrastructure and business recruitment.
- Councilor Winters said these are once they agree on then they should become cornerstone of our comprehensive plan update.
- Manager Dr. Moore said it would be a recommendation, but there are other things as well but are recognizing what we need to deal with as a city.

- Councilor Apodaca asked what comes 1st the card or the house, metaphorically speaking, since I've been here seems like everyone wants rooftops but without businesses no one wants to be part of the community. He then said it's a challenge trying to bring both when the community is asking for both.
- Councilor Gutjahr said she liked the idea that it housed many areas, and this goes back to the comprehensive plan and how it should be highlighted and tracked so 6 months to 1 year later we can see the progress.

Budget 101 discussion

Please see packet for PowerPoint.

- Finance Officer Finch went over budget 101 and started to give Council and breakdown of everything such as; Unrestricted and Restricted funds, 11000 General Funds (Unrestricted); 20100 Corrections Fund (Restricted); 20200 Environmental Gross Receipts Tax (Restricted); 20600 Emergency Medical Services (Restricted); 20900 Fire Protection Fund (Restricted); 2100 Law Enforcement Protection Fund (Restricted); 21600 Municipal Street Fund (Restricted); 26000 American Recovery Plan Act Fund (Restricted); 29500 Bill Brown Memorial Fund (Restricted); 29600 Fire Excise GRT Fund (Restricted); 29700 EMS GRT Fund (Restricted); 29800 Wildland Fire Fund (Restricted); 30300 State Legislative Appropriation Fund (Restricted); 30400 Road/Street Projects Fund (Restricted); 39000 Capital Projects Funds (Restricted); 40400 NMFA Loan Debt Services (Restricted).
- Councilor Gutjahr asked if we know how much many is in the Corrections Fund.
- Finance Officer Finch said I believe \$90 a day, so for example our judge set out a warrant and the person gets picked up then we would be paying for that person, she then continued the presentation.
- Councilor Gordon said with the law enforcement protection fund, since it has gone up to \$45k will Valenica County still pay for the whole ordeal.
- Finance Officer Finch stated that our contract is for \$150k so the \$45k will be coming out of this initial fund and then the rest will come out of the general fund and continued the discussion.
- Councilor Apodaca asked if all the funds are city managed.
- Finance Officer Finch said all the funds are reported to the finance department, but we do ask for reimbursement from the state, so we would send a notice and documentation on what we need the funds for then we wait for an approval and then we move forward with the projects.
- Councilor Gutjahr gave clarification going back to notice of obligation we are putting our own money into the beginning.
- Finance Officer Finch said we will not budget unless we have a signed grant agreement and continued the discussion.
- Councilor Winters asked if we can make this available to the public.
- Finance Officer Finch said yes she can make this available and continued with the discussion.

Revenue discussion

Please see packet for PowerPoint

- Manager Dr. Moore began a discussion on the revenue from 2020-2021 and explained the revenue has been doing very good, he then said he and the finance officer can view the specific 455 report and see the data as it comes in and continued with the presentation/discussion.

- Councilor Gutjahr asked if a business is, for example electrician comes to my house, so the GRT would go to the City.
- Mayor Ramsell said as long as they have the proper information with the business licenses.
- Manager Dr. Moore said based on the 455 we do not know how many are not, but we do know how many that are and continued the discussion.
- Councilor Gutjahr said she knows of 2 business that did not have the information and were very unaware of this, she then said we need to somehow get the information out to people.
- Finance Officer Finch said what she is aware of is people are not educated of the process.
- Councilor Winters said we have a mechanism to work at the home-based business, perhaps when we have code enforcement, they can put tags on the vehicles or something.
- Councilor Apodaca said he is surprised that the State hasn't outlines all the policies and procedures.
- Councilor Winters said this is something to bring up to our legislatures.
- Manager Dr. Moore continued with the discussion and started the GRT breakdown by type as shown.
- Councilor Gutjahr said she believes we are tied with Peralta.
- Manager Dr. Moore continued with the presentation on property tax rates and didn't have the community vote on property tax so the taxes for this year are the same as last year.
- Finance Officer Finch explained the increase of property tax due to the residential/non-residential tax being 2.75 we can raise it up but no more than 4.9 due to our taxes only being 7.65.
- Mayor Ramsell asked can we go above that amount if we go to the voters.
- Finance Officer Finch said no because you also have the state amongst other things getting some of the taxes as well and continued with the breakdown.
- Municipal Clerk Adair asked for the breakdown on GRT.
- Finance Officer further explained the breakdown on GRT as the same for property tax, you're only putting a portion on taxes towards the city and the rest is going to other things.
- Councilor Winters said who does the evaluations.
- Finance Officer Finch said she got this from the State Department of Finance and Administration and continued with the discussion on doing a yearly estimate revenue if we had raised the mil levy from .25 to .50 to .75 to 1.00 if Council had chosen that route.
- Councilor Gutjahr said if you increased to \$50 more a year and all we get from them is 300 to 350 and people do not understand we only get a small amount.
- Councilor Winters said we choose to not mess with mil levy due to homeowner pays 100% of it and to choose the gross receipt tax is better mainly by the people who travel.
- Manager Dr. Moore said with this presentation he hopes it is helpful and when budget comes up, he will be talking about the specifics for this year.

Accounts payable report

- Finance Officer Finch went over the accounts payable anything over \$500; GSD in the amount of \$4,405.79; NM Gas in the amount of \$1,806.60; SJT Group in the amount of \$6,984.91; Animal Control in the amount of \$1,654.50; Ralph T. Barnes in the amount of \$720.00; 2 accounts for Boundtree Medical in the amount of \$1,204.72; Amazon in the amount of \$595.98; NM Gas in the amount of \$1,312.57; Target Solutions in the amount of \$1,485.00; Ortega and Sons in the amount of \$511.50; 2 accounts for UniqueFleet in the amount of \$7,473.89, Artesia

Fire Equipment in the amount of \$2,624.00; PNM in the amount of \$956.88; WEX Bank in the amount of \$1,492.60; Amazon in the amount of \$1,499.98; eSchedule in the amount of \$2,268.00; 2 accounts for UNM EMS Academy in the amount of \$1,950; Verizon in the amount of \$2,302.58; Oriental Trading in the amount of \$610.35; Amazon in the amount of \$2,354.85; Quill in the amount of \$871.99; J & B Automotive in the amount of \$14,909.00.

Resolution 2022 - NMDOT Co-op Agreement/application

- Manager Dr. Moore began a discussion on the cooperative agreement program and started by saying he is looking at the area of Don Diego St. and with all the cracks, potholes and alligating and knows the cost is not to exceed \$370,329.49 which includes the 25% contingency in the grocery receipt tax rate. He explained with prices going up they were informed to ask for a little more which is a 25% cost match which as a city we are looking at about \$93k. He further explained with this year's revenue we are projecting \$300k so we are hoping to do better and utilize one-time funds for one-time capital projects.
- Councilor Winter asked what portion of the road does it include.
- Mayor Ramsell said its from Dulcinea Ln. to Guapo Rd. and as much as we would like to replace the whole road this needs it more.

Resolution 2022 - NMDOT Municipal Arterial Program (MAP)

- Manager Dr. Moore began a discussion on the MAP grant (Municipal Arterial Program) which ties to federal highway funds that are funneled though the state of NM. He further explained this fund is more for the roads that are connected to 2 or more state highways. The roads in question are Horner which turns into Hillandale and then connects to HWY 304. He said talking to HDR fixing these roads will look good when it comes to the State Department of Transportation.
- Councilor Winters said this puts us in great shape with the federal funds.
- Manager Dr. Moore continued with the discussion and informed the Council the further along on our planning then the better position we are against competition from different communities in the state.

Expenditure of Bill Brown Memorial Funds

- Manager Dr. Moore began a discussion on the expenditure and stated there is about \$338k and looking at prices as well as estimated prices for bobcats and attachments which comes out to \$95k which will be our first multi-use equipment. He asked if out of the \$338k if \$150k can be for public works the remainder for parks and trails. He further said we would like equipment and will be immediate beneficial out in the community.
- Councilor Gutjahr said whatever we do we need to prioritize Bill Brown like in the parks, be it a bench or the park itself.
- Councilor Apodaca said maybe using more of the money for the parks for a memorial for Bill Brown in his honor.
- Manager Dr. Moore explained that we have appropriations, so we have a good amount going towards the parks.
- Finance Officer Finch said his wishes were to go to public works and parks, so we have to use the money towards both and not just to one and continued the discussion.
- Councilor Winters said he sat in a lot of meetings where public works is his number one project.

- Mayor Ramsell said if you would include the amount \$188k plus the \$390k and \$250k that's just shy of \$830k for parks, we are very fortunate we received the donation and receiving capital outlay money as well it helps long-term, this continued the discussion.

Selling of City equipment

- Manager Dr. Moore said we have 4 vehicles to put up to Council. The Fire Department has an old tanker truck, and a Dodge Durango which was a command vehicle, they have been sitting in the parking lot and addition the Chevy Tahoe that Mr. Reeves has been driving has significant mechanical issues and the Crown Victoria which all have high in years and miles, our recommendations for all 4 vehicles to be put up.
- Mayor Ramsell said when we talked about purchasing, and talked about leasing, the finance department has been trying to find one but due to the shortage the dealers said the trucks may not be in factory production until late 2023.
- Councilor Gordon said can we get something from the government surplus which means we can get something fairly new but cheap prices.
- Manager Dr. Moore said we do keep an eye on the government surplus.
- Councilor Apodaca said who would be interested on the tanker truck, is that still a truck that has usefulness to it.
- Manager Dr. Moore said most likely an estimate to repair the engine is close to \$40k but someone from a smaller municipalities.
- Finance Officer Finch said they are going to try the blue book value and putting minimum bid of the Kelly blue book on a website called Govdeals.com and further explained the process.

Authorization to hire an Emergency Medical Service Coordinator for the City of Rio Communities Fire Department

Please see packet for description

- Manager Dr. Moore said in discussion we are suspending the needs of recruitment of the fire chief but looking at our emergency medical service funds we might have an opportunity here. He further said we have had EMS calls, we have had 70 responded to all but 2. They are doing a great job but coming into the summer season we are lacking a mentor of the fire department. He explained the money will be coming out of the EMT GRT fund and gives the city more opportunities for grant funds and continued with the discussion.

Salary Wage Range & Job Description of the Emergency Medical Service Coordinator

- Manager Dr. Moore said we are looking at the wage range at 18-22 an hour and talking to other paramedics and personal this was a good amount to start with and continued with the discussion. He further explained that with concerns continuing to come up about a contracted ambulance service has the fire departments very concerned.
- Councilor Gutjahr said she thinks this is the way to go but making sure the person comes and fits in we must make sure the volunteers understand since we do not have 24/7 fire department. She then asked would this coordinator respond to the fire chief.
- Manager Dr. Moore explained the stance would be the EMS captain would report to the Fire Chief and then said the inquires he has received they have served with the volunteer fire departments.

- Councilor Apodaca said his understanding is we are tabling the fire chief and concentrate on the EMS coordinator instead, then asked if this salary would be paid from what would have been the fire chiefs' salary or is it separate.
- Manager Dr. Moore said no its completely different this will be coming out of the EMS GRT fund.
- Councilor Winters said would it be possible to get calls monitored with additional steps to measure the problems as in if its repeated calls from one source.
- Manager Dr. Moore said he thinks this person would be able to get more of a complete data then what we are getting right now and continued the discussion.
- Councilor Gutjahr said it would be beneficial and talking to other EMTs and an AMR driver the data would be substantial and maybe come back to this later on.
- Mayor Ramsell said talking with City Manager and thinking about eventually hiring a 3rd EMT that can ride with the EMT Coordinator so we can have more coverage. He also said we might not be 24/7 but more time during the week and possibly having 5 to 6 PRN (on call) positions where we have more help.
- Manager Dr. Moore stated that in the beginning of the meeting they had heard a few volunteers are going for basic training and encouraging the firefighters to do the same as well.

Public Comment

- No public comments.

Manager Report

Update on NM 47/Rio Communities Blvd streetlights

- Manager Dr. Moore explained that we had over a 1/2 mile of wiring stolen but do have the aluminum and are waiting on an electrician as well as a contracting service to help. He then proceeded to further explain how the project will be done.

Update on City Cleanup

- Manager Dr. Moore said we are coming up for the city cleanup coming up this Saturday and then said for the community cleanup we will be looking at the end of April due to spring breaks and such. He then said Highway 304 will be the first road we start with

Discussion to retain Grant writing services

- Manager Dr. Moore said the State has come up with a multi page of grants from the legislator and gave a heads up he would like to comeback with a proposal to get a couple of a grant writing contract to assist us in applying for these grants.

Council Discussion & Future Agenda Items

- Councilor Apodaca said has a couple of comments from residents. There is a concern about the fence put around the vacant lot south of the fire station, which they were just vocalizing their dislike and it being just a chain-link fence. The other comment was the zoning issue the restaurant now a thrift store asking about the zoning laws on such business.
- Councilor Gutjahr said she is in contact with Senator Heinrich's office regarding the zip code and they have a call out to Arizona possible meeting or phone call to look at our next option's.
- Councilor Gordon had no comments.
- Councilor Winters had no comments.
- Mayor Ramsell said Dr. Moore will be bring information soon on a 501c3 organization for a possible economic development corporation.

Adjourn

- The City Council Workshop was adjourned at 4:48 pm.

Respectfully submitted,

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

Date: _____

Approved:

Joshua Ramsell,
Mayor

Margaret R. Gutjahr,
Mayor Pro-tem/Councilor

Arthur Apodaca,
Councilor

Lawrence R. Gordon,
Councilor

Jimmie Winters,
Councilor