



**City of Rio Communities Council Workshop**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Monday, May 08, 2023 3:00 PM**  
**Minutes**

*Please silence all electronic devices.*

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**Call to Order**

- Mayor Joshua Ramsell called the regular workshop to order at 3:07 pm.

**Attendees**

- PRESENT: Mayor Joshua Ramsell, Mayor Pro-tem Margaret R. Gutjahr, Councilor Arthur Apodaca, Councilor Lawrence Gordon, Councilor Jimmie Winters.
- City Manager Dr. Martin Moore, Municipal Clerk Elizabeth Adair, Accounting Specialist/CPO Angela Valadez, Fire Chief Andrew Tabet, City Attorney Randall Van Vleck.

**Accounts payable report**

- Accounting Specialist/CPO Valadez went over everything over \$500.00. Comcast Business \$2,578.28, Craig Tire Independent Co. \$1,021.45, Home Depot \$3,88.64, J-H Supply \$1,941.75, LN Curtis \$990.00, Tabet Lumber Co. \$1,218.85, Valencia County Fiscal Office \$2,063.55, Amazon Business \$1,867.75, Construction Coordinator \$11,897.43, HEI Inc. \$153,818.91, NM Local Government \$3,511.33, School Specialty \$22,675.66, Sharp Electronics \$16,741.80, Unique Fleet LLC \$5,301.84, Bank of America \$3,806.98, PNM \$1,974.63, Verizon Wireless \$877.72, WEX Bank \$2,917.12, GSD Administration Services \$10,499.67.
- Councilor Gutjahr said when we look in PNM does that include everyone the Fire Department. and everyone, and Comcast business.
- Accounting Specialist/CPO Valadez said yes to PNM & the Comcast is for the fiber.
- Councilor Gordon asked about the health that is \$4,822.21 I saw that twice. Is that for every month.
- Accounting Specialist/CPO Valadez said yes that's every month we get paid twice a month.
- Councilor Apodaca asked about the School Specialty LLC.
- Accounting Specialist/CPO Valadez said that this is for one of the grants that we have, and it is stuff for the Makers Space.

**Rescind the 14 Day review for Ordinance 2023 - XX Personnel Policy passed at the 4/24/23 meeting**

- Manager Dr. Moore explained that this is setting up your personnel ordinance. He further explained that this is rescinding the previous fourteen-day review because we had the language changed by the attorneys.
- Councilor Gutjahr said this makes since to her she can see now why that wording was important.

**Ordinance 2023 - XX An Ordinance Implementing an Personnel Ordinance for the City of Rio Communities for a 14-day review**

- Manager Dr. Moore said there is nothing to add to it.

**Topics for Joint Workshop with Planning and Zoning**

- Manager Dr. Moore said my suggestion would be two items, the zoning task force recommendations, and the Comprehensive plan. That should take up the whole meeting
- Councilor Gutjahr asked some time ago there was a zoning grid will that be done along with the comprehensive plan or would it fall under the update on the zoning.

- Manager Dr. Moore said that would fall under the zoning update. Once the zoning ordinance is amended, we are adding some development standards and there are some things that are prohibited uses that are currently not in that grid. He further explained that he was speaking with Mayor we will be calling a special meeting on May 17, the day before the public hearing. We will share a timeline with the public so they can understand where things are going.
- Councilor Gordan asked about revitalizing the animal ordinance.
- Manager Dr. Moore said that it has been on all our minds and that is something we need to get done. This has been a struggle though out the whole County.

### **Intergovernmental Services Agreement between the County of Valencia and The City of Rio Communities for Law Enforcement Protection**

- Manager Dr. Moore said as the deadlines comes closure and closure on trying to get certain types of certifications and an ORI number for our officer to do their jobs that comes from the FBI. He further explained that they had a discussion with the Sheriff, and they are asking for the LEPF funds for the contract. We need to have some discussions and come up with a draft and have a reasonable cost amount. Some of the LPEF funds are tied up in our patrol vehicles. The Sheriff did say they would help us out.
- Manager Dr. Moore said the importance is having law enforcement. They are talking about us having up to 12 months and working with us on the SOPs.
- Councilor Winters asked if we have a time frame.
- Manager Dr. Moore said we will need to have it by June 30<sup>th</sup>.
- Councilor Gordon asked what Nexapol is.
- Manager Dr. Moore said it is a national standardized police procedure that a number of communities work with. He further explained what it does is if there are any changes in state or federal law, they will notify us to keep us up to speed with the updates.
- Councilor Apodaca asked how many hours a deputy spends here since we are part of the County.
- Manager Dr. Moore said to put a number to that I don't know. I can tell you I have seen one or two deputies here a day. They will not be dedicated to our city limits without a MOU.
- Councilor Gutjahr said since we are a municipality, this would be considered mutual aid and then said we should go through our agreement and figure out exactly what we will be paying for.
- Manager Dr. Moore said one thing I would like to back to them and talk to them about the special operations and those types of things we would still like to have that.
- Councilor Apodaca said he would like to be more specific from the Sheriff on what we can count on.
- Manager Dr. Moore said yes and then said we will look at an initial draft and look at cost. We will leave it blank for now until we know what we are paying for.
- Councilor Gordon asked where we are at with the Chief resumes we don't need to pay for a year if we have someone on board.
- Manager Dr. Moore said he has had talks with the sheriff and Mr. Sanchez, the regional director, and they are recommended we hang on to the sheriff office for a 12-month period it will be helpful. It is important to have a set of policies that are consistent with the surrounding agencies. We are ready to come to the council to schedule the first interviews.
- Councilor Gutjahr said one of the things that the sheriff mentioned was to have a law enforcement on the evaluation committee.

- Manager Dr. Moore said she suggested having an outside party law enforcement to come in for the semi and final interviews that doesn't have a political biased here in the community.

#### **Public Comment**

- No public comments.

#### **Manager Report**

- Manager Dr. Moore said I have a couple of individuals that I have asked to come talk today. One thing is the fire department and different pieces of fire apparatus like the service and the ladder truck. I asked Chief Propp from Valencia County to come speak.
- Chief Propp from the County Fire Department talked about the ISO evaluation. He said that ISO does determine your homeowner's insurance and commercial insurance. He began to explain the fire apparatus, and ISO requirements. He further said the second tool ISO is going to look at is the ladder truck that would be required for the city. The service truck and ISO requires the service truck to respond to every structure fire and every commercial fire. One of the things we discussed is that Valencia County purchased a few used trucks due to the high demand. My suggestion is to find a good used truck. The average life is about 20 years. The fear will be that ISO will come to your door and ask to see your ladder truck and they will ding you on that.
- Councilor Apodaca said just a comment as a city we have limited funding, I would think since we have such a large area that there is some funding available and we as a city won't have to cover the cost. This is a huge expense, and we have to plan to put in the budget. It is a tuff situation.
- Chief Propp said there are several grants that you can apply for even with that it will still be an expense. He then said on the used side you can buy those although new is the best to go. You can get a used one to get you some time to get funds together.
- Councilor Gordon said if we are in the process of getting a ladder and a service truck would we still be dinged.
- Chief Propp said they are pretty understanding, and you could ask for an extension. They are aware of supply issues if you were to tell them you have a purchase order in for a truck. You can also talk to a broker, that may be a better way to go.
- Councilor Gutjahr asked when you talk about a broker then is that someone, we can be involved with looking for used is that part of our buying process.
- Chief Propp said what makes it easier if you are purchasing through a government agency the broker charges that agency a fee. I have put chief Tabet in touch with a few brokers.
- Mayor Ramsell said his understanding is that NMPA no longer allows an open cab and that is currently what our ladder or service truck has and that is for safety of the crew.
- Chief Propp said that is correct. It has to do with exhaust and the crew inhaling it and other things if the truck is in an accident and those sorts of things.
- Chief Tabet said this is the type of thing that we would have to talk about a way of expenditure to have a means of letter of intent instead of two week later we go back to it, and it is gone.
- Mayor Ramsell asked even if we purchased a new service truck the truck, we have can't be used as a ladder truck.
- Chief Tabet said no it would not be.
- Mayor Ramsell asked the year of that truck.
- Chief Tabet said 1979.
- Chief Propp said ISO also has requirement for occupancy and height with some of the facilities on highway 304 the bare minimum would be a 75ft ladder with a recommendation of a 105ft.

- Mayor Ramsell asked when they look at the height do they look at the height of the truck or just the ladder.
- Chief Propp explained they look at the height of the ladder. They are looking at the operational use of the ladder.
- Manager Dr. Moore introduced Jim Glover and he is here to talk about outdoor recreation.
- Mr. Jim Glover said I am here to talk to you about the outdoor recreation economy and gave a presentation. He said he is here to talk about the project goal is to help Rio Communities build a thriving recreation economy. He explained that there is state and federal funding available. He continued with the presentation.
- Councilor Gordon said he is looking at the Rio Grande. Is there a way to get it dredged so we can use that for canoeing because it is low.
- Mr. Glover said it might be a possibility.
- Manager Dr. Moore said he met with Mr. Glover this morning and he has already planned an out of the United States trip so that's why I asked him to come today. We will be bringing the formal proposal to the next meeting.
- Manager Dr. Moore said he attended a meeting last Friday morning regarding the rising water level in the river. They are facing a unique situation for the first time in about 20 some odd years. When the snow melts it may overflow our banks. We have not hit our melt peak season yet. They will share the tools to watch the water levels. He further said there is a concern.
- Councilor Apodaca said the ditch is already overflowing its banks so this could potentially be something serious.
- Manager Dr. Moore said yes, the Belen drain is almost at the point of overwhelming at the culvert there by the old Willie Chavez park and the Peralta drain is in a little better shape.
- Councilor Gordon asked if there will ever be a point where they will open the levy and let it flow.
- Manager Dr. Moore said they are doing that right now.
- Chief Tabet said concerning this water is the overgrowth in the river has always been a problem with the water this year may create a problem for next year and will be the concern for the fire side.
- Councilor Apodaca said I think several years ago they brought it up to dredge the river.
- Manager Dr. Moore said there were issues in the Salt River area in Phoenix they had to work to get measures in place to do some cleanings.
- Councilor Gordon said there is going to be something in place for the mosquitoes.
- Manager Dr. Moore said they are already here. They haven't announced anything, but it is something we will put on our radar.
- Councilor Gutjahr said that in the past they did some spraying. They did have a program about 10-12 years ago.

#### **Council General Discussion & Future Agenda Items**

- Councilor Apodaca said several months ago Ralph Mimms and a few of the council members meet with Billy Baca who was interested in building an RV park and he said the owner of the property changed his mind and has pulled the property off the market. But Billy asked if the city could help him look at some other sites for the RV park.
- Councilor Winters said hook him up with Mr. Sisneros he is interested.
- Councilor Gutjahr asked about the sound system where we are with that.
- Manager Dr. Moore said HDI, who is the general contractor who is on state contract is putting a quote together.

- Councilor Gutjahr said how do we follow-up on the once-a-day marketing.
- Manager Dr. Moore said we are recommending that this comes back at the next meeting for consideration and possible action.
- Councilor Gordon nothing.
- Councilor Winters asked about Green Leaf there is digging going on.
- Manager Dr. Moore said maybe cable of fiber.
- Chief Tabet said they are doing fiber.
- Councilor Gutjahr asked about the meeting with the Water company.
- Manager Dr. Moore said had a good visit with the Water and Sewer company and we invited the fire chief to talk about the hydrant. We talked to them about issues all along Highway 304. They want to get back to us. We did put the rumor to bed they are not planning on closing the Rio Communities office. We will need some wastewater needs. Two things they are working with us, and they would like to have standard meetings at least every few months.
- Councilor Gutjahr said it is probably too early in the conversations but with our development they will continue to work with us on that.
- Manager Dr. Moore said yes, they did we talked about areas that don't have sewers and we are developing a partnership.
- Mayor Ramsell said on May 17th looking at having a public forum at 6pm regarding the zoning task force changed.

**Adjourn**

- The regular Workshop was adjourned at 4:30 pm.

Respectfully submitted,

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 Elizabeth F. Adair, Municipal Clerk  
 (Transcribed by Lalena Aragon, Deputy Clerk)

Date: \_\_\_\_\_

Approved:

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 Joshua Ramsell, Mayor

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 Margaret R. Gutjahr, Mayor Pro-tem/Councilor

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 Arthur Apodaca, Councilor

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 Lawrence R. Gordon, Councilor

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 Jimmie Winters, Councilor