



### **Call to Order**

- Mayor Pro tem Joshua Ramsell called the workshop to order at 3:06 pm.

### **Present:**

- Mayor Pro tem Joshua Ramsell, (virtual) Councilor Bill Brown, Councilor Peggy Gutjahr and Councilor Jim Winters.
- City Manager Dr. Martin Moore, Municipal Clerk Lisa Adair, (virtual) Finance Officer Stephanie Finch and (virtual) Finance Clerk Angela Valadez.

### **Accounts payable report**

- Finance Officer Finch gave a report of accounts payable items over \$500: Tyler Technologies for Incode training for licenses and permitting in the amount of \$852.96 and \$1,194.15; Wells Fargo Financial Leasing for the leasing of the Dell Server Lease in the amount of \$2,497.73; The NM Municipal League for dues in the amount of \$1,075.00; Universal Constructors, Inc for street cleaning after the flooding in the amount of \$8,332.66; Green Acres Lawn Sprinkler for a blanket PO for weed control on City properties; Universal Waste Systems for dumpster service on clean-up day in the amount of \$783.56; Boundtree Medical for medical supplies for medical units in the amounts of \$2,803.77 and \$698.44; Four charges for Universal Constructors, Inc. in the amount of \$83,806.99 for NM GRT, mobilization charges, traffic control and pavement surface restoration.
- Councilor Gutjahr asked if any of the cost for flood cleanup with Universal Constructors will be reimbursed.
- Manager Dr. Moore explained that he has talked with the State, we are expecting reimbursement, but we do not know how much, we are still waiting for paperwork.

### **Ordinance 2021-xx Article 1 Cannabis Regulating, Production, Manufacturing, Retailing and Other Related Activities**

- Manager Dr. Moore explained there has not been any objections to anything in this ordinance but if there is, we can ask to schedule another meeting with Council. He then explained that we might have to refine it later and are looking to amend the zoning code in regard to the number of public hearings, so all ordinances read the same.
- Councilor Gutjahr asked if Council should approve this, can it be amended later.
- Manager Dr. Moore said yes.
- Councilor Brown said that he believes it is solid and will be a good start for September.

### **Ordinance 2021-xx Chapter 11 Article 6: Nuisance Abatement & Article 7 Dangerous Buildings**

- Manager Dr. Moore there are 2 pieces to this, our typical ordinance that deals with nuisances, and currently, the one we have, is too restricting and is causing issues, and we need to make it better, clean it up and make it clear and fair, but giving our officers the ability to have residents reasonably comply. He then explained the dangerous building/structure abatement portion of the ordinance. The discussion continued.
- Mayor Pro tem Ramsell said there is a due processes for the owner of the dangerous building.
- Councilor Brown said he would like to believe that the abatement of dangerous buildings is a part of the nuisance ordinance and explained the ordinance needs to be able to take down the burned buildings; there is no standalone abatement ordinance, it has to be better than a run of the mill nuisance ordinance. He then said it needs to be able to take care of these dangerous buildings and make the owners responsible. He then stated as soon as it is available, he will be first to petition to post the signs from the code enforcer with a timeframe in which the buildings must come down.
- Councilor Gutjahr explained the process is spelled out in 11-7-1.
- Councilor Winters said when writing an ordinance, specific detail makes it easier for the Code Enforcer to enforce, but harder to litigate. He then explained he is concerned that it might get to the point where it is not worth it for the Code Enforcer to write it up.
- Councilor Brown said we have liability to protect the public and continued the discussion.

### **Resolution 2021-xx ICIP (Infrastructure Capital Improvement Plan)**

- Manager Dr. Moore explained that we went from 8 - 12 projects, we have more that we used to, but the State is working on funding and if it is not on our list, it won't be funded. He continued to explain we have storm water at the top because it is a problem the whole county is getting ready to discuss and the fact that we have a drainage master plan in place already, puts us in a good position. He then discussed acquisition of property was added to the park wording so that we could go after grants and funding. He continued the discussion and was appreciative that one of Council's goals was to request enough money to complete a project.
- Councilor Gutjahr said when you look at the project summary, under phases, some of the project have phases and others don't and asked why there is a difference between projects.
- Clerk Adair explained that we will be filling in the details before it is submitted, they will all be phased and continued the discussion.

### **Junior Appropriation Bill**

- Finance Officer Finch explained if you see the Junior library bill, she then stated we have a big facility with plenty of room for the public if we had the money to get it prepared and asked if we can use that money to get the recreational side of the building ready for the public. She then explained the higher ups are taking into consideration that we are a newer City and don't have established spaces and we are waiting to see what they say and began a discussion.
- Councilor Gutjahr asked to be reminded of what was in the language of the Junior bill and began a discussion.

- Finance Officer Finch said it is \$75,000 Seventy-five thousand dollars (\$75,000) for community and youth programs for Rio Communities; funds unexpended by June 30th, 2022 will be reverted to the State of New Mexico's general fund.
- Councilor Brown said to having funds huge amounts of money to upgrade the building we are eligible to artwork funding, at the library specifically and that is free money.

### **2021 Annual Conference Voting Delegate and Alternate**

- Manager Dr. Moore explained that at this point and time their program is in person and the latest report is everything will be in person, explained there might be an issue with voting delegates that cannot attend in person, and began a discussion.
- Mayor Pro tem Ramsell said he has asked the City Manager to be the delegate and the Clerk to be the alternate and they have agreed. The discussion continued.

### **Manager Report**

- Manager Dr. Moore explained the situation with storm water drainage, we have been trying hard communication line open with the golf course, and we are looking forward to making progress. He then said the accidental swimming pool is drying up and hopes that will help with the debris; had a preconstruction meeting on the roads for the chip and seal portions and intersections, the costs on that will have to be reviewed; we have a number of potholes that happened because of the storm water flooding and are putting together an estimate for damages of approximately \$520,000; and are waiting to see how they write the project worksheets; there is a meeting on September 8<sup>th</sup> regarding the flood water and how to pay for a lot of these repairs; tonight our compliance officer will be here for a formal introduction; he then said we will need to adjust our budget to accommodate his salary.
- Councilor Gutjahr asked the code enforcer will have to be sworn in.
- Clerk Adair said he will be sworn in three weeks from now, he will be registered with the league, and we will order a shield for him as well.
- Councilor Winters said we have had experience with paying someone with no experience and it cost us more in the long run, it is worth the extra cost to have someone with experience.

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

- Councilor Brown had no report.  
Councilor Gutjahr asked what Council's role with the library board will be.
- Manager Dr. Moore said the purpose of the meeting will be for them to nominate officers and we will turn it over to them once they have established officers.
- A discussion began regarding board members and term lengths.
- Councilor Gutjahr said there has been a lot of dialogs on next door regarding parks and I am finding there are so many residents that are not receiving e-blasts. She then said it would be a good idea to send something out on next-door to have residents send us their email so that we can send them e-blasts and began a discussion.
- Councilor Gutjahr asked if the park plan is on the website and where is it.
- Manager Dr. Moore said we can do a follow up on that and continued the discussion.
- Councilor Gutjahr explained VIA is being dissolved and further explained if they will be closing, we could acknowledge them in some way. She then said she has a list of all the things VIA has done for the City.

- Councilor Winters said we have had 4 leaks on Brown and every single leak has overflowed the pond on the golf course and thinks that points to a problem that needs to be fixed by the water company.
- Councilor Winters asked if we are planning on putting up fencing or gates on Maddox and Western.
- Manager Dr. Moore said our poles are temporary, but we are planning on a permanent solution with utility access, and this is a good time to point out that there has been a lot of work the past month that will help us out in the long run and thanked Council.
- Councilor Gutjahr asked where we are on the sign.
- Manager Dr. Moore explained we have quotes coming in, dealing with the electrical for the sign and then the sign itself and we are thinking we will have everything ready for Council in September.
- Councilor Gutjahr said when we finished the building on the outside, we were supposed to have a plaque stating when it was finished, who did the work and who the mayor and Council was at that point and asked what happened to that. She then said to right next to us there is an old sign that needs to be updated and that location might be good for that plaque.
- Mayor Pro tem Ramsell asked if we had any word from DOT regarding mowing.
- Manager Dr. Moore said he heard they are on their way, but we do not have a date. He then explained the City is working on our weeds and have hired a bigger company so that we can just get it finished.
- Mayor Pro tem Ramsell asked if there were any updates on the MyCivic app.
- Clerk Adair explained we are waiting to hire the public works because we would have no one to send the work orders to. She explained it is up but not active, but once it is we will advertise that to the public. The discussion continued.
- Councilor Gutjahr asked where we on the public works hiring and the EMT's.
- Manager Dr. Moore explained the EMT's are ready to start by Mid-September and public works interviews will be scheduled next week.
- City Clerk said we cancelled the combined meeting with Planning and Zoning because of the special meeting regarding cannabis, and they would like to know if it is going to be rescheduled or if it will be pushed back to next quarter.
- Council decided to schedule the meeting for next quarter on December 9<sup>th</sup>.

### **Adjourn**

The City Council workshop was adjourned at 4:19 pm.

Respectfully submitted,

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

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

Approved:

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Mark Gwinn,  
Mayor

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Joshua Ramsell,  
Mayor Pro-tem/Councilor

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Bill Brown,  
Councilor

\_\_\_\_\_  
Margaret (Peggy) Gutjahr,  
Councilor

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Jim Winters,  
Councilor