

City of Rio Communities Council Minutes
Regular Business Meeting
Tuesday August 8, 2017

1. Call to Order

- Mayor Gwinn called to order the regular business meeting at 6:00 pm.

2. Pledge of Allegiance

- Clyde Shue led the Pledge of Allegiance.

3. Roll Call

- Present: Mayor Mark Gwinn, Councilors; Bill Brown, Peggy Gutjahr, Arturo Sais and Thomas Scroggins.
Present: City Manager Bob Skerry, City Treasurer Celina Benavidez, Municipal Clerk Lisa Adair, EDC Chairman Jim Winters and Court Clerk Lisa Adair.

4. Approval of Agenda

- Councilor Gutjahr moved to approve the agenda for the regular business meeting on Tuesday August 8, 2017. The motion was second by Councilor Brown. With a 4-0 vote the agenda for the regular business meeting being held on August 8, 2017 was approved as presented.

5. Approval of Workshop Minutes

- Councilor Brown moved to approve the minutes for the workshop of June 12, 2017 as submitted. The motion was second by Councilor Scroggins. With a 4-0 vote the minutes for the workshop of June 12, 2017 was approved as written.

6. City Manager Report

- Manager Skerry said we received the award letter for the NMDOT co-op grant and explained we will be starting the request for bid and what possible roads will be repaired, grant amount, council amount and additional funds set aside.
- Manager Skerry explained we are involved in a business incubator with Los Lunas.
- Councilor Sais asked if the County is getting involved.
- Manager Skerry said the County was asked as well as all other municipalities and they decided to back out of the project.
- Manager Skerry said we have received and accepted a bid for the parking lot lights and explained the details of the work. He then said they will also bore underneath the parking lot and come up on the other side of the building with a conduit which can be used for an informational sign.
- Manager Skerry explained we have been given Tierra Grande Fire Department from the County.
- Councilor Sais asked how much property total is this.
- Manager Skerry said that it is an acre and then explained that we are also talking about having them donate land for a helipad.
- Manager Skerry explained that the roofing company will be doing an infrared survey tonight after 7:30 pm and explained the process.
- Manager Skerry said we had a bid in for fire alarms and explained that amount was for \$33,000 and we will be seeking out more bids.

7. Public Comment

- Kuan Tikkun, Rio Communities, EDC; She mentioned at the last meeting that the Workforce Summit being held on September 12 will be changing from 8-10 to 11-2 and she then noticed that Council double booked themselves to now meet on Tuesday morning for workshop and she said she is here to ask that Council put on the next agenda to reschedule the September 12 workshop meeting.
- Clyde Shue, Lee Trevino, Rio Communities; asked what is the covenants on Lee Trevino.
- Mayor Gwinn said Mr. Shue would have to get the information through District Court.
- Manager Skerry said the City cannot enforce covenants.
- Mr. Shue said we have had covenants since day one and then asked what has happened to them.
- Manager Skerry explained that they are still active and then said you as a home owner can go down to District Court and file a suit.
- Mr. Shue said the City of Belen has covenants.
- Mayor Gwinn said no they do not have covenants but they do having zoning.
- Mr. Shue asked what is the difference between zoning and covenants.
- Manager Skerry said there is a big difference and covenants are usually stricter.
- Clyde Shue explained they built their house in 1987 and what was allowed and not allowed at that time. He then said there is a resident that has turned the area 360 degree around and asked if the City is going to do something about this.
- Mayor Gwinn explained the City has both nuisance and zoning laws and does not have anything to do with covenants and further explained the only way that it can be enforced is the actual HOA or taking them to Magistrate or District Court.
- Clyde Shue said the next thing he wanted to tell Council is there's an open man hole behind the property of the Moose Lodge.
- Clyde Shue said the sidewalk from t-box #10 all the way down Golf Course is covered with weeds.

8. Economic Development

- Chairman Winters said Keter in the industrial park is making a lot of progress and has footers in. He then said they should be starting work on the structure and should be going up pretty quick.
- Councilor Sais asked if they designated October for an opening.
- Chairman Winters said he thinks it might be September and continued explaining what Keter is doing.
- Chairman Winters explained a heliport vs helipad and usages.
- Chairman Winters said EDC has a lot of projects they are working on and explained the welcome wagon is moving forward. He then asked if anyone knows of individuals moving into the City please let Pam know and she can get the list to EDC.
- Chairman Winters said the Valencia County fair is coming up and they will be setting up a booth on Wednesday the 23rd for that weekend.
- Chairman Winters said they are still working on a couple of grocery stores.
- Chairman Winters said they are finishing the business brochure and explained what they are doing to update the website.

9. Planning and Zoning

- Manager Skerry explained that Robert Teague the chairman has been doing a great job and said it is a whole new group of people. He then explained they are looking at September 16th at 3:00 pm for a public forum on parks and they will be sending out a mailer.
- Manager Skerry said Council is going modern with new laptops and so will P&Z.

- Manager Skerry said P&Z had a hearing for a re-plat of the Goode’s property and then explained this is not a true sub-division but will be an alternative process to re-plat their property.
- Councilor Sais asked what is considered access.
- Manager Skerry explained it has to have 300 feet for sewer and then further explained that anytime you want to split a property you have to meet the subdivision regulations and P&Z had expedited this to make sure the property has septic system, road access and power accessible.
- Manager Skerry explained that P&Z did their job and Chairman Robert Teague has signed off on the plans stating that they have met all requirements and they will be on the agenda on the 22nd of August for Council approval.

10. Rio Grande Estates Fire Department

- Fire Chief – unavailable

11. Municipal Court – Court Clerk

- Court Clerk Adair gave the report for the month of July. There were 6 traffic citations filed in the courts and then said there were payments for Correction fees \$180.00; Court Automation fee \$54.00; Judicial Education fee \$27.00; Court Fine \$430.00; giving a total of money received for the month of July is \$691.00.

12. Appointment of a Rep and Alternate for the Older American Program

- Mayor Gwinn explained that we have been asked to nominate and vote in a representative and alternate to the Older American Program and opened it up for discussion.
- Councilor Gutjahr said she had originally asked to be on the program and then explained that she has withdrawn her request as she is too busy with other things. She then said that she feels that Mark had put into place a procedure and feels he should go forth with the schedule he had set up.
- Mayor Gwinn said he would like Arturo Sais to be the representative and Bill Brown to be the alternate.
- Councilor Gutjahr moved to approve the appointment of Arturo Sais as the representative and Bill Brown as the alternate to the Older American Program. The motion was second by Councilor Scroggins. Vote: Councilor Scroggins-yes; Councilor Sais-yes; Councilor Gutjahr-yes and Councilor Brown-yes. With a 4-0 vote Arturo Sais was approved to be the representative and Bill Brown the alternate to the Older American Program.

13. Accounts Payable -- City Treasurer Celina Benavidez

- Treasurer Benavidez asked for permission to pay the following bills totaling \$10,977.11.

NM Water Service Co.	\$ 240.72	Comcast Business	\$ 289.23
Century Link	\$ 179.11	NM Gas Co	\$ 29.97
PNM	\$ 350.64	PNM	\$ 727.51
Elizabeth Adair (court training)	\$ 113.52	Elizabeth Adair (court clerk)	\$ 137.25
Heather Benavidez (Judge)	\$ 100.00	Bob Skerry	\$ 223.60
NM Municipal League (training)	\$ 100.00	Gusto	\$ 5,922.99
Gusto	\$ 2,562.57		

- Mayor Gwinn asked regarding the PNM bill is that for all the light polls.
- Manager Skerry explained that we are still short on light polls and he is still working with the County to get them switched.

- Councilor Sais asked has the lighting situation with Chamesa been taken care of.
- Mayor Gwinn explained that they still have not completed the procedure to transfer over the lights.
- Councilor Scroggins asked did we pay \$40,000 for insurance does that include the fire department.
- Treasurer Benavidez said yes that does include the fire department for the year.
- Councilor Brown moved to accept accounts payable to the amount of \$10,977.11 pay period from August 2 – 8, 2017. The motion was second by Councilor Sais. Vote: Councilor Scroggins-yes; Councilor Brown-yes; Councilor Gutjahr-yes and Councilor Sais-yes. With a 4-0 vote accounts payable was approved for payment.

14. ICIP

- Mayor Gwinn explained it is that time of the year for the City to do their five-year plan and send it up to DFA.
- Manager Skerry said he has asked the council to look at last year's ICIP. He then explained each year this is updated and further explained the updates to this year's ICIP.
- Manger Skerry explained that P&Z has also looked at the ICIP because of the parks and open space assessment plan.
- Manager Skerry said there is a confusion of ICIP and Capital outlay and then explained that there are many grants beside the Capital outlay grant that we will be going after.
- Manager Skerry explained the fire department is working on their own inventory list and depreciation schedule of all their equipment. He then said that VRECC has asked to add a #6 to our ICIP for \$6,000,000 over 5 phases for a new communication system.
- Councilor Gutjahr explained that when we add this to the ICIP we are not paying for it ourselves.
- Manager Skerry explained how this process works that VRECC is putting in their ICIP and they are asking all municipalities in the County to also request that there is a need and said this is a good thing for us to do.
- Councilor Sais said down the line we need to support VALEO a lot stronger because public safety is so expensive and then said sooner or later we are going to have to co-op with the 5 Municipalities and the County. He then further said he believes in VALEO.
- Manager Skerry said this is a great thing for all to do.
- Councilor Gutjahr explained to the audience that the ICIP is just for infrastructure and not for staff or personnel.

15. Council Reports

- Councilor Scroggins had nothing to report.
- Councilor Sais said regarding farm animals in the city he talked with the individual on Norma Street about their goats.
- Councilor Sais said Albuquerque because of their crime rate going up are talking about the SCAN program and maybe in the future we may consider this for our City.
- Councilor Brown had nothing to report.
- Councilor Gutjahr explained when she was looking at Nextdoor there is a lot of information on lost dogs and cats and this is a place to post. She then said if anyone wants to join Nextdoor to let her know and she will send an invite to them.

- Mayor Gwinn said our cleanup is scheduled for the 19th and please get the word out. He then said next week the Council will be going to Clovis NM for the New Mexico League Conference and said we have Councilor Sais and Scroggins graduating from MOLI and will be honored.
- Mayor Gwinn said talking with Tasha from the NMML, she had asked that council talk with other Municipalities in our County Governing bodies getting them interested to attend the MOLI classes and further their education.

ADJOURN

- Councilor Gutjahr moved to adjourn. The motion was second by Councilor Sais. With a 4-0 vote the City Council regular business meeting was adjourned at 7:30.

Respectfully submitted,

Elizabeth (Lisa) Adair
Municipal Clerk

Approved:

Mark Gwinn,
Mayor

Margaret (Peggy) Gutjahr,
Councilor Mayor Pro-tem

William (Bill) Brown,
Councilor

Arturo R. Sais,
Councilor

Thomas Scroggins,
Councilor

Date: _____