

City of Rio Communities Workshop Minutes  
Tuesday January 23, 2018

- Mayor Gwinn called to order the workshop at 10:00 am.
- 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 and EDC Chairman Jim Winters.
  
- Mayor Gwinn said the City Manager would like to address the Governing Body with some information after the guest speaker.

**Guest Speaker Ron Gentry – Discussion**

- Ron Gentry explained he lives south of the City off Hwy 304 and has several business and properties in Rio Communities. He further explained he has talked to a few of the Councilors regarding commercial growth in this area.
- Mr. Gentry then approached the Governing Body regarding annexation of properties to the City, why he wishes to bring the properties to the City and explained the properties he wishes the City to consider.
- Mr. Gentry said he understands in our zoning code we only have commercial 1 and 2 and one of his areas of concern is only allowed mining and then explained that he does not consider the area mining, but extraction, screening and delivery. He then continued with the presentation on further properties he owns and his proposal to the City.
- Councilor Gutjahr asked if the land he is talking about is the canal from Allsup's all the way back on the eastside.
- Mr. Gentry said yes and then further explained the area.
- Councilor Sais asked you are looking at roughly 350 acres to propose for annex.
- Mr. Gentry further explained after taking out the reserve/wet lands it is approximately 190 acres.
- Councilor Brown explained at the last meeting he passed to council a trip report of his tour of the properties and said he encourages all to take a trip on their own of this property.

**a) Public questions (3) minutes to address the Council**

- No public comments

**City Manager**

- Manager Skerry passed out some maps and explained that we have a request on a subdivision that will be going up to P&Z along Kathy Whitworth Dr. and began a discussion on the history of the property, P&Z, zoning plans, annexations and subdivision requests.
- Manager Skerry said there has been an issue regarding addressing and explained we are bound by State Statute to provide 911 GIS mapping and since we don't have that service inhouse we have a continuation of service agreement the addressing is provided by the County. He then continued with the discussion on the subdivision, further annexation and future growth.
- Councilor Gutjahr asked what the process of changing addresses is.
- Manager Skerry said his opinion would be to bring in a third party to make the changes and then explained the processes of changing addressing.
- Manager Skerry explained the solar overlay and cell tower overlay zones. He then said PNM is looking at these areas to develop and a good possibility we will see another solar facility come into the area and began a discussion.

**Council reports & agenda items – 30 minutes**

- Councilor Scroggins asked if there is going to be a meet the Candidate town hall meeting.
- Mayor Gwinn explained it would have to be held by an outside entity such as one of the churches. He then said he will check with Bobby Caldwell at Abundant Life if they might be interested in hosting the event.

- Councilor Sais said the area behind Nancy Lopez, he noticed there is a lot of trash and thinks there is partying going on.
- Mayor Gwinn said that Roque has been checking that area out.
- Councilor Brown said one of the items to consider for next year's budget was seeking assistance for the City Manager and he passed out some information regarding internship from UNM school of public relationship and explained his findings. He then passed out further information on grants on Police and annexations to help assists the City Manager.
- Councilor Brown explained at the P&Z meeting he attended while they were discussing parks and trails and he took it upon himself to talk with a few park planners that had planned the park on Del Fuego and then asked if there were no objections he would like to pursue gathering data.
- Councilor Gutjahr explained that they had an intern with the CWC and it has been very helpful. She then further explained the problem with the grants that unless you can guarantee a sustainable budget and can pick-up the cost after the grant.
- Councilor Gutjahr said the health fair is the 21<sup>st</sup> of April and they have already started their process and explained this year there is a real push for home visiting after birth and explained they will be at the health fair.
- Mayor Gwinn said he had a nice visit with Bill Fulginiti on the 455 reports and found out the State pulled that program because there was a community or county that abused the program and then explained what needs to be done in future about viewing the reports.
- Mayor Gwinn thanked everyone for showing up at the cleanup and said we had a good turnout.
- Mayor Gwinn said he and Bob went to Santa Fe yesterday and explained the meeting with the legislators.
- Mayor Gwinn said he, Bill and a few others went to the La Merced Site meeting and explained they are getting the CPR training for 4<sup>th</sup> and 5<sup>th</sup> graders by the fire department and they want to participate at the health fair.
- Councilor Sais asked whatever happened to the recognition committee for the city.
- Mayor Gwinn said we had started to investigate it but has not been moved forward.
- Mayor Gwinn said on the 26<sup>th</sup> there will be training on emergency preparedness plan training starting at 8:00 am on the southside of City Hall.

#### **Appointment of Election Precinct Board**

- Clerk Adair explained the appointment of election precinct board, dates of training and salary for the board.

#### **PNM support letter - Discussion**

- Mayor Gwinn said as you remember we had Kristin from PNM came to a workshop and asked for support.
- Manager Skerry explained more solar and wind is being used and further explained what we as a City is supporting and began a discussion.
- Councilor Brown said PNM gave us a very good presentation and then said since then he has read in newspapers and what he understands from what he has read is this is a bailout from mismanagement.
- Manager Skerry explained that we are not supporting the company but the legislature requesting from the PRC low interest bonds for infrastructure.
- Councilor Scroggins asked didn't the State tell PNM they have to increase their renewables wouldn't you think the State would help them finance it.
- Manager Skerry said one would think but that is not necessarily how this works and continued the discussion on the support of PNM.
- Mayor Gwinn gave Gene Kastelic time to address the Governing body.
- Gene Kastelic gave a background of who he is and then said he has a dream beginning in 2018 he and his brother would like to purchase the VIA building and explained he would like to build box hockey and wooden

toys. He then explained he has wishes to ending truancy, hold box hockey tournaments and went further to say he also wishes to refurbish Del Fuego park.

### **Resolution 2018-\_\_ 2<sup>nd</sup> Quarter Budget FY18 – Discussion**

- Treasurer Benavidez explained the recap page on the budget.
- Manager Skerry explained that we are required to only do the 2<sup>nd</sup> and 4<sup>th</sup> quarter but we have chosen to do all quarters.
- Mayor Gwinn said it is best practice for us to do every quarter.
- Treasurer Benavidez reminded that all this information is online.
- Treasurer Benavidez continued explaining the change on paying the reoccurring bills electronically instead of writing checks and possibly avoiding late charges and fees.
- Mayor Gwinn explained that he talked with Randy Van Vleck and he stated that this is best practice to pay this way.
- Councilor Gutjahr asked would we be using a credit card to pay these reoccurring bills.
- Treasurer Benavidez explained we hope to not use the credit card but setup an ACH electronic payment plan.

### **Solid Waste – Continued Discussion**

- Mayor Gwinn said he would like to move forward with the solid waste ordinance and then explained the day after the Saturday cleanup someone still dumped trash in the pit.
- Jim Winters said he noticed that more than 50% had brought yard waste to the dumpster and then suggested every other time to hire the guy to bring the shredder.
- Manager Skerry said last time that we used a chipper it cost the City about \$250.
- Manager Skerry explained we still need for Council to go over the 12 questions that P&Z has given them and direct him on how they would like to see the direction of the ordinance and began a discussion.
- Bill Brown said he felt the consensus from P&Z was mandatory and a single hauler.
- Manager Skerry explained that P&Z gave council their recommendations in the form of these questions, but it is up to council to direct him if this is what they all want and continued the discussion on what he needs from them.
- Mayor Gwinn asked to put on the agenda and present what we think is our major items that way the City Manager can start working on the ordinance.

#### **a) Public questions (3) minutes to address the Council**

- No public for comments.

### **Budget – Continued Discussion**

- Mayor Gwinn asked if there were any further additions they want to see on the budget.
- Manager Skerry explained there are additional items Council needs to be aware of and then said we are going through a compensation analysis for all the job position and basically getting the wage and salary scale correct. He then said other areas needing to be addressed is the Older Americans Program and said there is a big possibility we may need to put aside budgetary monies to handle the cash flow for the Senior Center.
- Manager Skerry then began a discussion on the application process of PERA and the compensation analysis.
- Mayor Gwinn explained that at the town hall meeting he was approached to take over the Senior Center and continued the discussion on the Senior Center.
- Manager Skerry said that he feels during the FY19 budget we need to be prepared to step in and continued the discussion.
- Councilor Brown said he is confused if we were to take over the senior center would it be called the older American program, because they do more than just serve meals and explained other areas of what OAP does for seniors.

- Manager Skerry explained that essentially what they had asked was would we step up and run the program if the State took over and us becoming the fiscal agent and continued the discussion.
- Councilor Brown asked are we talking about purchasing or taking over title to that building.
- Manager Skerry explained at this time we do not know but we need to be ready with the funding just in case it comes to the State taking it over and continued the discussion.
- Mayor Gwinn asked if there were other items that we wanted to focus on regarding the budget.
- Manager Skerry explained other items of concern that council had listed was another deputy, full-time finance clerk and a full-time code enforcer and public works. He then further explained that this would not work with the code enforcer job description that we are working on with the HR company.
- Manager Skerry then said he would like 100% control of personnel, staff and the day to day administrative operations. He then explained that the day to day operations was handed over to the Manager by ordinance and how this is achieved is his problem and continued the discussion.
- Councilor Scroggins explained that they do not want to micro manage him, but they want to have input on where he is at.
- Manager Skerry explained he updates Council in his Manager report.
- Councilor Brown apologized regarding the parks and recreation on taking on himself to talk to planners but the other items he feels are part of the budget and try to reinforce how they may happen.
- Manager Skerry explained that half of those items are on personnel and continued with the discussion.
- Councilor Brown said he feels we need to revisit those items that need to be addressed by the City Manager for the budget.
- Manager Skerry explained his position is to provide the council with a budget and continued the discussion.
- Councilor Gutjahr said she feels in the mist of the conversations of what is needed to be in the budget is the list of possible positions the manager is requesting, and the other items is what the council would like to see in the upcoming budget and continued the discussion.
- Mayor Gwinn explained he likes that idea of an HR person to help with the interview, screening and the hiring process.
- Manager Skerry said when it comes to hiring for the new finance position it will be him and Celina only to make the hiring decision and continued the discussion how it would be the City Manager and department head to make the hiring decisions.

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**Manager Report**

- Manager Skerry explained the last architect company will be coming down on the 29<sup>th</sup> to file a proposal, capital outlay has gone out and then said do not freak out on animal control when we hear the cost amount because we are over budget in this area.
  - Manager Skerry said a lot of work has been put into the annexation of the industrial park and we are getting ready to go forward and then began a discussion on the Gentry's property, holding ponds and other developers coming into the city.
  - Manager Skerry explained his list of possible articles for the next newsletter.
- The City Council workshop was adjourned at 1:12 pm.

Respectfully submitted,

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Lisa Adair  
Municipal Clerk

Approved:

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Mark Gwinn,  
Mayor

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Margaret (Peggy) Gutjahr,  
Councilor Mayor Pro-tem

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William (Bill) Brown,  
Councilor

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Arturo R. Sais,  
Councilor

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Thomas Scroggins,  
Councilor

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