

City of Rio Communities Workshop Minutes  
Tuesday February 13, 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.  
Also Present: City Manager Bob Skerry, Municipal Clerk Lisa Adair and EDC Chairman Jim Winters.

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

- Councilor Scroggins had nothing to report.
- Councilor Sais had nothing to report.
- Councilor Brown distributed copies of a newspaper article from the Valencia Co News Bulletin that came out after the last time council chose not to approve the public input policy. He said he hopes council will address the issue again.
- Councilor Gutjahr said, after the VALEO meeting police chiefs from Belen and Los Lunas talked to her about meeting with the County Health Council to see what they can do to get substance abuse treatment and counseling here. She said they realize they must enforce the law, but a lot of people need help not to reoffend. She said she will keep council informed.
- Councilor Gutjahr explained she went to Sgt. Montano in November regarding the Horizon Vista Group and when she met with her group two weeks ago, they reported, after her meeting with Sgt. Montano, there was no traffic or any other problem on that street. She said that group is now planning a clean-up in their neighborhood to coincide with our city-wide clean-up day.
- Councilor Gutjahr said Tasha at the NMML was asking for suggestions for advanced MOLI. She said she sent Tasha an e-mail and suggested we look at issues surrounding P&Z, City Council roles, CID, building inspectors, code enforcement, abandoned buildings and easement issues.
- Councilor Sais said he talked earlier about National Association of Latino Elected Officials and requested that Council pay for his annual membership fee.
- Mayor Gwinn said they had a site meeting at La Merced School and the people there were pleased that work on Manzano should start soon. He also said their security group asked if we could put up some 25 MPH speed limit signs on Houston. He said he talked to Bob and we have the signs, so we will focus on that area.
- Mayor Gwinn said residents at Altura Apartments have also asked if we could put some 15 or 20 MPH signs up in the area where kids play.
- Mayor Gwinn said the next city cleanup will be on Saturday, February 17.
- Mayor Gwinn explained that he got calls from two bus drivers about pot holes on their routes. He said he told them someone will be there to patch them.
- Mayor Gwinn said there is a community forum for those who are running for council on the 19<sup>th</sup> of this month at Abundant Life Church at 6:00 pm.
- Mayor Gwinn said there were a lot of people at the VALEO meeting and representatives from Belen and Los Lunas police departments attended and gave a lot of helpful information.
- Mayor Gwinn explained that he and Bob attended the legislature forum in Santa Fe. He said budget was the key issue and they approved our capital outlay request.
- Mayor Gwinn explained a situation regarding a parked vehicle on Goodman east of Horner. He said a car is parked just off the road and he has had several calls about it. He said there is a woman living in the car which bothered the neighbors and that's also a school bus area. He said police have done welfare checks but the residents want the car removed. He said he hopes we can initiate something that will get someone to do something.

- Councilor Sais suggested a religious organization or Human Services may be able to help. He said this is an issue that should be discussed at VALEO.
- Councilor Gutjahr said St. Vincent DePaul will help with money to get homeless people to a shelter but usually the first call is to the law enforcement agency.

### **Change February 27<sup>th</sup> Workshop and/or City Council meeting for another day – Discussion**

- Mayor Gwinn began a discussion on the need to change the date for the council meeting scheduled for February 27. He said if the meeting is moved to the 28<sup>th</sup>, we won't have to declare it a special meeting. He said we have things we need to talk about so a decision will have to be made at the meeting tonight.

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

- No questions from the public

### **Solid Waste Questions – Discussion**

- Mayor Gwinn said we have information from P&Z and this is an issue that we need to discuss. He said he would like for council to push forward on this matter.
- Councilor Sais asked if all rooftops in the community will be included in the solid waste ordinance.
- Mayor Gwinn said it will be mandatory.
- Councilor Sais said we need a code enforcer or someone who will enforce the ordinance.
- Manager Skerry explained that he needs to know what council wants. He said P&Z has given them a list of things they've studied and it's up to council to decide what to do. He said he can draft the ordinance once he knows what council wants and P&Z is waiting for their decision.
- Councilor Brown read the list of recommendations from P&Z and offered his opinion.
- Mayor Gwinn said this issue will be on the agenda for the next workshop and meeting and he would like for council to review the recommendations from P&Z.

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

- Charles Montoya from AC Disposal explained that it's hard to start a solid waste program because some people aren't used to mandatory trash service. He said if council decides on mandatory service, there will be some push-back from residents. He suggested council look at a four-year exclusive ordinance to get residents used to it before going to mandatory exclusive. He also said recycling is very difficult and mentioned that in Bosque Farms only 300 of the 1,600 residents utilize curbside recycle pick-up. He said council should consider that curbside recycling requires an additional truck to pick up very little recycling material. He said a drop location may be a better way to start.
- Councilor Gutjahr asked about an additional fee for recycle pick-up.
- Mr. Montoya explained his fee structure for regular trash pick-up plus recycle.
- Councilor Brown asked if there is one container for all material.
- Mr. Montoya said that, for curbside recycle, there is one container and they do not accept glass.
- Councilor Sais asked if in Bosque Farms residents are responsive to what they can put in the bins.
- Mr. Montoya explained it is a matter of educating the residents. He said 75% of the time, their loads are considered contaminated, but they still take it to the recycling center and don't get paid.
- Councilor Scroggins asked if Mr. Montoya has a way of telling that if they have an exclusive contract whether some rooftops aren't using their service.

- Mr. Montoya said they document addresses on their route logs every day their routes run and explained his process for knowing who is delinquent.

### **Business licenses/addressing issues – Discussion**

- Manager Skerry explained that a lot of businesses in the city are still showing their address is Belen. He said this matter is getting critical because we're working up addresses for the census and it's also important for public safety. He said we're giving out business licenses but have no way of knowing where the GRT is going because Taxation and Revenue has discontinued the 455 Report. He said the businesses located within the city should indicate they are in Rio Communities and use the correct location code.
- Councilor Gutjahr asked what council needs to do.
- Manager Skerry said this is political issue and explained that we need to build public support for changing their address.
- Councilor Gutjahr asked if the suggestion is that councilors get a list of businesses and talk with the owners.
- Councilor Sais asked about issuing a directive from council to businesses that are still showing Belen in their address.
- Councilor Brown said he has the last 455 Report and the last city business license report and there is a huge disconnect both ways. He said there are a lot of Rio Community Way addresses that say Belen and that would be a good starting point for council.
- Manager Skerry explained that councilors need to get out and talk to realtors, businesses and churches.
- Manager Skerry explained that he just purchased "city of Rio Communities" signs. He said there is a lot of reference to Rio Communities as being a neighborhood in Belen.
- Councilor Sais said some people think their address is in Belen because we use their zip code, so we need to educate the public.
- Mayor Gwinn said the federal government has said they will not issue any more zip codes in New Mexico because we're losing population.
- Mayor Gwinn asked council to look at businesses and see if they have a license posted and ask them what they use for a local address.

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

- No questions from the public

### **Budget items from Council – Discussion**

- Mayor Gwinn explained that council has talked about various items they would like to discuss that might be included in the next budget. He said tonight he would like to see council approve what they want to see in addition to the 2019 budget.
- Councilor Gutjahr said she feels we need to have an attorney and an HR consultant on retainer. She then said she would like to see council continue to work on finding ways to fund another law enforcement officer. She also mentioned the issue of annexation and said it should be stated that we're working on that.
- Manager Skerry explained that he has been in talks with the sheriff and let him know we would like to move forward with having more police protection and annexation which will fund it.
- Mayor Gwinn said some of the people running for sheriff have talked about going back to satellite stations which could benefit various communities.
- Councilor Gutjahr said we should be looking at having two EMT's and doing something about a fire chief. She then mentioned that she was happy to hear the chief of Belen talk about the downside of

the COPS grant. She said we should keep that in mind and we could say in a budget that we're putting money away toward supplementing or coming up with that grant.

- Manager Skerry said the Senior Center won't be funded by the county in five months but he doesn't know how to budget for it other than for the worst-case scenario.
- Mayor Gwinn said we don't want to lose what we have and began a discussion about what our state representatives have told him that will happen if the at the county doesn't fund it. He said they asked him if the city would be willing to take it over and he told him that had been discussed because we know the value it brings to the community.
- Manager Skerry said he has a copy of their budget and they needed \$150,000 in working capital but they lost Older American Program funding, so the state took it over. He said they've given the county until June to show they can manage it. He said the senior center should be self-sufficient, but we would have to have the working capital up front to fund it until we get reimbursed.

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

- No questions from the public

**Ordinance 2018-xx Chapter 10 – Part A - LEDA – Discussion**

- Mayor Gwinn explained that this item is on today's agenda for approval to put out for a fourteen-day review.
- Manager Skerry said Jim Winters did the work, then Scott Adair put it into our format. He then began a discussion on Ordinance 2018-XX and said he believes this document is what we need.

**Ordinance 2018-xx Chapter 10 – Part B - Economic Development Plan – Discussion**

- Manager Skerry said we need a plan that states what it is that will benefit the community not only now but for future economic development and began a discussion on the economic development plan ordinance.
- Manager Skerry explained that most of the information comes to Albuquerque Economic Development and they send it to the state. He said the state and AED then go to the local entity to see what they're willing to do. He said they want to see an EDC plan that supports the LEDA ordinance.

**Ordinance 2018-xx Municipal Judge – Discussion**

- Manager Skerry explained that \$300 was budgeted for the judge to be paid after the election for the last three months of this fiscal year. He said that needs to be in ordinance form, so Lisa prepared an "amended ordinance". He said the only amount in the amended ordinance is the amount for the judge.

**Resolution 2018-xx NMDOT Cooperative Agreement – Discussion**

- Manager Skerry explained that by resolution we are guaranteeing we will do a 25% match and began a discussion. He said this money will be used to finish the intersections that need total repair.
- Councilor Sais asked if the 25% match will be budgeted for next year and if there will be a specific budget for matching programs. He asked if there are other programs that require matching funds.
- Manager Skerry said \$335,000 was included in the budget for roads this fiscal year and next year. He explained we need to close out last year's grant and then said it is better to close out before we go for the next grant and continued the discussion.

**Manager Report**

- Manager Skerry distributed the State of New Mexico schedule of findings and responses on our audit and began an explanation. He explained that one area of concern for the finance department is the software. He said if we were using a different software, we wouldn't have to modify from cash to accrual and began a discussion on the various software companies.

- Manager Skerry explained that we received our capital outlay and explained that we received \$25,000 for multi-purpose complex and another \$175,000 for city hall. He then began a discussion on FBT Architects. He said this firm has fifty architects and principals and four of them do nothing but landscape. He said he scheduled them to present to council on the 28<sup>th</sup> if they vote tonight.
  - Manager Skerry said we need to schedule a workshop with HR. He said he would like to have everyone here including staff. He said they've done a compensation study for the wage and salary scale but it's complex and requires some explanation from them and they want council's input. After some discussion it was decided to schedule a special workshop for February 22 at 10:00 am.
  - Manager Skerry said we're working with a developer on a 64-unit subdivision. He said he has met with P&Z twice and will meet with them again this week to go over the zoning code, building regulations, building construction ordinance and the comprehensive plan.
  - Manager Skerry explained that Jim Winters has set up a spread sheet regarding addressing. He explained that from February thru April of 2018 we are required to review and update the census bureau's address list. He began a discussion on the list of addresses and the process of preparing a list of for the census bureau.
  - Manager Skerry said he went to Santa Fe to speak for PNM and try to promote our solar facility. He said that hearing was cancelled so he went to the transportation committee hearing to speak on behalf of Los Lunas. He said he explained that council has voted to approve the I-25 interchange and east-west corridor. He then explained what they are proposing in their new plan and began a discussion.
- The City Council workshop was adjourned at 12:59 pm.

Respectfully submitted,

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Lisa Adair,  
Municipal Clerk  
(Transcribed by Pamela Johnson, Deputy 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: \_\_\_\_\_