



City of Rio Communities Council Workshop
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, September 11, 2023 3:00 PM
Minutes

Please silence all electronic devices.

Call to Order

Mayor Joshua Ramsell called the regular workshop to order at 3:09 pm.

Attendees

PRESENT

Governing Body

Mayor Joshua Ramsell
Mayor Pro-tem Margaret R. Gutjahr
Councilor Arthur Apodaca
Councilor Lawrence Gordon
Councilor Jimmie Winters

Staff

Manager Dr. Martin Moore
Clerk Elizabeth Adair
Finance Officer Stephanie Finch (virtual)
Accounting Specialist/CPO Angela Valadez
Fire Chief Andrew Tabet
Attorney Randall Van Vleck
Police Chief Felix Nunez

Accounts payable report (See packet)

Accounting Specialist/CPO Angela Valadez went over everything over \$500.00. Councilor Gutjahr asked if the payable to Valencia County fiscal office was for 911 or for animal control services. Accounting Specialist/CPO Angela Valadez stated it was for Valencia County fire department medical direction and it is for the whole year.

Resolution 2023 - XX Authorizing the Assignment of Authorized Officer(s) and Agent(s)
(Manager/Finance Officer)

Finance Officer Finch explained there are different oversight agencies for capital outlay, and they all require something different. The oversight for this particular grant is through the environment department, and they are having us approve the grant agreement by resolution. Finch stated they were hoping to have Dr. Moore sign the grant agreement and herself or Angela sign the notice of obligations and request for reimbursements. This is for the storm water and drainage infrastructure grant.

Grant Agreement for Rio Communities 23-H2509-GF (Manager/Finance Officer)

Manager Dr. Moore explained the grant agreement for \$350,000.00 is for the storm water drainage. It is to plan phase 1 and they have a plan in place. It is a reimbursement grant we pay for, and they reimburse us. What he recommends is to approve this agreement and come back to Council with HDI engineering and talk about recommendations for a specific project.

City Hall Parking Lot upgrades (Manager/Finance Officer)

Manager Dr. Moore stated in anticipation of the upcoming celebration and winter, while talking with our acting supervisor in public works, he has looked at the parking lot and the cracks are widening. He then went over the options that were quoted. Option 1 is fog sealing coat which will

last between six months to a year. Option 2 is a half inch asphalt overlay that they would put over the existing asphalt. Manager Dr. Moore said he recommends option 2 and then a yearly maintenance afterwards. It is a difference in price of \$61,000.00 to do the half inch overlay and we will have to restripe the parking lot. It will give some more life to the parking lot. Councilor Winters asked if this was just front or front and back. Manager Dr. Moore explained it is both front and back. Councilor Apodaca asked what funds would be used for this. Manager Dr. Moore explained we would be utilizing funds from the capital budget that was budgeted for the city hall complex. Councilor Gutjahr asked if utilizing this funding would have an impact on our renovation. Manager Dr. Moore said yes it will. He further said we have found that there are areas we are recognizing, one is our fire alarms, another is electric wiring. We will know more after our architect comes in. Councilor Gutjahr asked for clarification this would come out of the \$300,000 not out of the \$600,000. Manager Dr. Moore said yes, it is not a grant.

Ordinance 2023 - XX - Chapter 10 Local Economic Development Act (LEDA) (Manager/Council)

Manager Dr. Moore explained that Jill Sweeney is hoping to make it to the meeting this evening. She worked with our attorney's office putting together this ordinance and the next one that has to do with our economic developer toolbox. These match up with the changes in state law.

Ordinance 2023 - XX - Chapter 10 Industrial Revenue Bond Policy (IRB) and Local Economic Development Act (LEDA) (Manager/Council)

Manager Dr. Moore explained we have a copy of policy as part of the ordinance, and it is substantial. He stated he feels comfortable with it, and we need to move forward. Councilor Winters asked if these are the last two items in our toolbox that we are anticipating at this point. Manager Dr. Moore said there may be others coming through the Mortgage Finance Authority requesting a type of plan being put in place for us to be eligible for work force type housing. Councilor Gutjahr said these two items will allow us to work with an entity incoming in unless housing is going to be involved. Manager Dr. Moore said the housing may not come under these two ordinances. He cannot say for sure if you have a LEDA retail and they have a security housing component that it will tie in. He stated we will have to get that other component in place in order to utilize some of the tools we will need in the toolbox. Councilor Gutjahr said for clarification looking at Arcosa, would we have needed the mortgage financing component for that. Manager Dr. Moore explained no we wouldn't.

Authorizing Fund for Demolition & Cleanup of Dangerous & Nuisance Properties (Manager/Council)

Manager Dr. Moore said this is one item that has been a challenge internally. He has spoken with the Mayor about what we can do to get some of these buildings down. He further gave examples of the purple building that one is so tangled up there are so many owners. If we took it down, we would have to eat the cost. We have talked about them and if we want to spend the kind of money to clean them up. We are talking about properties that have environmental issues or ground filled issues and continued the discussion. Councilor Winters asked how many properties we currently have on the list. Manager Dr. Moore said we have at least four on our dangerous or nuisance that are a major. Councilor Apodaca said on the purple building property are you saying that it would cost us 100k for just that property. Manager Dr. Moore said we do not know how much that one will cost us, but we know there is more than one we are dealing with. Councilor Apodaca said that property concerns him because of the graffiti, and it is an eye sore and maybe we can get public works to paint over it.

Manager Dr. Moore said that it is also housing the homeless and a fire hazard. Fire Chief Tabet agreed. Councilor Gordon asked if Dr. Moore was asking for these four properties to be demolished and \$100,000 to start. Manager Dr. Moore explained not to exceed \$100,000. Councilor Gutjahr stated this would give Dr. Moore permission to declare this a nuisance and keep City Council informed. Manager Dr. Moore explained the second issue will be a budget adjustment resolution and would have to be approved to allow for that. Councilor Apodaca asked Councilors were going to vote on this at the City Council meeting tonight. Manager Dr. Moore said yes.

Memorandum of Understanding (MOU), NM Law Enforcement Telecommunications system, National Crime Information Center, NM Department of Public Safety and The City of Rio Communities Police Department (Manager/Police Chief/Council)

Police Chief Nunez explained the ORI number is an identification number for each department. It was issued by the FBI. This is a great place for us to move forward. These are not easy to get. It gives us the ability to run triple I's and get background checks on people. It controls the warrants and the local information center. Without this we wouldn't be able to enter missing people in a national database and continued the discussion.

Ordinance 2023 - XX Comcast Franchise Agreement 14-day review (Manager/Council)

Manager Dr. Moore said he appreciates the back and forth between our attorney's office and Comcast and our administration office here. We are looking at an ordinance and bringing it forward to the Council. Comcast stated that our portion has been going to the County. We let them know to continue to operate in our municipality they need to change it from County and send it to the city. Attorney Van Vleck said it is an Ordinance/agreement it is giving them permission to operate.

Public Comment:

No comments

Manager Report

Manager Dr. Moore said he will provide an update tonight at the meeting tonight about the missing person and he suggested a moment of silence for the missing person, the death of a former governor and of course 9/11. He further said on the speed bumps we found some that are 15-20 mph rated.

Council General Discussion & Future Agenda Items

Councilor Gutjahr said she got a complaint of drug dealings occurring in the Oasis Plaza.

Adjourn

The Regular Workshop was adjourned at 4:01 pm.


Respectfully submitted,



Lalena Aragon, Deputy Clerk

Date: 9-25-23

Approved:



Joshua Ramsell,
Mayor




Margaret R. Gutjahr,
Mayor Pro-tem/Councilor

Lawrence R. Gordon,
Councilor



Arthur Apodaca,
Councilor



Jimmie Winters,
Councilor