



**City of Rio Communities Council Regular Business Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Monday, July 22, 2024, 6:00 PM**  
**Minutes**

*Please silence all electronic devices.*

**Mayor - Joshua Ramsell**  
**Mayor Pro Tem - Lawrence R. Gordon**  
**Council - Arthur Apodaca, Thomas Nelson, Matthew Marquez**

**Call to Order**

Mayor Ramsell called the meeting to order at 6:02pm

**Pledge of Allegiance**

**Roll Call**

**Governing Body**

Mayor Joshua Ramsell  
Councilor Lawrence Gordon  
Councilor Thomas Nelson  
Councilor Art Apodaca  
Councilor Matthew Marquez

**Staff**

Manager Dr. Martin Moore  
Deputy Clerk Lalena Aragon  
Police Chief Felix Nunez  
City Attorney Randy Van Vleck

**Approval of Agenda**

Councilor Apodaca made a motion to approve the agenda as presented. Seconded by Councilor Gordon.

**Voting Yea:**

Councilor Gordon  
Councilor Apodaca  
Councilor Nelson  
Councilor Marquez

Motion passed with a 4-0 vote

**Approval of Consent Agenda**

**Approval of Minutes – Special Workshop May 20, 2024 & Special Business Meeting May 20, 2024**

**Approval of Accounts Payable**

Motion made by Councilor Nelson to approve the consent agenda. Seconded by Councilor Gordon.

**Voting Yea:**

Councilor Gordon  
Councilor Apodaca  
Councilor Nelson  
Councilor Marquez

Motion passed with a 4-0 vote

**Public Comment:**

Dick Irvin talked about the Veterans Memorial park. He said he emailed all council a video. He talked about a place in Michigan where the video was filmed. He suggested having a fund raiser to build a Veterans Memorial. He also asked about having an event on September 11<sup>th</sup>. He suggested inviting the Belen ROTC parade unit and all the local veteran's groups.

**Public Hearing - For the purpose of Bubba's Buds LLC. Application for a Special Use Permit for Cannabis Manufacturing Legal description UPC 100902744740000000 2295 Highway 304 Rio Communities, NM 87002**

**Motion and roll call vote to recess Regular Business Meeting Session and to go into Public Hearing**

Motion made by Councilor Gordon to recess the regular business meeting and go into a public hearing for the matters stated on the agenda. Seconded by Councilor Nelson.

Voting Yea:

Councilor Gordon  
Councilor Apodaca  
Councilor Nelson  
Councilor Marquez

Motion passed with a 4-0 vote 6:18pm

City Manager Dr. Moore swore in applicants from Bubbas Buds, Perla Clifton and Chris Clifton.

Perla Clifton explained that they have purchased a building in Rio Communities and are looking to manufacture Canibas.

Chris Clifton explained that they are going to downgrade to a class 3 license.

Councilor Gordon asked what a class 3 license entailed. Chris Clifton explained they will be filling vape pens and have pre rolled joints.

Councilor Gordon asked if they spoke with the Fire Department. Chris Clifton stated they have talked to the Fire Department.

Councilor Marquez stated since they will be selling wholesale, they will not be bringing in GRT's. and He asked why they were moving from Belen. Clifton answered that they have purchased a building in Rio Communities. and They were leasing a building in Belen, and they are trying to get rid of the crop and be done with the business.

Mayor Ramsell asked, just to clarify, there will be no retail. Chris Clifton stated that was correct.

Councilor Nelson asked how the product will be transported. Chris stated that it depends. He stated he will be the one transporting it.

Councilor Marquez asked about the business hours and security cameras. Chris Clifton explained it will be Monday- Friday and they have cameras.

**Motion and roll call vote to go back into Regular Business Meeting session**

Motion made by Councilor Apodaca to back into regular business meeting session. Seconded by Councilor Gordon.

Voting Yea:

Councilor Gordon  
Councilor Apodaca  
Councilor Nelson  
Councilor Marquez

Motion passed with a 4-0 vote 6:25 pm

**Discussion, Consideration, and Decision – Bubbas Buds LLC. application for a Special Use Permit for Cannabis Manufacturing**

Motion Councilor Nelson to approve the Special Use permit for Bubbas LLC with the findings and facts from the Planning & Zoning Commission. Seconded by Councilor Gordon.

Voting Yea:

Councilor Gordon  
Councilor Apodaca  
Councilor Nelson  
Councilor Marquez

Motion passed with a 4-0 vote

**Manager's Report**

City Manager Dr. Moore explained that Public Works have been working on potholes due to the rain the City has had over the past few days. Dr. Moor explained that the budget is on track, and we will be having a special meeting on July 29<sup>th</sup>. He talked about adjustments to the budget. He then talked about the fourth quarter financial report and explained that a Resolution will be required. He then explained the steps that the City needs to take to submit the budget to the State.

Councilor Nelson talked about weeds on Del Frego. He then stated that the NM flag isn't attached to flagpole.

Councilor Marquez asked about the cost of the Newsletter. He stated he talked to Mrs. Good, and she stated she would like to have a monthly Newsletter. He then asked about the park grand opening.

**Action Items**

**Discussion, Consideration, and Decision – Palmetto LLC Contract Renewal**

City Manager Dr. Moore explained that Ralph Mimms assisted with the Dwell builders on the new development of homes and with Maverick. He then stated that the dollar amount is the same as last year and recommended renewing this contract.

Councilor Apodaca talked about how well known and respected Ralph Mimms is around the State.

Councilor Nelson read an email that he sent to Mr. Mimms in March requesting items to be reviewed. He explained that he continued to reach out to Mr. Mimms and his response was that he had to get with Dr. Moore before he could give any items to Council. Councilor Nelson stated that he is has not responded to any of his requests.

Ralph Mimms explained that he was told by City Manager Dr. Moore to report to him for any request from Council and that Dr. Moore has that information.

Councilor Gordon explained that he has been working with Mr. Mimms for two years and he has been all over the state. He worked for a year and a half to get Dwell builders in.

Councilor Marquez talked about the errors on the contract and stated that there are a few items that the Council has not received.

There was discussion.

Councilor Marquez requested that the contract be updated before Council votes on it.

Motion made by Councilor Marquez to postpone the Palmetto LLC. contract until the contract is corrected. Seconded by Councilor Nelson.

Voting Yea:

Councilor Gordon

Councilor Apodaca

Councilor Nelson

Councilor Marquez

Motion passed with a 4-0 vote

**Discussion, Consideration, and Decision - Renewal of Sunny 505 Contract**

City Manager Dr. Moore explained that the contract amounts and terms are the same.

Councilor Nelson asked if the attorney has reviewed the contract.

City Attorney Mr. Van Vleck recommended to postponing this until the contract is corrected.

Councilor Nelson made a motion to make corrections to the contract and have Sunny 505 come back. Seconded by Councilor Gordon.

Councilor Nelson amended his motion to have the contract ready by the end of next month. Seconded by Councilor Gordon.

Voting Yea:

Councilor Gordon

Councilor Apodaca

Councilor Nelson

Councilor Marquez

Motion passed with a 4-0 vote

**Discussion of a Veteran's Memorial**

Councilor Apodaca talked about the Veteran's Memorial. He showed a sketch of what he and Loedi Silva have been working on. He stated it was on the corner of Highways 304 and 47. He explained that the City will need to reconstruct the wall and put some money into the property. He stated the City does not own this property.

Councilor Gordon talked about his concern with the anti-donation clause.

City Attorney Van Vleck stated that it is a delicate question.

Councilor Apodaca stated that this is the beginning of a conversation and that maybe the City Attorney and the manager of the property draft a contract.

There was further discussion.

## **Council Discussion**

Councilor Nelson talked about the weeds with the rain and stated that the City needs to work on keeping them under control.

Councilor Gordon thanked Public Works and stated that there was criminal damage done at the Chemise Park. The Public Works Supervisor went on his own time and fixed the problem

Councilor Marquez asked if each department has a safety program. City Manager Dr. Moore stated that each department does not.

Councilor Marquez talked about reaching out and getting a safety program in place. City Manager Dr. Moore stated that public works does follow safety protocols.

Councilor Marquez stated that the Municipal League offers resources for safety programs. He then talked about creating a wellness program for the employees. City Manager Dr. Moore stated that the City does have some resources for employee's wellness.

Councilor Marquez asked if the Public Works Department has an office. City Manager Dr. Moore stated that the Public Works Supervisor is working on getting an office at the Public Works yard.

Councilor Marquez talked about having the Pledge of Allegiance at all meetings.

**Executive Session - pursuant to NMSA 10-15-1(H)(2) Limited Personnel Matters and for the discussion of the purchase, addition or disposal of real property or water rights by the public body pursuant to NMSA 10-15-1(H)(8)**

### **Motion and roll call vote to go into close session**

Motion made by Councilor Gordon to go into executive session for the matters listed on the agenda. Seconded by Councilor Apodaca.

#### Voting Yea:

Councilor Gordon  
Councilor Apodaca  
Councilor Nelson  
Councilor Marquez

Motion passed with a 4-0 vote at 7:37pm.

### **Motion and roll call vote to go back into the regular business meeting session**

Motion by Councilor Nelson to go back into the regular business meeting session. Seconded by Councilor Gordon.

#### Voting Yea:

Councilor Gordon  
Councilor Apodaca  
Councilor Nelson  
Councilor Marquez

Motion passed with a 4-0 vote at 8:35 pm.

### **Welcome everyone back and statement by the Mayor:**

Motion made by Councilor Nelson to approve the statement by the Mayor. Seconded by Councilor Gordon.

Voting Yea:


Councilor Gordon  
Councilor Apodaca  
Councilor Nelson  
Councilor Marquez

Motion passed with a 4-0 vote

**Adjourn**

Motion to adjourn made by Councilor Nelson. Seconded by Councilor Gordon. Motion carried at 8:36 pm.

Respectfully submitted,

  
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Dr. Martin Moore (Acting), Municipal Clerk  
(Taken and Transcribed by Lalena Aragon, Deputy Clerk)


Date: 10/15/2024

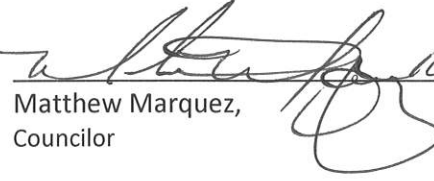
Approved:

  
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Joshua Ramsell,  
Mayor

  
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Lawrence R. Gordon,  
Mayor Pro-tem/Councilor

  
\_\_\_\_\_  
Arthur Apodaca,  
Councilor

 10-15-24  
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Thomas Nelson,  
Councilor

 10/15/2024  
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Matthew Marquez,  
Councilor