



City of Rio Communities Council Special Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, July 29, 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 6:02 pm

Pledge of Allegiance

Mayor Ramsell led the 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

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

Voting Yea:

Councilor Gordon

Councilor Apodaca

Councilor Nelson

Councilor Marquez

Motion passed with a 4-0 vote

Public Comments

Dick Irvin talked about his position regarding Palmetto and Sunny 505. He stated that Mr. Mimms stated that he is having issues bringing in retail due to our population and stated that the city of Belen's population isn't much bigger than ours. He stated that housing isn't very affordable at this time. Given today's economy, it is hard for young people to buy a home. He suggested that the Council table this until a better time. There are a few Council members that can take on some of the roles. He then stated that Sunny 505 website is a joke and that the pictures on the website are not pictures of Rio Communities. He talked about other services that can optimize our website.

Discussion, Consideration, and Decision - Sunny 505 renewal

City Manager Dr. Moore recommended approval.

Councilor Apodaca talked about having some quarterly reviews to determine how it is going and if we are getting the benefit as a City to see if we need move forward.

Councilor Marquez went over invoices for Sunny 505. He stated that the City paid Sunny 505 twice. He went over invoices from January 2023 and July 2023.

Joanne Griffin with Sunny 505 withdrew her contract.

Discussion, Consideration, and Decision - Palmetto LLC. Contract renewal

Councilor Apodaca stated that Ralph Mimms has a great reputation in New Mexico. He stated the City is lucky to have Mr. Mimms working on our behalf and that the city is limited on what we have to offer. That makes Mr. Mimms position in Economic development difficult. He stated that Mr. Mimms is the best at his trade and is very effective in the meetings that he has attended. He stated Mr. Mimms has brought in a housing development and is working on getting two new developments. He stated that he recommends the Council renew Mr. Mimms' contract.

Councilor Nelson stated that for him it is a definite no. Mr Mimms has not provided him with the information he has requested. He has not provided his deliverables on his last two contracts and the City should not waste money on a contract that has not been fulfilled.

Ralph Mimms stated that he was told by the City Manager that all correspondence goes directly to the City Manager, and everything requested is in his packet.

Out of order discussion was held.

Councilor Gordon stated that he has worked with Ralph Mimms, and he has done a lot of positive things for the community. He has brought business and has followed up and brought developers to the City.

Ralph Mimms detailed all the developers he has brought in. Jubilee will be building 34 lots with a maximum of 44 lots. Nick Blair, which he has worked with in Los Lunas is going to make an investment in the community. He stated housing brings in retail. Mr. Mimms stated that Nick Blair bought 90 lots next to the golf course. He talked about Dewell Builders on Chamartín and went over a few other developers. Mr. Mimms stated that once Maverik comes in, more retail will follow. He stated that he has a lot of contacts out there and Rio Communities is moving forward.

Councilor Marquez stated that there need to be a couple of updates to the contract. He went over items in the contract that he would like to see removed that have already been completed that have been in the contract for several years. He stated that a quarterly report to Council needs to be added for review. He then stated that his findings say he is to complete a website with the city's IT staff. He contracted Sunny 505, and the website was not completed. He stated he requested a long list of documents and that he has received nothing.

Mayor Ramsell explained that Economic Development takes time to be developed. He stated that a lot of people may have never been here, but they know who we are and that we are open for new businesses. He stated that housing is very important, and as far as Ralph Mimms he has moved things forward for us over the years.

Motion made by Councilor Gordon to renew the contract for Palmetto LLC. with a quarterly report and to have material sent to Council and remove #8 and #12 from the contract. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Apodaca
Councilor Gordon

Voting Nay:

Councilor Nelson
Councilor Marquez

Motion passed. Mayor breaking the tie.

Discussion, Consideration, and Decision – Adoption of City Council Findings and Order - Bubbas Buds

Councilor Nelson made the Motion to approve the adoption findings of Bubbas Buds. Seconded by Councilor Gordon

Voting Yea:

Councilor Gordon
Councilor Apodaca
Councilor Nelson
Councilor Marquez

Motion passed with a 4-0 vote

Discussion, Consideration, and Decision - Resolution 2024-07 Fourth Quarter Budget Adjustment FY 2023-2024

City Manager Dr. Moore explained that he has provided a spread sheet for the budget adjustments and reviewed the spread sheet.

Councilor Nelson stated that he remembered that there was \$300,00 to start and \$30,000 was added to it. City Manager Dr. Moore explained that this is the balance from the beginning of the quarter. Councilor Marquez stated that he didn't receive the breakdown of the budget and stated he wanted an itemized breakdown. City Manager Dr. Moore stated that the practice is to bring in a recap.

There was discussion

Motion made by Councilor Gordon to approve Resolution 2024-07 Fourth Quarter Budget Adjustment FY 2023-2024. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Nelson
Councilor Gordon
Councilor Apodaca

Voting Nay:

Councilor Marquez

Motion passed with a 3-1 vote.

Discussion, Consideration, and Decision - Resolution 2024-08 Fourth Quarter Financial Report FY 2023-2024

Dr. Moore explained they have been working on this since they approved the interim budget.

Councilor Marquez stated that he didn't receive the information in a timely matter and Council need to review all document not a recap.

There was discussion

Motion Made by Councilor Gordon to approve Resolution 2024-08 Fourth Quarter Financial Report FY 2023-2024. Seconded Councilor Apodaca.

Voting Yea:

Councilor Nelson
Councilor Gordon
Councilor Apodaca

Voting Nay:

Councilor Marquez

Motion passed with a 3-1 vote.

Discussion, Consideration, and Decision - Resolution 2024-09 Approval FY Final 2024-2025 Budget

City Manager Dr. Moore went over the revenue.

Councilor Nelson talked about the Managers fund and asked why the Assistant to the City Manager position was being eliminated. City Manager Dr. Moore explained that they are adding a few extra positions and are eliminating the Assistant to the City Manager position. Councilor Marquez stated that he has asked several times if the assistant to the City Manger was going to be eliminated.

Councilor Marquez motioned to keep the Assistant to the City Managers position in the budget. Seconded by Councilor Nelson.

Voting Yea:

Councilor Marquez
Councilor Nelson

Voting Nay:

Councilor Apodaca
Councilor Gordon

Motion did not pass. Mayor breaking the tie.

Councilor Nelson went over some numbers he has concerns about.

There was a discussion

Councilor Nelson talked about the police budget and stated on page 20 there is zero for training. Police Chief Nunez explained where the funds for the police department come from. Fire Chief Tabet explained where they get their funding.

Councilor Nelson suggested adding \$1,500 for training to the police and fire departments budgets.

Councilor Nelson asked about the training fund for Public Works.

Motion by Councilor Nelson to add 5,000 for Public Works training. Seconded by Councilor Gordon.

Voting Yea:

Councilor Gordon
Councilor Apodaca
Councilor Nelson

Councilor Marquez

Motion passed with a 4-0 vote

Councilor Marquez asked if the newsletters were paid for out of the general fund. City Manager Dr. Moore explained where the funding for the newsletter came from.

Councilor Marquez stated maintenance and repairs has \$10,000. He asked why it was added when it has been zero from 2021 to 2024. City Manager Dr. Moore explained.

Councilor Marquez asked about GRT administrative fees. City Manager, Dr. Moore, explained that we get charged an administrative fee and it is state law. He explained if the state gets rid of that fee, we can do a budget adjustment to fix that and recommends that the money stay there.

Councilor Marquez talked about page 13 Line Item 56020. City Manager, Dr. Moore stated that he left that flat but if they would like to reduce that it is fine he suggested not go under 1,800-2,000. Councilor Marquez requested to change it to 2,000.

There was a discussion.

Councilor Marquez talked about Governing Body training. He stated that they don't need to \$8,000 and suggested \$3,000. Mayor Ramsell explained that with newly elected officials there will be more training and that is why extra funding was added. The Council agreed to \$6,000 for Governing Body training.

City Manager Dr. Moore went over Corrections Fund, 20100. Expenses are \$7,600 with zero revenue. He explained the state eliminated that money coming back to Municipalities.

City Manager Dr. Moore explained that Environmental Fund is tied to Universal Waste Systems and recommend spending what we make with GRTs.

There was a discussion.

Council Marquez stated with the cuts and the available cash balance there is enough money to keep the Assistant to the City Mangers position. City Manager Dr. Moore explained that this is the lowest available cash balance the City has had in a while.

Police Chief Nunez explained that if the City wants a police department, positions may need to be cut. He explained he is not familiar with how the positions work or how they operate. He explained by 2028 we have to have at least 12 officers. He explained the number of calls the police department has had. He stated that the police department is being pushed hard right now and overtime is high. He stated that in order to have a functional fire department and police department these are sacrifices the City will have to make. He explained down the road there may be more funding to bring back these positions.

Councilor Marquez asked how many other positions will have to be cut. We're already a fiancé officer and chief procurement.

Chief Tabet explained that his number of calls have doubled, but the amount of his employees' pay has not doubled. As far as the Fire Department is concerned, this is a step in the right direction. He has applied for a Safer Grant but that will only be a band aid, not a solution. He stated he is trying to get 6 people, but he needs 10. He explained that he needs the command staff to sustain what the City needs. He understands that the City is in a bind with administrative staff, and he doesn't have an answer. Chief Tabet stated that we can't definitively say to the state, DFA or to Council that our volunteers are 100% reliable. They are, but we can't get grants with that. We must follow state guidelines.

Councilor Marquez asked how things are going to get paid without the positions of finance officer or procurement officer. Police Chief Nunez explained that the funding for those positions is there, it is a matter of finding a qualified applicant to fill them.

Councilor Nelson stated that eliminating a position to fund the Police Department is not the answer. He stated he wants to keep the position of Assistant to the City Manager.

Councilor Marquez talked about other contracts that the City pays that didn't need to be approved and requested to have the Assistant to the City Manager position added back in.

Mayor Ramsell explained that this is an issue all over the state. What it boils down to is how we want the citizens to pay for the services. They want fire, police, medical whatever municipalities offer. The citizens have to be willing to pay for it and they have asked for a Police Department.

There was a discussion.

Discussion, Consideration, and Decision – Resolution 2024-09 Approval FY Final 2024-2025 Budget

Motion by Councilor Gordon to approve Resolution 2024-09. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Nelson
Councilor Gordon
Councilor Apodaca

Voting Nay:

Councilor Marquez

Motion passed with a 3-1 vote.

Adjourn

Motion made by Councilor Apodaca to adjourn. Seconded by Councilor Gordon. Motion passed at 9:12pm.

Respectfully submitted,



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

Date: 9/6/24

Approved:


Joshua Ramsell,
Mayor
Lawrence R. Gordon,
Mayor Pro-tem/Councilor

Arthur Apodaca,
Councilor

Thomas 9-9-24
Thomas Nelson,
Councilor


Matthew Marquez,
Councilor