

City of Rio Communities Workshop Minutes  
Tuesday March 26, 2019

- Mayor Mark Gwinn called to order the city council workshop at 10:00 pm.  
Present: Mayor Mark Gwinn, Councilors; Bill Brown, Peggy Gutjahr, Arturo Sais and Joshua Ramsell.  
Present: City Manager Leisa Haynes, Municipal Clerk Lisa Adair and Treasurer Celina Benavidez.

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

- Councilor Ramsell said there are some more potholes that are starting to develop and asked could we add that to our list.
- Councilor Sais said he would like to get more information on this Mil-Levy.
- Mayor Gwinn said we will cover that on Item 5 in detail.
- Councilor Sais said once again he would like to put a flag pole in the parking lot to divert the traffic to keep cars from cruising in the parking lot. He said he would also like to have some space to recognize some volunteers and we could use the form around the base to put those bricks.
- Councilor Brown said the City Limit sign is warped.
- Mayor Gwinn said that we can straighten the sign out.
- Councilor Brown said we don't have a street sign that says Escobar.
- Mayor Gwinn said this is actually a County Road, so that would be up to the county.
- Councilor Brown asked the City Manager if she is aware of his request from the Treasurer asking for budget pie charts for the last fiscal year. He said that he is chartered to give report on what out sources are and where we spend it and I can only get that information from Celina.
- Councilor Brown said he fully attends to be an observer to the EDC & P&Z meetings and limit it to once every two months each.
- Councilor Brown asked if it would be beneficial to attend the Advanced MOLI class.
- Mayor Gwinn said that overall it is a good thing for those of us who have completed MOLI to continue to go to those trainings.
- Councilor Gutjahr passed out a copy of an example resolution to having a celebration. She said that she received an example from Kathy in Silver City. She explained that once the Mayor proclaims it, then they can put together a committee and the committee can include Counselors.
- Councilor Gutjahr gave another update on the Citizen Patrol and said some of the questions that came up was why as a community we are doing this. She further explained their conversation got into the details about liabilities, what aid can be offered, logs and public record, and there will need to be some careful charting, and when to call the Sherriff. She went on to say that the monitors are really going to have to be watched and have a plan for those who break the rules, which is recommended that if they violate the rules they would be gone.
- Councilor Gutjahr said another thing came up was what happens if someone violates and continued the discussion
- Councilor Sais said what happens when they get asked to check on homes while residents are out of town, is the patrol going to be allowed to do that.
- Councilor Gutjahr said we would have a form that will have to be filled out to say that they will be out of town on these days, you cannot do it on your own. She went on to say that we have to direct people to the right contacts to make calls themselves, so that it does not appear that the City is targeting people.
- Councilor Sais asked should we all be part of the training.
- Councilor Gutjahr said she thinks that would be a liability issue if the Councilors took the training. She went on to say that we need to get the car done and do extensive checks on those who would be driving.

- Mayor Gwinn said that there is no money budgeted for getting the car painted and asked what time frame we would be looking at needing the car.
- Councilor Gutjahr said that she thinks they will be ready by May and perhaps money from a line item could be shifted to pay for the paint job.
- Councilor Gutjahr said she had mostly positive feedback on the Grand Opening.
- Councilor Gutjahr asked how long Ross Harms has lived here in Rio Communities and then said Mr. Harms sends out information to a select group of people, and he wrote one called the “State of the City,” and her concern about this is perception and questions that are asked. She further said that she said that the information that he sends out is not correct.
- Mayor Gwinn said he, the City Manager and Jim Winters meet up with the County Assessor and they are really going through all of our homes and we are seeing some positive things coming from there.
- Mayor Gwinn said we will have our regular cleanup in April but we are having the special VALEO cleanup but that is not going to be for residents.
- Mayor Gwinn said he will be getting with both our City Manager and the County Manager on the MOU that need revised, basically talking with the other Mayors and our ordinances need to meet the county’s for animal control.
- Mayor Gwinn said they had a great talk with APIC, who will be taking care of our lighting issues, our traffic signal, and some problems in the Chamesa area.
- Manager Haynes said they talked about changing the bulbs out to LED without changing the fixtures.
- Mayor Gwinn said the staff is really working together really hard to get somethings up and running, and some good things should be coming in April.

#### **Accounts payable report**

- Mayor Gwinn said the first issue was EMS supplies for the fire department, both ambulances had to be restocked, and there were other supplies. He then said they are looking for another internet provider.
- Councilor Gutjahr asked if they are looking at Comcast.
- Mayor Gwinn said that they have said they will be able to cross over Hwy 47 with a line that would go into the Fire Station.
- Mayor Gwinn went over Universal Construction, and explained the cost for Basham and Bishop, there was money set aside for chip and seal, but they had to do a compete remake on those roads. He further said that Gorman is prepped and once we hit the string of 85’ plus, they come back out and finish the process, and be cleared of the DOT grant.
- Mayor Gwinn explained the first charge for CES is for the street sweeping and striping for centerlines.
- Councilor Gutjahr asked if that fell under CES and not Universal.
- Treasurer Benavidez explained that was CES/Sunland Asphalt no Universal.
- Mayor Gwinn continued with the expense for CES He said general construction was \$24,000, the roof prep was \$30,000, the drywall for stucco was \$30,000, the electrical was \$13,000 and paying the tax at our tax rate was \$5,047, to finish it off at \$80,000. He went on to say that was stage 7 and the next time we will see what they are doing on the landscaping and stucco.
- Councilor Brown asked if we can get a cumulative cost of everything that was spent on the building and thinks we have already spent close to what we have for the building with a lot left to do.
- Councilor Brown said regarding the APIC, we have \$1,500 for a journey man and \$32 for materials and asked if all that money was used for trouble shooting.
- Mayor Gwinn explained the cost by saying the pole was ran over and we had to hook it back up and have continuous service until the pole could be replaced, and there were four other lamps that were burnt out and that was included in the cost.

### **Resolution 2019- xx Asset disposition Chevrolet Tahoe (code enforcement)**

- Mayor Gwinn explained that we will be removing the Chevrolet Tahoe from the Fire Station assets to the City's assets. He said they spoke with the State Fire Marshal's Office to see what they wanted us to do a resolution to furnish the agreement between Bob and Jason to move that and then Sammy at State Fire Marshal to have it in their records.
- Treasurer Benavidez said it actually is not necessary for us to do a Resolution, but we want the public and the governing body to know.

### **Comprehensive Plan updating – beginning discussion**

- Mayor Gwinn explained that we need to start looking at updating our comprehensive plan and then said that a lot of cities are losing grants because they are not being updated.
- Manager Haynes said there are federal emergency management aid for having this comprehensive plan done and begin a discussion.
- Councilor Gutjahr asked about a check list as we had a few years ago and continued the discussion.

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

- no public discussion.

### **Election ballot questions (Mil Levy) – beginning discussion**

- Mayor Gwinn said if we want to add the Mil-Levy to the election ballot we have between now and August to make a decision. He then explained that he talked with the Sheriff the other day and they are struggling on how they are going to afford what they have and started a discussion on what the sheriff's department may have to do in order to meet their staff raises.
- Councilor Gutjahr said that she feels the primary reason we are even looking at doing this is to give us maybe an extra \$120,000 that we could use towards another officer and we are already hearing that this might not even be able to be done and then said are we willing to go ahead and ask for it anyway with a caveat that it wouldn't happen for two years.
- Mayor Gwinn said even if we put it on the ballot in November and it passes we couldn't act on it until January 1<sup>st</sup> and then we wouldn't see the first wave of the money until maybe in May and continued with the discussion.
- Councilor Gutjahr said she noticed in the paper that Albuquerque signed a pact not to take officers from other departments but only from the Academy.
- Mayor Gwinn said the academy is relied upon all agencies around the State for recruits.
- Councilor Brown said back in 2018 Councilor Gutjahr put together a very good analysis that basically the funding option of increasing the Mil Levy and continued the discussion on getting the funds after 18 months after implementation.
- Councilor Sais asked if you can specifically put the Mil-Levy towards another police officer.
- Mayor Gwinn explained that you cannot dedicate the Mil-Levy, but you can say that this will help fund another officer and continued the discussion on how an officer is funded up front before the fiscal year.
- Councilor Brown explained that the cost of what Valencia County sheriff expenses that go into funding an officer at \$130,000 and continued the discussion.
- Councilor Sais said the confusion coming out of the general public sometimes is having a sunset tax, ends and said but this one is ongoing.

- Mayor Gwinn explained the essence the Mil-Levy was originally to be used for the hospital and we didn't raise anyone's taxes the money just kept going into the City and we didn't dedicated this funds to be used for any particular fund such as what a bond is used for and continued with the discussion.
- Councilor Gutjahr explained in the Schools that several bonds are very specific and keep the community informed that is where it is going. She then said looking at the Mil-Levy we thought that it might be partially used for an officer and then said we technically do not have to ask for a vote.
- Councilor Gutjahr asked if we enacted it now we wouldn't have the money until the 21-22 fiscal year, but if we send it out to the voters is this Council setting a precedence for future councils that every time they would have to take it to a vote and continued the discussion.
- Councilor Brown said 1<sup>st</sup> question is do we want to impose the Mil-Levy ourselves or put it out for a vote to the residence and continued the discussion.
- Manager Haynes said she feels if you put it out to a vote you are setting up a precedence for future councils and continued the discussion.
- Mayor Gwinn explained our County imposed a hold-harmless act giving them gross receipts tax and further explained how this act was imposed and said it is supposed to sunset in 2022.
- Councilor Ramsell said the biggest thing is that more people want more serves but overall the amount that is paid to the City is relatively low and it is hard to fund if people are not willing to help fund them and continued with the discussion.

**Public input/questions (3) minutes to address the Council**

- Frank Stasi said this government is saying that they can impose the Mil-Levy if they wish and then asked do they need permission from the County and if it goes to a vote on the ballot you are setting a precedence, do you need to do that every time you want to raise the Mil-Levy.
- Mayor Gwinn said that we don't have to do it every time.
- Manager Haynes said if the vote does not pass, council can go behind it and pass it.
  - Frank Stasi said that is your prerogative if you wish to go against the peoples vote and then said he is against raising taxes to the home/building owners and then said raise the gross receipts and let everyone pay for it and said to get business in here we need to offer them protection. He then said maybe do the research about coming up with other solutions for more security such as a private company.
- Councilor Gutjahr said Councilor Ramsell did do the research and presented it at a workshop and it would be in the millions to hire a private company. She then said she has talked with many business here and they understand the situation and they have said they are ok.
- Mayor Gwinn explained that in 2006 the State bumps your property tax every year 3% and the hold harmless act until it falls off, we will continue to carry on. He then said the police are reactionary not a preventive group, it is the citizens that need to do as much preventive measures as they can.
  - Sandy Schauer said regarding Albuquerque Public Schools they had to send out mailers and it impacted greatly the voter turnout and asked would this be a special election if it went to vote.
- Mayor Gwinn said that is the new election law any special elections are now run by mail ballots and then said this would be on the ballot in the November election. He then said Albuquerque has been looking for the past 4-5 years at possibly making 2-3 school board districts.
- Councilor Gutjahr explained when she has talked to people in her area and explained what we pay for, they are always amazed because they think we are subsidized by the State and how much money they actually pay in property taxes.

### **Parks/Trails/Open spaces bid process – beginning discussion**

- Mayor Gwinn said that he, the City Manager and Treasurer have started talking about the budget and began a discussion on where the best locations for a park.
- Manager Haynes said she has been studying requests for proposals on parks studies and what is included in them and said she hopes to have it completed by June and said she does need to complete the budget first.
- Councilor Brown said illuminating factor will be what is available in the budget.
- Councilor Sais asked what the status on the parks with Tabot.
- Mayor Gwinn said they have bailed out because it was going to cost more to put in the infrastructure.

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

- No public questions.

### **VALEO clean-up day April 13, 2019 – Discussion**

- Mayor Gwinn explained April 13 is VALEO day and he got confirmation from the County that the cleanup will be a joint effort with the County and it will be on Escobar road, we will provide 2 dumpsters, the County will also provide 2 dumpsters and also large front end bulldozer and said Gordon will also be getting community service persons to help and further explained who else will be there to help.
- Councilor Brown said we need to have before everything gets started have a safety talk.
- Mayor Gwinn said that would be a good idea.
- Councilor Gutjahr said it would be helpful if we have a safety procedure manual.
- Mayor Gwinn explained that we can split people up and not have everyone concentrating on one spot and then said we will have a couple of people out there it oversee to make sure everyone is working safely and began a discussion.

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

- No public questions.

### **Manager Report**

- Manager Haynes explained she has jumped into the budget and has had met with as many people as she can, but said she has had a hard time getting with the Fire department.
- Manager Haynes said she has met with the owner of the Golf Club and said they are going to have a membership drive in April.
- Manager Haynes further explained that she has met with APIC about the street lights.
- Manager Haynes said they have attempted to hire a finance clerk but this persons in needing insurance and has contacted NM be well and explained the conversation.
- Manager Haynes said the street lights that are out on 47 and 304 is a safety issue and they are working on getting them replaced.
- Manager Haynes said she attended the citizen patrol meeting and she realized she needs to budget for the repair of a car and insurance.
- Manager Haynes said staff feels that NMML insurance is not responsive to them and then said that the insurance we are paying to protect the City from lawsuits that they are do as much as they could and then said Daniel's insurance does also insure cities and they met with them yesterday.

- Mayor Gwinn said he sat in on this meeting and then said they kind of stay away from municipalities that have detention centers or have police departments.
  - Manager Haynes said they had a great meeting with the County Assurer and then said they checked on all the properties to see if we were getting the property tax and they said only one was not listed and they changed that over. She then said they will be meeting once again with them to go over and issue with some manufacture homes.
  - Jim Winters explained that the Senior Mobile park is registered in Belen and any transactions that have occurred is probably being paid to Belen.
  - Manager Haynes explained a possible layout change to the interior of this side of the building.
  - Manager Haynes explained when she went to the Albuquerque Economic Development luncheon and we pay a fee to be a member and then said in her opinion just for going one time it is well worth it and then explained that Presbyterian Hospitals was there and explained her conversation with them. She further explained that she talked with the County Manager about possibly getting 10m from the 25m to open up a clinic here.
  - Councilor Gutjahr explained it has to go to an RFP has been done and it is up to the person that gets the bid to decide where they want the site to be.
  - Manager Haynes said there is not a City Hall anywhere that has the space like this then said why not call this a City Hall/conference center and began a discussion.
  - Councilor Gutjahr explained in Los Lunas they have an old armory that is converted into a business center and continued the discussion.
  - Mayor Gwinn said we are part of the incubator from Los Lunas and he feels there are a lot of benefits but we need to see if we want to continue.
  - Manager Haynes said she will be attending the EMS training on the 4<sup>th</sup> and 5<sup>th</sup> at the transportation center, the transportation meeting in Belen this Thursday and the district 8 meeting with Council.
  - Councilor Gutjahr said regarding the health clinic, she and Mayor Gwinn met with Ron Gentry regarding the building he purchased next door and he is wanting to have some sort of medical facility. She then said she had contacted the County Health specialties and then was given the person who runs Duke City Medical center and he is very interested in having more conversations.
  - Mayor Gwinn said he forgot to mention back in his report, at the last legislation it didn't make it but at the NMML are trying to push all newly elected officials need to attend the 3 phases of MOLI and then said they might be recommending within 2 years of being newly elected that they complete the MOLI Course and explained that there are a couple of municipalities that are moving forward on it. He then said the only time the State steps in is when a City is in financial or violated their audit and would be the process of getting back into good graces is attending MOLI training and began a discussion on our municipality considering making it mandatory to attend MOLI as a newly elected official.
  - Mayor Gwinn explained that he put in for the capital outlay for the fire department 2 chaise for the brush hogs and it has been challenged.
  - Treasurer Benavidez explained that certain capital outlays have been approved, but they are questioning the matching funds and then said her concern is we do not have any information on that grant and if we do not submit the proper paperwork in time they can deny the grant.
  - Mayor Gwinn explained that we had the same situation when we asked for the purchase of this building and began a discussion on what fund this money needs to come out of.
- The City Council workshop was adjourned at 12:40 pm.

Respectfully submitted,

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Lisa Adair, Municipal Clerk

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

Approved:

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Mark Gwinn,  
Mayor

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Margaret (Peggy) Gutjahr,  
Councilor Mayor Pro-tem

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Bill Brown,  
Councilor

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Joshua Ramsell,  
Councilor

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Arturo R. Sais,  
Councilor