

City of Rio Communities Workshop Minutes  
Tuesday May 28, 2019

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

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

- Councilor Sais had no comments.
- Councilor Ramsell had no comments.
- Councilor Gutjahr said regarding the Citizens patrol the hold-up is getting volunteers. She then said the announcement would be handed out at various places and would be added to the City's Facebook page and began a discussion.
- Councilor Sais asked if the volunteers must be a resident of Rio Communities.
- Councilor Gutjahr said yes and explained the flyer lists all the qualifications needed to volunteer.
- Councilor Brown said one of the goals that he had when he was elected was doing an abatement ordinance and then explained P&Z said the abatement ordinance would not be on their agenda until the City Council directed them to do so. He further said the previous City Manager did not work on it for over a year.
- Manager Haynes said the Code Enforcer has been researching an abatement ordinance for the City.
- Mayor Gwinn explained that the laws have been updated, and because Abatement can lead to lawsuits, we need to do our research. He then said that Abatement is a long process and began a discussion.
- Councilor Brown said it would go through a process: first our code enforcer, then through our ordinances and our municipal court, but then to eminent domain. He then said when speaking with the previous City Manager, nothing could be done about problem buildings because we have no ordinance and continued the discussion.
- Councilor Brown said we will need a side bar regarding personnel matters.
- Mayor Gwinn said they will be going into closed session tonight.
- Mayor Gwinn said that he has talked with Leisa about fixing the streetlights on Hwy 47 and Hwy 304, and after several attempts to contact them, they have not received a call back from Bixby. He then said we are hoping we can get at least a portion of the lights for under \$5,000.
- Mayor Gwinn said he talked with Universal about the streets and then explained they need to sit down with them to discuss pothole cleanup.
- Mayor Gwinn said we had a good cleanup in May and Councilor Brown had a good response from everyone on the solid waste ordinance draft, except from one man who did not want the new trash cans.
- Mayor Gwinn said if we are going to continue to have the workshop in the P&Z room, we need to get a microphone system so people can hear in the back and began a discussion on why it was important to have a system.
- Councilor Sais said PNM has control of who does the maintenance of the lights even though we own the poles and pay for the repairs. He then asked if we can contest that decision.

- Mayor Gwinn explained why we are having to go through PNM and that the City doesn't really own the poles on the State Highway 304 and 47, but PNM does have all the say, and we would have to go through PRC to contest that.

#### **NMIDEA Professional Development – Leisa Haynes joining - Discussion**

- Clerk Adair explained that we have approved \$200 for the previous City Manager to join the NMIDEA, and just received the invoice to rejoin. She then said this is for a State Economic Development group.

#### **Accounts payable report**

- Accounts payable was tabled.
- Mayor Gwinn said that there might be the possibility to pay reoccurring bills without having to go before the Council and began a discussion.

#### **Continuation of Service Agreement – Animal Control – Valencia County**

- Council began a discussion regarding the continuation of Service Agreement.
- Manager Haynes explained they are trying to get the fees from the owners and further explained a possible fee structure plus maybe even putting in a dog park with the revenue from the fees.
- Councilor Sais asked how much of the fees will go to the special project of a dog park, and there are certain individuals that would be concerned about that, because they might not have a dog or cat and continued the discussion.

#### **Ordinance 2019 – Chapter 11; Article 4 Solid Waste - Discussion**

- Mayor Gwinn asked if there are any comments on the ordinance
- Councilor Gutjahr said she has had a few comments from the public.
- Councilor Ramsell said there was a few negative comments on Nextdoor.
- Councilor Ramsell asked if we are the only municipality that does not have a solid waste ordinance.
- Mayor Gwinn said that Peralta does not yet but is looking at how Bosque Farms does theirs and began a discussion.
- Councilor Brown asked about page 4.
- Council began a discussion regarding the trash ordinance, and it was decided to move to another 14-day review after making changes to the draft.

#### **Resolution 2019 – BAR #05 – street fund transfer – Discussion**

- Resolution 2019 – BAR #05 was tabled.

#### **Manager Report**

- Manager Haynes said she thinks she has found a way to hire a part-time police officer at \$40.00 an hour, 3 days a week, 4 hours a shift.
- Councilor Gutjahr said there was a time they looked at an off-duty officer and then asked who will carry the liability and began a discussion.
- Manager Haynes brought some information on the personnel manual and began a discussion.
- Manager Haynes explained she went before the site selection committee on her Taos conference and she was able to present a proposal to three sites for twenty minutes each, one needing a large call center, a representative interested in the Industrial Park, and another gentleman wanting some

information. She then said that after the budget is in, she will make packets to possibly bring in a grocery store and a small pharmacy.

- Manager Haynes further explained that she spoke with the AED president and he said we are the only community that has an industrial park with room. She then said that Los Lunas ED persons asked who is doing the business recruiting for Rio Communities and said he would like to help us out. She then said that he goes to regional recruiting workshops and he would share a booth with her to help promote Rio Communities, and he would like to work for the City once he retires from Los Lunas.
  - Manager Haynes said she has called Mr. Jiron several times to talk regarding the annexation and he is not returning her calls.
  - Councilor Sais said he would like to get more information on the part time police officer.
  - Manager Haynes said she will get more information about the liability when talking to the Under-Sherriff.
  - Councilor Sais asked about earmarking the Mil-Levy.
  - Mayor Gwinn explained we can earmark it for a set amount, but it must be done by resolution. He then said that it puts small cities at risk because it prevents the City from using it for anything else.
  - Councilor Sais asked, in regard to the Mil-Levy, if the Council can pass it as a group.
  - Manager Haynes said you can do both either way and began a discussion about the Mil-Levy.
  - Councilor Ramsell said we also need to look at other areas instead of dedicating it strictly to an officer, because we need to be able to provide other public services, like parks and continued the discussion.
- The City Council workshop was adjourned at 11:20 am.

Respectfully submitted,

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Lisa Adair, Municipal Clerk  
(Transcribed by Amy L. Lopez, Deputy 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