



City of Rio Communities Council Workshop
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, August 09, 2021 3:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Mayor Pro Tem Peggy Gutjahr called to order the workshop at 3:14 pm.

Present:

- PRESENT: Mayor Pro tem Peggy Gutjahr, (telephonic) Councilor Bill Brown, Councilor Joshua Ramsell, Councilor Jim Winters.
Present: City Manager Martin Moore, Municipal Clerk Lisa Adair, and Finance Clerk Angela Valadez.

Accounts payable report

- Finance Clerk Angela Valadez went over the amounts over \$500.00: Ralph T. Barnes for work on the library in the amount of \$887.50; Tyler Technology for Incode training in the amount of \$710.80; PNM for City Hall electricity in the amount of \$1,014.78; Paul Davis Restoration of New Mexico for water extraction from City Hall after flooding in the amount of 13,995.47; Universal Constructors, Inc for the removal of concrete bumpers in the amount of \$576.00; PNM for street lights in the amount of \$652.47; WEX Bank for Fire Department fuel in the amount of \$736.74; PNM for the fire department in the amount of \$1,429.73; FBT Architects for Existing Facility Assessment, Conceptual Design and tax in the amount of \$27,832.18 and coming out of the State Legislative Appropriation Projects.
- Mayor Pro tem Gutjahr asked about the electric bill and asked if we will be getting any reimbursements on the water retraction.
- Manager explained the adjuster did take pictures of the areas that flooded and right now we are waiting from the adjuster.

Selection of dates for next public & businesses forums

- Manager Dr. Moore said he will be getting with the businesses and ask them what type of help they would like to see, such as a Chamber of Commerce and made a recommendation to have the meetings either the 26th, 30th or 31st.
- Council began a discussion on the other forums: ATVs, flooding issues, parks, and streetlights.
- Council began a discussion regarding having a forum with the mobile home parks, such as Vista Grande, Chamesa, Vista del Rio, Rivers Edge towards the end of September.
- Council then began a discussion about having a forum for the area of De Fuego, Riley, Damon, Goodman, Hillman end of September and change the mobile home parks to the 3rd week October. The discussion continued.

ICIP (Infrastructure Capital Improvement Plan) & set public hearing date 8/23/2021

- Manager Moore read the ranking of the ICIP: Multi-purpose Complex, Storm water and drainage infrastructure; parks and open space; public safety equipment; pavement reconstruction; roadway beautification; roadways, trails, paths, and sidewalks; streetlights; fire department complex; public works complex; Valencia county wide public safety 700 MHZ radios.
- Council began a discussion on every rank:

- Multi-purpose Complex: 2023 - \$1,000,000; 2024- \$400,000; 2025-\$425,000; 2026- \$340,000.
- Storm Water and Drainage Infrastructure: 2023 - \$1,000,000; 2024- \$1,000,000; 2025- \$1,000,000; 2026- \$1,000,000
- Parks and Open Space: 2023 - \$750,00; 2024- \$450,000; 2025-\$450,000; 2026- \$450,000; 2027- \$450,000
- Public Safety Equipment: 2023 - \$870,000; 2024- \$500,000; 2025-\$150,000; 2026- \$750,000; 2027- \$500,000
- Pavement Reconstruction: 2023 - \$606,250; 2024- \$450,000; 2025-\$450,000; 2026- \$450,000; 2027- \$450,000
- Roadway Beautification: 2023 - \$660,00; 2024- \$400,000; 2025-\$400,000; 2026- \$400,000; 2027- \$400,000
- Roadways, Trails, Paths and Sidewalks: 2023 - \$1,050,000; 2024- \$1,000,000; 2025- \$500,000; 2026- \$500,000; 2027- \$500,000
- Streetlights- 2023 - \$1,050,000; 2024- \$1,000,000; 2025-\$500,000; 2026- \$500,000; 2027- \$500,000
- Fire Department Complex: 2023 - \$750,000; 2024- \$500,000
- Public Works Complex: 2023 - \$750,000
- Public Works Heavy Equipment: 2023: \$300,000; 2024: \$300,000
- VC Wide Public Safety- 700 MHZ State System: 2023 - \$219,416; 2024- \$540,000; 2025- \$575,863; 2026- \$1,132,405; 2027- \$3,535,000

Ordinance 2021 - xx Regulations of Cannabis

- Councilor Winters said the only issue he has is adding houses of Worship and began a discussion.
- Councilor Brown asked under 2.4 (3) the proposed retail location 600’ is what we want our Ordinance to say.
- Councilor Winters said that is what other places are using and the discussion continued.

Ordinance 2021 - xx Abatement Ordinance (Manager/Council) - 14-day public review

- Councilor Brown said the nuisance abatement and dangerous buildings are being lumped together and they are different and felt that they needed more than 2 two-page ordinance
- Manager Moore explained there are 2 separate articles in the one ordinance, Articles 6 and 7 and continued the discussion.
- Mayor Pro tem Gutjahr said that we are wanting to move forward, this can be eventually amended if we need to.
- Councilor Ramsell said the one concern was no having weed height restriction.
- Manager Moore explained the attorney suggested not having a height restriction because code enforcement could not go after weeds until they are 20” and continued the discussion.

Manager Report

- Manager Dr. Moore went over the phase 1 design and proposal for City Hall building, I have asked for an updated and asked that the bidding go through Public Competitive Bidding rather than CES Regional Contracting. He then noted that demolition would be done by Public Works, and he felt that Council should review Phase 1 Design, especially the Council Changes that would be included in the Phase 1 cost, and we have sufficient funds to do this and began a discussion.

Council General Discussion & Future Agenda Items

- Councilor Ramsell had no report.
- Councilor Winters asked if we consider taking the large room in the back, consider using that for our disaster center and various gatherings and began a discussion regarding updating creating a plan for our disaster center.
- Councilor Brown asked for the status of the message board and the status of our Zip Code.
- Mayor Pro tem Gutjahr said as far as the message board he would like to talk with the engineers and go from there.
- Manager Moore explained that he has talked with the engineers, and we have the project broken down into the electrical and the sign; we will have separate purchase orders, one for the electrical and the other for the sign.
- Mayor Pro tem Gutjahr said there is nothing new on the Zip Code, but she and the City Manager have been very busy, but it is on the list of things to get done.
- Manager Moore explained regarding the State of the City needs to get done quickly and asked if any Council members would be willing to help with that. The discussion continued.
- Mayor Pro tem Gutjahr no report.

Adjourn

- The City Council workshop was adjourned at 5:03 pm.

Respectfully submitted,

Elizabeth (Lisa) Adair, Municipal Clerk
 (Taken and Transcribed by Amy L. Lopez, Deputy Clerk)

Date: _____

Approved:

Mark Gwinn,
 Mayor

Joshua Ramsell,
 Mayor Pro-tem/Councilor

Bill Brown,
 Councilor

Margaret (Peggy) Gutjahr,
 Councilor

Jim Winters,
 Councilor