



City of Rio Communities Council Workshop
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, June 26, 2023 3:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Mayor Joshua Ramsell called the regular workshop to order at 3:04 pm.

Attendees

- PRESENT

Governing Body

Mayor Joshua Ramsell
Mayor Pro-tem Margaret R. Gutjahr
Councilor Arthur Apodaca
Councilor Lawrence Gordon
Councilor Jimmie Winters

Staff

Manager Dr. Martin Moore
Clerk Elizabeth Adair
Finance Officer Stephanie Finch
Accounting Specialist/CPO Angela Valadez
Fire Chief Andrew Tabet
Attorney Randall Van Vleck

Presentations

Findings and Recommendations on Revised Zoning Ordinance

- ✚ City Manager Dr. Moore began explaining the process of internal reviews of applications. Continued with prohibited uses in the city zone. He then talked about zoning buffers.
- ✚ Councilor Apodaca said he would like to thank everyone for putting this together and it is still flexible.
- ✚ Dr. Moore suggested that we come back on the 24th.
- ✚ Attorney Van Vleck said he suggested instead of a Workshop to have a standalone zoning meeting with the Council that way we can hash out all the stuff at that time. When you have a public hearing in the middle of your meeting it gets confusing this is something that deserves some thought and discussion, so I suggested a special meeting just for this topic.
- ✚ Councilor Winters said as far as planning and zoning it is never a good rule for the people who make the rules and write the rules to be the same group that interprets the rules you need two separate groups. This function with city staff that we didn't have in the past is a up step in the right direction.
- ✚ Manager Dr. Moore said at every planning and zoning meeting that what we did was make the recommendation and then the Council passed the decision.
- ✚ Councilor Gutjahr thanked everyone who was there.
- ✚ Mayor Ramsell said this was a very well needed to update and it shows we are hearing issues and concerns from the public. The stand alone meeting on the 24th works for everyone.
- ✚ Manager Dr. Moore suggested that we have a standalone meeting on the 24th then have a public hearing on the 31st.
- ✚ Clerk Adair asked if we would have a public hearing on the 24th.
- ✚ Attorney Van Vleck, because this is a complete rezone it probably doesn't need a Quasi-Judicial type hearing it is a legislative decision. So, you could probably have one or more meetings that

the public is welcome to attend and at the end of the day you folks decide what to and not to approve.

- Clerk Adair said so clarification the 31st is going to be the public hearing.
- Attorney Van Vleck explained it is not a public hearing it is a public meeting, so they have an opportunity to address the council. They will have that opportunity on the 24th and the 31st.

Accounts payable report

- Accounting specialist Valadez went over everything over \$500.00. (see agenda packet for list)

Authorize to proceed with the design of Phase 2 of the City Hall Multi-use complex

- Manager Dr. Moore explained we have worked with FBT Architect, and we would like to work with them on phase two under state contract pricing as opposed to walking through sealed bid process for coming in on a bid for the next part, and recommendation was going that direction finance officer Finch is recommending it go to \$25,000.00. We have budgeted for the 2023 fiscal year.
- Councilor Winters said what would be in place of Phase 2.
- Manager Dr. Moore explained it will be this room to expand to the pilers the audio system, the men's, and women's restroom to ADA standard it may include some upgrade to the room the clerks are in now and also the grate room and if there is money adding more restrooms to the makerspace area.
- Councilor Apodaca said he thinks it is a great idea.
- Councilor Gutjahr asked do we know who they are on the State contract. We don't know who that will be yet.
- Manager Dr. Moore said there is HDI that we are working with now we are looking at best quality standard.
- Councilor Gutjahr said there are several times we have looked at several different things to expanding the library but has not been defined.

Authorize funds to remodel the old public works area behind the Police Department

- Manager Dr. Moore thanked our procurement officer working with the finance officer to get quotes exclusive of gross receipt tax and explained that the workout area in the fire station, before they can do that, they need a place to go, and the space immediately behind the police department the big open room we will put the weight equipment in there. Then reiterated not to exceed \$35,000.

Extend Limited Term Employees thru 12/31/2023

- Manager Dr. Moore said we have 2 limited term employees that are acting code enforcers we are asking to extend to the middle of the fiscal year and suggested taking a look and deciding if we want to continue until the end of the year.

Authorization to reassign funds from transportation for the ladder truck graphics

- Manager Dr. Moore said it is very simple, it cost just a little over \$11,000 that we have \$13,000 that we do need to go ahead that the fire truck does have graphics that identify as Rio Communities unspent money to be reassigned for the trucks to get the proper graphics
- Councilor Apodaca asked if there is any pricing on the graphics.

- Fire Chief Tabet said he is guessing on the high side about \$8,000.00 it is a very big truck. We will follow the NFPA 1901 and DOT standards.

Valencia County Business Incubator Agreement renewal (space)

- Manager Dr. Moore explained the business incubator has done a good job they stepped up when we need them, they are up to 10 business startups and have others waiting and some of them are expanding. They are also continuing to get grants. We have no problem having them in that space for another year.

Economic Development Consultant contract renewal (Palmetto LLC)

- Manager Dr. Moore said his contract was set for July to June 2023 and his recommendation is to sit down with Mr. Mims and go over the contract and the City's needs for the year 23-24.
- Councilor Apodaca said he has a comment that as a City we have some really challenging things we face as a city for economic development, and I think Mr. Mims is doing a great job. I think we need to consider that moving forward. We have and will continue to make a lot of progress with Mr. Mims.
- Manager Dr. Moore said he recommends that Mr. Mims provides you with an economic development report.
- Councilor Winters said economic development has been a real challenge and I think this is the best approach.
- Councilor Gordon said he does like the fact that all of us have to run around and bring businesses and that is a plus.

Zoning Development Standards

- This was covered under the presentation.

Public Comment

- No public comments.

Manager Report

- Manager Dr. Moore said we have construction everywhere, the projects are moving toward completion, gutters are half finished, potholes, and speed bumps are happening.

a) Codification

- Manager Dr. Moore said sometime soon we would like to come to council with codification I don't know how much it will cost. We have ordinances but we don't have a municipal code and we would like to move forward with a cost.
- Councilor Winters said please get it done.

Council General Discussion & Future Agenda Items

- Councilor Apodaca several months ago we talked about the celebration of the anniversary discuss at the next council meeting to set a date for this celebration.
- Councilor Gutjahr said she just got a call from neighbor about trash in the desert. She then asked about the library combination community worker.
- Manager Dr. Moore said we will be putting an advertisement to get someone in that position.
- Councilor Winters said he thinks of a good explanation with council regarding covenants and their role in life.

- Councilor Gordon nothing at this time.
- Mayor Ramsell said this past weekend the new ladder truck did arrive safe and sound. Our fire chief and staff were able to get it in for storage. We will need some construction at the station to get it stored and you are all welcome to stop by and take a look at it.

Adjourn

- The City Council regular workshop was adjourned at 4:00 pm.

Respectfully submitted,

Elizabeth F. Adair, Municipal Clerk
(Transcribed by Lalena Aragon, Deputy Clerk)

Date: _____

Approved:

Joshua Ramsell,
Mayor

Margaret R. Gutjahr,
Mayor Pro-tem/Councilor

Arthur Apodaca,
Councilor

Lawrence R. Gordon,
Councilor

Jimmie Winters,
Councilor