



## City of Rio Communities Amended Agenda - Council Regular Business Meeting

City Council Chambers - 360 Rio Communities Blvd  
Rio Communities, NM 87002

Monday, October 25, 2021 6:00 PM

### Minutes

*Please silence all electronic devices.*

#### Call to Order

- Mayor Pro tem Joshua Ramsell called to order the regular business meeting at 6:04 pm.

#### Pledge of Allegiance

- Councilor Gutjahr led the Pledge of Allegiance.

#### Roll Call

- PRESENT: Mayor Pro Tem Joshua Ramsell, Councilor Robert Chavez, Councilor Peggy Gutjahr, Councilor Jim Winters.  
Present: City Manager Dr. Martin Moore, Municipal Clerk Elizabeth Adair, and Valencia County News-Bulletin Editor Clara Garcia.

#### Approval of Agenda

- Motion made by Councilor Gutjahr to approve the agenda as presented. Seconded by Councilor Winters. Voting Yea: Mayor Pro Tem Ramsell, Councilor Chavez, Councilor Gutjahr, Councilor Winters. With a 4-0 vote the agenda for the regular business meeting was approved as presented.

#### Approval of Minutes for the City Council Workshop and Regular Business Meeting Minutes (October 12, 2021)

- Motion made by Councilor Chavez to approve the minutes as the dates stated. Seconded by Councilor Winters. Voting Yea: Mayor Pro Tem Ramsell, Councilor Chavez, Councilor Gutjahr, Councilor Winters. With a 4-0 vote the minutes for the workshop and city council regular business meeting was approved as written.

#### Public Comment

- No public comments.
- Manager Dr. Moore explained there was a public comment at the workshop, and he is doing the follow-up with the gentleman who had made the comment.

#### Manager Report

##### a) Electronic Sign

- Manager Dr. Moore said the procurement for the sign is complete, a separate company that will help to install and run the electricity to the site, and we will be putting in an underground conduit via boring, and we are in the prescheduling for the installation.

##### b) Electricity Cost

- Manager Dr. Moore explained we are doing things to reduce the cost of the city's electric bill and explained we are looking at the replacing lights and putting in LEDs, redoing the insulation on the ductwork, and we are working with PNM with billing of streetlights to be consistent and also add the LED lights that are being installed.

- Manager Dr. Moore explained there will be a meeting with the public task force soon and we will be posting notice of quorum regarding that meeting. He then said it was good to have a business forum last week and had a decent turn around for the first one we had, and we got good feedback on that.

### **Approval of Accounts Payable**

- Motion made by Councilor Winters to approve the bills as stated. Seconded by Councilor Gutjahr. Voting Yea: Mayor Pro Tem Ramsell, Councilor Chavez, Councilor Gutjahr, Councilor Winters. With a 4-0 vote accounts payable was approved for payment.

### **Job Description - Accounting Specialist/Procurement Officer**

- Manager Dr. Moore explained that the current Finance Clerk job duties and then explained that the job description will match what she is actually doing and there was change in salary.
- Motion made by Councilor Gutjahr to approve the job description for the Accounting Specialist/Procurement Officer. Seconded by Councilor Chavez. Voting Yea: Mayor Pro Tem Ramsell, Councilor Chavez, Councilor Gutjahr, Councilor Winters. With a 4-0 vote the job description for an accounting specialist/procurement officer was approved.

### **Finance Clerk (to hire)**

- Manager Dr. Moore explained our grants are coming as fast as we get them completed, we just received three new ones. He then explained to be able to keep up with the amount of work those grants generate we are asking you to hire a new position to be timely in our reports and closeouts.
- Councilor Gutjahr explained in the past we have looked at this position before, then we didn't have the funds to hire someone, but now it seems we are able to.
- Councilor Winters said with a large amount of grants that we have, we are in that point in our growth, we are definitely needs to get more help. The discussion continued.
- Motion made by Councilor Winters to move forward with the hiring of a Finance Clerk. Seconded by Councilor Chavez. Voting Yea: Mayor Pro Tem Ramsell, Councilor Chavez, Councilor Gutjahr, Councilor Winters. With a 4-0 vote Council approved the moving forward of hiring a finance clerk.

### **Fire Command Vehicle**

- Acting Fire Chief Tabet said he is coming to Council because the fire department is retiring two units and are wanting to replace them with one new 2021 Ford Explorer. He then explained the Explorer is on State contract, it is much better on fuel, and is four-wheel drive so we are able to go anywhere in the district, and with the chip shortage we would have to wait up to two years to be able to purchase something else. He then said the funds will be coming from EMS/fire GRT's.
- Councilor Winters said this is something we have wanted to do for a long time, we need to start replacing these 20-year-old vehicles, especially because of how they are used, and feels this is a good move.
- Motion made by Councilor Gutjahr to approve of buying the fire command vehicle as described. Seconded by Councilor Winters. Voting Yea: Mayor Pro Tem Ramsell, Councilor Chavez, Councilor Gutjahr, Councilor Winters. With a 4-0 vote, Council approved to purchase the Fire Command vehicle.

### **State of the City**

- Manager Dr. Moore explained that we have done a snapshot of the State of the City's finances and hope this will answer some questions for the public.

- Councilor Gutjahr said this has been a conversation that we have had for a while as to how to get this information out according to what is in the comprehensive plan and feels this is an excellent way to get this information. She then said she appreciates the graphics that shows the growth of finances visually.
- Councilor Chavez said it is amazing to see how far the City has come in this short time, in money grants and what is being done. He then said it is important for the public to see what the City is doing, and he appreciated the report.
- Councilor Winters said communicate has never been our strong suite, it has always been tough to get this out to all demographics in every way we know how to get it to ensure everyone gets it began a discussion.
- Motion made by Councilor Chavez to approve the State of the City Document as presented. Seconded by Councilor Winters. Voting Yea: Mayor Pro Tem Ramsell, Councilor Chavez, Councilor Gutjahr, Councilor Winters. With a 4-0 vote Council approved the State of the City Document as presented.

#### **Prepare a nuisance abatement agreement**

- Manager Dr. Moore said this currently ties into a current abatement ordinance, we are coming to you looking at one or more individuals to come into the City with an agreement for us to be able to clean up their properties, have made payment arrangements for the cost of cleanup, a clause to place liens on the properties if the payments are not made, legal council said this is going to be fine. He then explained it would be better to work with the property owners and come up with a solution, than punish them and accomplish nothing, and he would like to see Council move forward on this issue.
- Councilor Gutjahr said this is giving the City Manager permission to move forward with the cleanup of these properties under the ordinance and began a discussion.
- Councilor Chavez said this is great for the community to see that we are helping the individuals that are living next door to these properties and serve as a warning to those that have not been made accountable.
- Councilor Winters said he read recently and article from the City of Albuquerque, all the methods they have tried, this is the most successful method, if you work with folks, you get further.
- Mayor Pro tem Ramsell said this is good way to deal with problem properties.
- Councilor Gutjahr said this speaks about our concerns on crime, that we are cleaning up areas that are attracting crime.
- Councilor Gutjahr moved to approve to prepare nuisance abatement agreements.
- Clerk Adair asked for the motion to be amended because the City Manager should be the one to prepare the nuisance abatement agreement.
- Motion made by Councilor Gutjahr to amend her initial motion to direct the City Manager to prepare the nuisance abatement agreement. Seconded by Councilor Chavez. Voting Yea: Mayor Pro Tem Ramsell, Councilor Chavez, Councilor Gutjahr, Councilor Winters. With a 4-0 vote, Council approved the motion to allow City Manager to prepare nuisance abatement agreement.

#### **Council Discussion**

- Councilor Chavez had no comments.
- Councilor Gutjahr had no comments.

- Councilor Winters said now the thieves are back to stealing copper and wondered if we should move forward to secure the lines on the poles.
- Manager Dr. Moore said that is an important enough issue that we should do that in a timely manner.
- Councilor Chavez said he was wondering why the church put huge lights out and have them on all night and he realized it was because of that issue.
- Mayor Pro tem Ramsell mentioned moving the Thanksgiving meeting on November 22 as well as the meeting on December 27.
- Councilor Winters said we owe the Moose a thank you letter for hosting the business forum.

**Executive Session - For the purpose Fire Chief Position pursuant to NMSA 10-15-1(H)(2) - Limited Personnel Matters and for the discussion of the purchase, addition or disposal of real property or**

- **Motion and roll call vote to go into close session**
  - Motion made by Councilor Chavez with a roll call vote to go into executive session regarding NMSA 10-15-1(H)(8) and NMSA 10-15-1(H)(2). Seconded by Councilor Gutjahr. Voting Yea: Mayor Pro Tem Ramsell, Councilor Chavez, Councilor Gutjahr, Councilor Winters. With a 4-0 vote Council went into executive session at 6:35 pm.
- **Motion and roll call vote to go back into the regular business meeting session**
  - Motion made by Councilor Gutjahr with a roll call vote to back into the regular business meeting session. Seconded by Councilor Winters. Voting Yea: Mayor Pro Tem Ramsell, Councilor Chavez, Councilor Gutjahr, Councilor Winters. With a 4-0 vote Council went back into the regular business meeting session at 7:22 pm.
- **Welcome everyone back and statement by the Mayor Pro-tem**
  - Mayor Pro tem Ramsell welcome everyone back and then stated: The Governing Body of the City of Rio Communities, New Mexico, hereby states that on October 25, 2021 a Closed Executive Session was held and the matters discussed were the purpose of the Fire Chief position pursuant to NMSA 10-15-1(H)(2) - Limited Personnel Matters and for the discussion of the purchase, addition or disposal of real property or water rights by the public body pursuant to NMSA 10-15-1(H)(8) as posted on the agenda.

**Mayor Pro-tem recommendation regarding the Fire Chief position pursuant to NMSA 10-15-1(H)(2) - Limited Personnel Matters and for the discussion of the purchase, addition or disposal of real property or water rights by the public body pursuant to NMSA 10-15-1(H)(8)**

- Mayor Pro tem Ramsell recommended accepting of the resignation letter of the Fire Chief.
- Motion made by Councilor Gutjahr to accept the resignation of the Fire Chief. Seconded by Councilor Winters. Voting Yea: Mayor Pro Tem Ramsell, Councilor Chavez, Councilor Gutjahr, Councilor Winters. With a 4-0 vote the resignation letter of Christopher Bortz was accepted.
- Motion made by Councilor Gutjahr to recommend Dr. Moore to reengage the Mercer Group in selection of the Fire Chief. Seconded by Councilor Chavez. Voting Yea: Mayor Pro Tem Ramsell, Councilor Chavez, Councilor Gutjahr, Councilor Winters. With a 4-0 vote, the motion to reengage the Mercer Group in selection of the Fire Chief was approved.
- Mayor Pro tem Ramsell stated there was no action for the land.

**Adjourn**

- Councilor Winters moved to adjourn. The motion was second by Councilor Gutjahr. With a 4-0 vote the City Council regular business meeting was adjourned at 7:25 pm.

Respectfully submitted,

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

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

Approved:

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Mark Gwinn,  
Mayor

\_\_\_\_\_  
Joshua Ramsell,  
Mayor Pro-tem/Councilor

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Robert Chavez,  
Councilor

\_\_\_\_\_  
Margaret (Peggy) Gutjahr,  
Councilor

\_\_\_\_\_  
Jim Winters,  
Councilor