



City of Rio Communities Council Workshop
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, May 22, 2023 3:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Mayor Ramsell called the council workshop to order at 3:08 pm.

Attendees

- PRESENT: Mayor Joshua Ramsell, Mayor Pro-tem Margaret R. Gutjahr, Councilor Arthur Apodaca, Councilor Lawrence Gordon, Councilor Jimmie Winters.
 - Present: City Manager Dr. Martin Moore, Municipal Clerk Elizabeth Adair, Finance Officer Stephanie Finch, Accounting Specialist/CPO Angela Valdez, Fire Chief Andrew, City Attorney Randall Van Vleck.

Accounts payable report

- Accounting Specialist/CPO Valadez went over everything over \$500 (Please see packet for details). Amazon Business \$669.18, Garcia & Sons Security \$524.83, CIVICPLUS \$3,400.0, The Walter Parker Co LLC \$500.00, H&E Equipment \$2,905.34, Amazon Business \$531.91, Albuquerque Publishing \$672.89, Able & Willis One Stop Shop \$518.00, Unique Fleet \$18,456.40, Sharp Electronics \$1,301.00, HDR Engineering \$105,138.46, Roadsafet Traffic Systems \$9,399.90, HDR Engineering \$2,016.00, HDR Engineering \$919.80, Construction Coordinator \$13,035.92.

Zoning Ordinance Amendments for a 15-day review

- Manager Dr. Moore said in front of you is for a 15-day review and explained the changes that are being recommended. There are a couple of issues with the special use permits due to variance. The public can still come to meetings and the recommendation will come from planning and zoning and then it will come to you for the public hearing. The second is petroleum uses.
- Councilor Gordon asked regarding special use it says not to exceed 90 days. Can they ask for 90 days again and how many times they can do that.
- Manager Dr. Moore explained I don't know. We can bring that back with the whole package. We are hopping to have another meeting this week and at the beginning of next month.
- Attorney Van Vleck explained yes, they can come back. Under the current verdict over and over again, remember though that question comes to you as a board if you chose not to renew a 90 special use then you chose not to. He then said It is not they are entitled to one in perpetuity as they would be if you gave them a variance.

Ordinance 2023 - XX An Ordinance Implementing an Personnel Ordinance for the City of Rio Communities

- Manager Dr. Moore said we are asking for this particular ordinance to be put in place to change the personal manual by resolution in opposed to coming back over again with public hearings, for example, updates to Federal standard laws.

Greater Valencia County Chamber of Commerce membership

- Manager Dr. Moore said we have two different quotes. I have been given a couple of thousand on public partner level and I heard as much as 5,000 on the partners level so I don't have an exact answer. The basic membership is less than a thousand. The question is what do we want

to get out of the Chambers of Commerce. It seems they are taking a business approach their level of support will be based on our level of backing.

- Councilor Gutjahr said how will we get represented and making sure there is adequate representation.
- Councilor Apodaca said he would like to see specifics in terms of what we get at a 2
- \$2,00 level and what we would get at a \$5,000 level as far as representation.
- Manager Dr. Moore said yes, we need to get it nailed down and get the specifics.

HEI City Hall Security proposal

- Manager Dr. Moore said he appreciates the help with staff and further explained we asked them to take a look at the entire exterior of the building and what we need as far as security. It is approximately \$148,000 dollars in cost with new cameras, new security entry they are talking about a card entry with a security pin as back up. As far as the ARPA I will let our finance director explain that.
- Finance Officer Finch explained that ARPA will cover the audio and cameras here in the council chambers, but as far as the basic security will not be covered it will have to come out of our carryover money. She further explained where the cameras would cover and the security of the door.
- Manager Dr. Moore said in our fiscal budget there is \$300,000 allocated for the city hall improvements. With that I would recommend approving it for a project on July one and for it to come out of the city hall improvement money.
- Councilor Gutjahr said this is a large amount of money do we have to go with RRP.
- Finance Officer Finch said they are on the state price agreement.
- Councilor Gutjahr said we can not use the ARPA funds.
- Finance Officer Finch said the only stuff they will cover is the sound and cameras in the council chambers to live stream everything.
- Mayor Ramsell asked if the security system provides an active tracking system.
- Finance Officer Finch said yes. The good thing about this is it is a one time cost it will have its own server. You can access it from computers and phones. It's all stored on the cloud.
- Mayor Ramsell asked if this is something we can add to like the fire station and the tierra grande station.
- Finance Officer Finch said yes, they will have separate servers. She said it does have facial recognition and continued to explain all the stuff it offers.
- Councilor Gutjahr asked if it was added to the fire department that would come out of the fire department funds.
- Finance Officer Finch further explained yes it would come out of their funds.

Once a Day Marketing - Outdoor Recreation Economy

- Manager Dr. Moore explained we had the presentation by Mr. Glover and began a discussion on the proposal Mr. Glover gave.
- Mayor Ramsell said he thinks this is something unique to us to have the ability to have outdoor activities close. There is a lot to do outdoors that no one has really tapped into.
- Councilor Apodaca said this looks like a good idea but are we putting the cart before the horse. Is this going to help with city parks or is this outside recreation.
- Manager Dr. Moore explained it will encompass the city on a work plan for helping us to get the city parks off the ground. They will be on component as he is describing to having outdoor recreation opportunities in the city and up and operating.

- Councilor Gutjahr asked along them same lines would be than work directly with Whitfield or having a trail around that way and working with the conservancy on having trails on the Bosque and continued with the discussion.
- Manager Dr. Moore said we had a marketing study done dealing with supermarkets and that type of retail thing. He is basically looking at our opportunities from an outdoor side of it.
- Councilor Winters said he is bringing to the table we haven't had access to he is keyed into the keys department at a state level, and they know where the money is and they dish out the money so our chances of getting a contract or these awards is enhanced by having someone like him. My only concern is what do we sacrifice to pay for it.
- Manager Dr. Moore said he knows the economic development part of the budget has a decent margin underspent.
- Finance Officer Finch said she talked with DFA regarding ARPA money for economic development.
- Councilor Gordon asked where he would be located.
- Manager Dr. Moore explained he would be a consultant and would do a specific task for us and continued with the discussion.

Medical Service Provider Letter

- Manager Dr. Moore said we took a letter that was an original draft by Ralph Mimms. Amy and I sat down and re wrote it. It seems to be to the point of why we would be a good place for a medical provider and began a discussion.
- Councilor Apodaca said a while back we had a meeting with Bella Vida Health care has there been any new development.
- Manager Dr. Moore said he has not received any new progress reported on anyone coming in there.
- Councilor Gutjahr said the last conversation Ralph was going to talk to Loedi Silva reality and continued the discussion.
- Councilor Winters suggested that it needs to be changed to all health care providers.

Mosquito Pest Control

- Manager Dr. Moore said we are in the process of getting quotes.
- Councilor Gutjahr asked if it would take care of gnats, they are the ones biting.
- Manager Dr. Moore further explained that he is not sure about the gnats, but we are working on getting them out and spraying.

Authorize purchase of fire apparatus / Service Truck for Fire Department

- Manager Dr. Moore said based on our ISO levels, there is a truck that is currently been used by Sandia National Laboratory.
- Chief Tabet explained that the miles and working hours are low, there is also a warranty on it as well and began a discussion.
- Finance Officer Finch said we are unable to use the ARPA for funding.
- Mayor Ramsell said other Cities across the country have been able to use it. I am not sure what we would have to do to get them to pay for it.
- Finance Officer Finch said she does not know, but the only thing is we can use the ARPA and if they come back and say we can't use that money then we have to pay it all back. I want to do it the right way.
- Mayor Ramsell said this will be replacing the open cab ladder truck.

- Chief Tabet explained it will be replacing the 1979 open cab ladder truck. It violates ISO standards. It will work best for the city as far as insurance is concerned and continued the discussion.
- Councilor Gordon asked if we got this service truck it would buy us how much time before we have to get a new one.
- Chief Tabet said with this service truck the number of miles and hours used it would replace the current station it should give us about 15 years.
- Councilor Apodaca said that the gentleman that talked before about funding, but it is for a brand new one and continued the discussion.
- Manager Dr. Moore said the best and immediate value is to look at the used truck and continued the discussion.
- Manager Dr. Moore said the elephant in the room is how much can the city afford where is the money is coming from.
- Finance Officer Finch said she has sent emails out to other municipalities in the state to see if anyone has purchased fire trucks with ARPA funding and continued the discussion. She then said if we do find out we can use the ARPA funds her recommendations would be to make a motion not to exceed a certain amount from ARPA funds or out of our available funds tonight so that we can use them, and we won't have to keep coming back and the truck slip out of our hands and continued the discussion.
- Councilor Gutjahr said she remembers when working with another agency and having to send back underspent money and continued the discussion.

Authorize purchase of fire apparatus / Ladder Truck for Fire Department

- Mayor said this is around the same topic this is for the ladder truck.
- Chief Tabet said we are looking for a good used ladder truck that has low mileage and service hours and continued the discussion.
- Councilor Gordon said if we find a truck for let's say \$500,00.00 do we have the money to buy it and continued the discussion.
- Councilor Gutjahr said this is a larger conversation, what other areas can we use the ARPA and continued the discussion.

Comprehensive & Economic Planning

- Manager Dr. Moore said there are areas in economic development is setting up tools to be able to incentivize businesses to come in is what we are lacking as well as our infrastructure and began a discussion.
- Councilor Winters said one of these things we are missing is if we do not have the tools in place, we are lost. It would be to our advantage to have them in place.

Public Comment

- No public comments.

Manager Report

- Manager Dr. Moore said the positive side we have the public coming in and bringing trash on possibly the positive but possibly challenging side we are seeing commercial types with large trailers and those types of things some may or may not be from the city. We need to make some basic, reasonable, clear, common-sense rules that allow all our residents to have the maximum amount of opportunity to utilize it.
- Mayor Ramsell said we have put such a long time that City Residents have priority and began a discussion.

- Clerk Adair said one thing we need to remind our residents that they have two large items four times a year pickup from Universal Waste. They pick up carpet, toilet, appliances, mattresses. instead of them having to load it up and bring it here.
- Councilor Gutjahr said one thing we use to do is prove that you live here rather it is a driver's license or something and continued the discussion.

Snow Runoff update

- Manager Dr. Moore said he has to give credit to the Fire Chief on Friday we went to a meeting with all the fire chiefs, and they asked the City Managers to participate to keep up the speed on what is happening with the spring runoff. They still don't have an emergency assignment. The Chief sat down and worked with them on a plan and continued the discussion.

Council General Discussion & Future Agenda Items

- Councilor Apodaca said just an update I haven't forgotten about the triangle and the Veterans Memorial. I am waiting to hear from Jerry so we can continue to work on this project.
- Councilor Gutjahr reminded VALEO tomorrow night at Belen City Hall.
- Councilor Gordon had no comments.
- Councilor Winters had no comments.
- Mayor Ramsell had no comments.

Adjourn

- The regular City Council workshop was adjourned at 4:50 pm.

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