



City of Rio Communities Council Regular Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, July 24, 2023 6:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Mayor Ramsell called the regular business meeting to order at 6:00 pm.

Pledge of Allegiance

- Mayor Pro tem Gutjahr led the Pledge of Allegiance.

Roll Call

- 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 (virtual)
Fire Chief Andrew Tabet
Attorney Randy Van Vleck
Press Clara Garcia

Approval of Agenda

- Motion made by Councilor Apodaca to approve the agenda. Seconded by Councilor Gordon.

Voting Yea:

Mayor Pro-tem Gutjahr
Councilor Apodaca
Councilor Gordon
Councilor Winters

With a 4-0 vote Council approved the agenda.

Approval of Consent Agenda Item (Minutes for the City Council Workshop & Regular Business Meeting (07/10/23) and Accounts Payable

- Motion made by Mayor Pro-tem Gutjahr as listed on the agenda. Seconded by Councilor Winters.

Voting Yea:

Mayor Pro-tem Gutjahr
Councilor Apodaca
Councilor Gordon
Councilor Winters

With a 4-0 vote Council approved the consent agenda.

Presentations

Albuquerque Reginal Economic Alliance (AREA) - Dannielle Casey

- ❖ Dannielle Casey gave a presentation on the year in review and explained they are now a 5013c and continued her presentation.
- ❖ Councilor Apodaca said you mentioned future site development for the Albuquerque area, and I know they have limited space. So, I am wondering how much room is there available in Albuquerque.
- ❖ Dannielle Casey said there is not much there are a couple of speculated location like west point 40 and continued to the discussion.
- ❖ Councilor Apodaca said we have the room and feel we are next in line for some major development. We do need some infostructure first.
- ❖ Mr. Mims said one issue we have down here is we do not have spec buildings just retail what if someone wants to put a 200/300-foot spec building what is your time frame. Are we in a good position for someone to put a spec building.
- ❖ Ms. Casey feels that is a loaded question, there are 2 pieces. First as long as it is cost competitive say they are looking at other areas and there is a cost differential. I think your opportunities are pretty significant or on the flip side just get the site ready and clearly and definitely say the second we have a user the community can say in 30 days we can have you a building permit and continued the discussion.
- ❖ Mr. Mims asked what some of the economic development incentives are. What are they looking for.
- ❖ Ms. Casey said incentives are a great deal braker in the end. Again, if your site won't be ready for 3 years, they may go somewhere else because time in money.

Public Comment

- Mayor Ramsell said Council received a comment from email about trailers being parked in front of home and blocking highways.
- Councilor Apodaca said a neighbor does bring his rig home and parks on the side of his house and he sometimes starts his truck for some time before he leaves, and it does create some noise.
- Councilor Gutjahr said they have come before at that time it was about RV's. This came up about 4 - 5 years ago about our streets and even a safety concern about where they park them.
- Councilor Winters said part of the other side of the picture is they have no place to park their rigs. The is anywhere near secure and that is our big problem.

Manager Report

- Manager Dr. Moore said in speaking about some of these issues. There are two different areas we need to look into one is the right-of-way. He then said on the private properties, what level of enforcement do we have in the zoning ordinance. We are working on it.
- Councilor Gordon said the solutions you are talking about are they case by case.
- Manager Dr. Moore gave examples of what issues they fall under.
- Chief Tabet explained that the fire department has been asked to attend the national night out, Auxiliary obtained its 5103c. We are also looking to do the Chile cook off. In the city proper have had 99 calls, we had 2 mutual aids, outside of the city we had 3 calls, so a majority of our call are in the city 67 of that is medical, possible arson has been in the County as well. We are doing about four to six transport a week. International engine 14 is a 2008 starting to give us

problems we are going to start looking for a replacement. We can still sell this one to a less busy district and would like to build a custom truck that will meet the needs of the City of Rio Communities.

- Councilor Apodaca asked approximately how much it will be to build a custom truck.
- Chief Tabet said about \$500,000.00 to \$700,000.00.
- Councilor Gutjahr said she thinks there is a grant that comes up in the spring that we can apply for.
- Chief Tabet said yes that is the NM State Fire Marshal Grant. We are going after that to make the station more energy efficient.
- Councilor Gordon asked if you are going to build your own custom truck do you have to stop paying on before the loan is done on the existing truck.
- Chief Tabet said we should be done paying for it before we start with this one.

2023 Voting Delegate Designation New Mexico Municipal League Annual Business meeting

- Manager Dr. Moore explained the NM Municipal League annual conference is August 31st-September 2nd and began a discussion.

Zia Sports Academy - Joshua Kerns (event planner)

- Manager Dr. Moore explained it is good to check references. The planning group is expected to meet Wednesday morning. I would recommend continuing this item to the special meeting.
- Motion made by Mayor Pro-tem Gutjahr to approve the recommendation of Dr. Moore to table and move this to our July 31st meeting. Seconded by Councilor Apodaca.

Voting Yea:

Mayor Pro-tem Gutjahr
Councilor Apodaca
Councilor Gordon
Councilor Winters

With a 4-0 vote Council approved the tabling to the July 31st meeting.

Resolution 2023 – XX BAR #6

- Motion made by Councilor Gordon to approve Resolution 2023 – 16 BAR #6. Seconded by Councilor Winters.

Voting Yea:

Mayor Pro-tem Gutjahr
Councilor Apodaca
Councilor Gordon
Councilor Winters

With a 4 Resolution 2023 – 16 Bar #6 was passed, approved, adopted, and signed.

Resolution 2023 - XX Fourth Quarter Financial Report

- Motion made by Councilor Apodaca to approve Resolution 2023 - 17 Fourth Quarter Financial Report. Seconded by Mayor Pro-tem Gutjahr.

Voting Yea:

Mayor Pro-tem Gutjahr
Councilor Apodaca

Councilor Gordon
Councilor Winters

With a 4-0 vote 2023 – 17 Fourth Quarter Financial report was passed, approved, adopted, and signed.

Resolution 2023 - XX FY 2023 - 24 Final Budget

- Manager Dr. Moore said this is basically the budget with minor changes we do have some things coming up that we will bring to you. There will be a couple of budget adjustments brought to you.
- Motion made by Councilor Gordon to approve Resolution 2023 - 18 FY 2023 - 24 Final Budget. Seconded by Councilor Winters.

Voting Yea:

Mayor Pro-tem Gutjahr
Councilor Apodaca
Councilor Gordon
Councilor Winters

With a 4-0 vote Resolution 2023-18 FY 2023 – 24 Final Budget was passed, approved, adopted, and signed.

Request to the County for Donation of Property (Sombrero Loop)

- Manager Dr. Moore said we are very grateful that the County is considering letting us pickup the 3 acres and put it to a positive use it was requested by the County that Council has a formal vote to ask for that donation.
- Motion made by Mayor Pro-tem Gutjahr for us to request the Conty for the donation of the property of Sombrero Loop. Seconded by Councilor Gordon.

Voting Yea:

Mayor Pro-tem Gutjahr
Councilor Apodaca
Councilor Gordon
Councilor Winter

With a 4-0 vote Council approved the request from the county for the donation of Sombrero Loop.

Council Discussion

- Councilor Apodaca said Dr. Moore and Ralph Mims and I met with Robert Chavez, the owner of the old Tillery building and he showed an interest in buying the old carwash property. I talked to Ralph Castillo and gave him Mr. Chavez's information so let's see where it goes.
- Councilor Gutjahr said thank you for those that attended the grand opening at Pee Wee's pit stop it was a larger one then I have seen.
- Councilor Gutjahr said we are going to get different monitors for us.
- Mayor Ramsell said he brought up at the previous meeting about Council signing off on the minutes it is not required that we all sign off on them. So, we will have it on the agenda for the next meeting.
- Councilor Gutjahr said she personally would like to continue signing the minutes. I think it is good for the community to see it.
- Mayor Ramsell said a resident brought up a home on Brown that has been stalled they are concerned about the safety of the structure.

Executive Session - For the purpose of Public Works Supervisor - Notice of Disciplinary Action 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)

Motion and roll call vote to go into close session

- Motion made by Councilor Apodaca with a roll call vote to go into executive session regarding matters stated on the agenda. Seconded by Councilor Gordon.

Voting Yea:

Mayor Pro-tem Gutjahr

Councilor Apodaca

Councilor Gordon

Councilor Winters

With a 4-0 vote Council went into executive session at 7:50 pm.

Motion and roll call vote to go back into the regular business meeting session

- Motion made by Mayor Pro-tem Gutjahr with a roll call vote to go back into the regular business meeting session. Seconded by Councilor Gordon.

Voting Yea:

Mayor Pro-tem Gutjahr

Councilor Apodaca

Councilor Gordon

Councilor Winters

With a 4-0 vote Council went back into the regular business meeting session at 7:50 pm.

Welcome everyone back and statement by the Mayor

- See agenda for statement.

Discussion, Consideration, and Decision - For the purpose of Public Works Supervisor - Notice of Disciplinary Action 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 Ramsell stated there are no recommendations at this time.
- Manager Dr. Moore wanted to add to his manager remarks we received from our new Congress man they called and said they would like to come down to meet with officials from the City. If there is anyone from Council that wants to visit. Just one thing is we can't have a quorum.

Adjourn

- Motion made by Councilor Apodaca to adjourn. Seconded by Councilor Winters. With a unanimous vote the meeting was adjourned at 7:56 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