



City of Rio Communities Council Regular Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, December 12, 2022 6:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Mayor Joshua Ramsell called the regular business meeting to order at 6:03 pm.

Pledge of Allegiance

- Councilor Peggy Gutjahr led the Pledge of Allegiance.

Roll Call

- PRESENT: Mayor Joshua Ramsell, Mayor Pro-tem Margaret R. Gutjahr, Councilor Arthur Apodaca, Councilor Lawrence Gordon, Councilor Jimmie Winters.
 - Manager Dr. Martin Moore, Municipal Clerk Elizabeth Adair, Finance Officer (virtual) Stephanie Finch, Fire Chief Andrew Tabet, Code Enforcer Greg Gallegos, City Attorney Randy Van Fleck.

Approval of Agenda

- Motion made by Councilor Winters to approve the agenda as written. Seconded by Councilor Gordon. With a unanimous vote the agenda was approved as presented.

Approval of Minutes City Council Retreat (10/17/2022), Minutes for the City Council Workshop & Regular Business Meeting (11/14/22)

- Mayor Ramsell made a recommendation to table the minutes till next meeting.
- Motion made by Mayor Pro-tem Gutjahr to table the minutes till next meeting. Seconded by Councilor Apodaca. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote the minutes were tabled till the next meeting.

Public Hearing - For the purpose of the request from Affordable Solar Group LLC C/O Select Row John Tekin OBO Leroy & Sylvia Baca for a rezoning and a special use permit for a solar collector overlay

Motion and roll call vote to recess Regular Business Meeting session and to go into Public Hearing

- Motion made by Mayor Pro-tem Gutjahr with a roll call vote to go to recess the regular business meeting session and go into the public hearing. Seconded by Councilor Gordon. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote the Council recessed the regular business meeting and went into the public hearing at 6:07 pm.

Consideration of Proposed Location: 101002819133500000, R214152, Subd: RIO DEL ORO Lot: A Unit: 64 PARCEL A 32.43 AC. 2013 REV D-5-15

- ❖ Manager Dr. Moore explained this went in front of the planning and zoning commission and recommendation to move the application of the solar overlay and have a special use permit

where this is on a 32 acres of land located immediately east of La Merced Elementary School this is a community solar project and a community solar project is a project that was designed by the legislator and signed by the governor and this is part of the regulation commissions. The applicant is allowed to bring this once a year and with the applicants there is 200 megawatts of solar power that will receive an application for. The applicant is required to get the power from the substation to the grid from the power of New Mexico. There is no guarantee to the applicant that they will get the award. However, there is a lot of similar applicants going to different communities and a lot more opportunities. As far as the planning and zoning commission their consideration was for no conditions, but his recommendations are considering the fencing needs to be reconsidered due to residential properties and outlooked.

- ❖ Laurie Moye agent for the project, assisting her is John Teken, and Dylan Connelly. They are seeking a solar overlay and a special use permit to construct La Merced solar facility does not change the underlying zoning and the solar overlay zone remains in place as long as the facility is in operating solar facility. She continued to say the purpose of the project is to use the community solar act SB 84 that allows for Rio Communities to have small scale community solar 5 mega-watt project for its citizens. This program allows for all communities, households, businesses that don't have access to solar for a variety of reasons to have access. The SB 84 community solar act expresses the desire to provide solar generation opportunities and additionally states that 30% of the electricity must be reserved for low-income customers and low-income service organizations. The energy will be added to the existing local electric distribution grid that is used to power homes, businesses and other electric needs of the local community. As Dr. Moore stated there were changes to rules and regulations for the community solar act. They have established a third party who will be accepting and reviewing the applications in January. Solar power produced at this site will be injected into the local electric grid and again consumed locally. The proposed site is located between Manzano Expressway and Sherrod Blvd. he property is currently vacant and there are existing electric distribution lines in the area to provide a path for solar energy generated to leave the property into the local electric grid. These smaller scale lines are seen everywhere and access to the property will be taken from Jihan Loop and as Dr. Martin said, its adjacent to La Merced Elementary School as well as meet with principal Emily Lahman and have received her support as well as support from the district. They are looking forward to working with us if this project is selected. The properties 33 acres. The development area is 33 acres and this will support a five-megawatt solar facility. The panels will be in rows and will track the sun from east to west. Again, it's a 5-megawatt solar facility. The station will be operated remotely with no permanent employees on site. There will be an 8ft security chain-link fence with an additional 1 ft of 3 strands of barbed wire will surround the solar array and components. The access will be controlled and the best cleaning mechanism for the solar panels is rain; however, if necessary, organic light cleaning compounds would be brought in and would be used to clean the panels. There will not have permanent employees, a controlled access point, chain link fencing for the safety of residents as well as security and the cost of the project is estimated to be \$9 million dollars.
- ❖ As you can see the panels track the sun and we all know he sun doesn't move fast. However, the panels go flat at night and when they are not producing energy and these are post and rack tracker system. So, I call this a cartoon of the solar trackers. The post is

driven directly into the ground. The rack is attached to the post and the panels are attached to the rack and you could see when it's fully extended, it's six feet eight inches tall and you can see the range of motion. 6 feet 8 inches tall is about the size of a typical basketball player these days. It's shorter than a single-family house or a mobile home development.

- ❖ The benefits are to adding renewable energy to the New Mexico local distribution grid for the benefit of local citizens, increasing the renewable energy opportunities in New Mexico and the creation of temporary jobs for the area, the project will be paying Advalorem taxes to the temporary jobs created during construction will be 20. So that is the short presentation on our project and I appreciate you giving us the opportunity to present the solar overlay and special use permit project and with that the three of us will stand for any questions.
- ❖ Councilor Apodaca asked what is the immediate benefit to the City is there going to be any kind of revenue generating for the city.
- ❖ Manager Dr. Moore said we would receive the gross receipt from the construction cost so there will be some revenue realized in that direction.
- ❖ Councilor Apodaca asked if it will be on going revenue.
- ❖ Manager Dr. Moore said yes.
- ❖ Councilor Gordon asked how long would it take to complete the build.
- ❖ Dylan Connelly said typical construction time is 6 months but will have some time for fencing and site work as well.
- ❖ Councilor Gordon said our substation is almost to capacity how long will it take for PNM to upgrade the substation and distribution lines.
- ❖ Dylan Connelly said the actual time for installation wouldn't be very long but due to materials it may take about a year from when they are released.
- ❖ Councilor Gordon said is there a time frame.
- ❖ Dylan Connelly said the award time for the top 40 will be in April and from that time they would be able to formal submit to PNM for their engineering studies and present the cost and upon payment of the cost so most likely a year after April 2023 probably end of 2024.
- ❖ Councilor Gordon asked if the fencing would be residential and doesn't think people would like to buy a home with a solar farm next door.
- ❖ Laurie Moyer said we do not back up against to the properties and there is a very large road between the two properties.
- ❖ John Tekin said this was brought up in the planning and zoning as to possibly in the future residential development but there is a 75 foot right away between properties and the panels will be 30 feet away from the property line. So you are looking at least a 100 feet to the northern boundary of the vacant parcel to the south but one thing to keep in mind is that these would be 100 feet away and at the tallest point they are 6 foot 8 inches.
- ❖ Councilor Winters asked about the special use permanent policy and asked if the solar farm is no longer in use is there any guaranty that everything will be removed and continued to ask if it will be reverted into preexisting use.
- ❖ Laurie Moyer said first of all there is a very large decommissioning value of the solar fields, everything would be removed by the owner of the solar fields as well as recycle the equipment. There will be gravel roads around the area for access, there will not be scorched earth grading of this property that is how it use to be but not anymore. PNM

now works with the terrain of the land and work with the vegetation of the land and want to work with the earth instead of flattening everything out.

- ❖ Councilor Winters said his question still remains about the special use permit being active.
- ❖ Attorney Van Fleck said according to our ordinance do not run with the land and expire with the use or if there is a new owner they would have to reapply.
- ❖ Councilor Apodaca asked what is the average life span of a solar farm this size.
- ❖ Laure Moyer said 30 years.
- ❖ Mayor Ramsell asked about after this Solar project completed if approved would there be GRT generated from the production of electricity.
- ❖ Dylan Connelly said the production GRT is taxed so the system on average will be producing for 2000 homes.
- ❖ Attorney Van Fleck said it is not on city right ways and is not subject to a franchise fees.
- ❖ Councilor Gutjahr said what we are excepting but this is not a guarantee until approved by the state.
- ❖ Laurie Moyer said we still have to go through the PRC and hopefully they will select this project since there are only 40 and are hoping they see these are high in demand and they renew for the next year.
- ❖ Dylan Connelly said solar is a local New Mexico company and are highly confident that we will be accepted.
- ❖ Councilor Gordon said when basing your revenue on 2000 homes, how many homes are you anticipating and when do you see yourself getting to the 2000 home mark.
- ❖ Dylan Connelly said this is a subscription and you would save about \$5 to \$10 dollars a month and have to have this fully subscribed when turning on 50% will be low income as well as the other 50% will be businesses and residents.
- ❖ Councilor Gordon asked if they think they will get to 50% in a year.
- ❖ Dylan Connelly explained they will have 100% within a year and 50% will be low income.
- ❖ Councilor Gordon asked what happens if you do not get the 100%.
- ❖ Dylan Connelly explained if they do not get the 100% then we will be subjected to disciplinary actions.
- ❖ Councilor Winters asked if the program will extend to all residents to Rio Communities.
- ❖ Laurie Moyer said yes it will and 50% is for low-income and the other 50% is for non-low-income.
- ❖ Manager Dr. Moore said he thinks it still is unclear and asked what the benefits are if they subscribe and asked what will they get from subscribing.
- ❖ Laure Moyer said a lower electric bill.
- ❖ Dylan Connelly said for lower income residents get a higher bonus off the electric bill and \$5 to \$10 off the bill for non-low-income residents.
- ❖ Mayor Ramsell asked if this discount go away or reduce as time goes on.
- ❖ Dylan Connelly said this is a competitive process and if someone else is providing a larger discount they may unsubscribe to us and subscribe to them.
- ❖ Laurie Moyer said the Blue-Sky program is you pay but don't get credit on your electric bill as to community solar you get a credit on your electric bill.
- ❖ Councilor Gordon said you stated renters can pay for this but how will they get panels on their homes.
- ❖ Laurie Moyer said the solar panels stay in the field but you are buying output from the panel. This program is for people who cannot out panels on there house.

- ❖ Councilor Gutjahr asked if not being able to have solar panels on your house a criteria for someone who would like to have solar.
- ❖ Dylan Connelly explained that the law did state 30% hold back for low income for people who have good credit can have solar on their homes. In order to win the bid, they will have up to 50% low income to look more attractive.
- ❖ Mayor Ramsell asked how would the discount be applied to the bill.
- ❖ Dylan Connelly explained if you normally get a \$100 electric bill you would get a \$70 dollar discount and pay PNM \$30 dollars but with solar communities you will only have to pay \$60 dollars and still pay PNM \$30 dollars.
- ❖ Mayor Ramsell asked if some would sign up for this would there be two separate bills or will it be combined.
- ❖ Dylan Connelly said normally the electric company handles all the transactions and would only get one bill but since PNM is not able to handle that they stated they need 2 to 4 years to establish the technology. He went on by saying in another state they have a company that will issue out one bill that will split the payments into two for residents to only have one bill.
- ❖ Mayor Ramsell asked if a project is approved at the local level and PRC decides it is a worthy project to move forward with as well as PNM upgrades infrastructure, are they upgrading or adding to the capacity where solar is produced.
- ❖ Dylan Connelly explained yes and they feel it will force PNM to see the demand. He continued by saying working with a community like this where the capacity is nearly full we have the opportunity to work with PNM who can upgrade their lines.
- ❖ Fire Chief Tabet asked what is the fire application and what would be your response for the panel site.
- ❖ Dylan Connelly said the site would be designed for semi-trucks and this would give the fire trucks enough room to drive around the yard as well as a 30-foot access around the entire site which would act as a fire separation if they ever was to happen and each row is 15 feet apart and in the event a fire was to happen it would only spread in the row since they are 15 feet apart. He further explained the panels are no more different than the ones on houses material wise and have been installing them since 1998.
- ❖ Fire Chief Tabet asked if there should be a fire will there be a power shut off mechanism.
- ❖ Dylan Connelly said the panels themselves are fire resistant.
- ❖ Mathew Romero representing Rio Holdings LLC and then said he does not have personal interest, he is representing his client. He then said there are 234 proposed houses that his client has listed for sale and approximately 9 areas for neighborhood retail as well as close to \$100 million dollars with these projects. His client is not opposed to the solar farms and said if he cannot build the properties like planned he would like to talk to a solar company to talk about leasing the property, but he is just opposed to the location and stated he is opposed to only having \$5 to \$10 but is not sure how everyone else feels about this. He continued to explain the fencing would be in issue as to the setbacks with the homes and if they mentioned the panels would be 100 feet from the proposed housing development in resident eyes that wouldn't be great to go outside and see panels. He further explained that in the planning and zoning meeting someone had mentioned about putting a screen or something to make the fence look more natural.
- ❖ Steve Lopez asked about the subscription price being \$20.

Motion and roll call vote to go back into 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 Apodaca. 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 6:51 pm.

Rezoning and Special Use Permit for a solar collector overlay.

- Manager Dr. Moore said from the Planning and Zoning letter in recommendation to the fencing so this is something to discuss before your motion.
- Councilor Gordon said he has a problem with chain link fence and asked if there can be slots or something instead of just a chain link fence.
- Councilor Gutjahr said a vegetated buffer would be nice, and then said personally looking at developments having a vegetated buffer would be more appealing.
- Councilor Gordon said anything that is more than a chain link that won't stop residential development.
- Councilor Apodaca said he agrees something nicer that will be inviting for builders who are wanting to build a home.
- Manager Dr. Moore said you can add any reasonable conditions that you feel are necessary to add.
- Councilor Gutjahr asked instead of having it be rather specific could it be something more pleasing.
- Manager Dr. Moore said he would suggest phrasing it in the documentation as to where not be a see threw chain link but a maintained vegetated screen.
- Councilor Apodaca said in the builders prospective, they do not like to see such things when building new homes and said anything we can do to make this more attractive to a builder that is considering coming in and building 2000 new homes.
- Councilor Gutjahr said builders that are coming into a new place, solar can be a selling point but thinks it could be more pleasing.
- Councilor Gordon said if they do not sell 2000 subscriptions and sell it to someone else, do they start building before that or do they wait till they get to the 2000.
- Mayor Ramsell said he doesn't think that is the case as they may have people sign up from other areas.
- Councilor Winters said is there a deadline for an application.
- Clerk Adair said the end of January.
- Councilor Gutjahr asked if we want to vote or if there is time to schedule another meeting.
- Mayor Ramsell said the biggest concern was seeing the project as people are not in favor of the solar farm but that doesn't mean they have to have anything to do with it. He continued to say building some sort of block wall would be costly but having some sort of vegetation buffer would be ideal.
- Councilor Winters asked would screening be on one side or more than one side of the area and continued the discussion.
- Councilor Apodaca said he thinks closing the whole barrier with a buffer would be better for other residential builders as well as developers.
- Councilor Gutjahr said the only problem she has with filling in the slats that they do not stay and possibly something that goes around is better.

- Mayor Ramsell said let's not tie the hands of the applicant and try to have more than one option.
- Attorney Van Fleck said tell the applicant to increase the capacity to a certain percentage.
- Mayor Ramsell said what would be the capacity preferred.
- Councilor Gutjahr asked what the consensus of only asking for only 50% around and continued the discussion.
- Mayor Ramsell said from the discussion council is asking for a requirement for some type of fencing to reduce visibility and can be in stages as the development progresses.
- Motion made by Mayor Pro-tem Gutjahr to approve the rezoning for the property as stated on the agenda. Seconded by Councilor Apodaca. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote the rezoning of the above stated property was approved to rezone to a solar overlay zone.
- Mayor Ramsell recommended that with the approval of this special permit for the Solar Collector overlay zone and further recommend maintaining with a chain link fence and or vegetation with opaqueness of 80%.
- Motion made by Councilor Gordon to approve the special permit for the Solar Collector Overlay Zone with chain link fencing, plastic slats, vegetation with opaqueness of 80% that has to be maintained by the company for the duration.
- Mayor Ramsell stated to make things clear they will have the ability to determine their visibility device.
- Councilor Gutjahr said we do not really state what we want them to do.
- Mayor Ramsell said we can give them the options.
- Seconded by Councilor Apodaca.
- Attorney Van Fleck requested to incorporate the findings of the planning and zoning as well as add the people who testified tonight.
- Councilor Gordon modified his motion to include the recommendations from legal Counsel. Seconded by Councilor Apodaca. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote Council approved the special use permit for a solar collector overlay with conditions.

Public Comment

- Mr. Kent said he has been in Rio Communities going on 2 years and is on a fact-finding mission to get involved with city clean up and such but does not know what is going on with the ECD and every time he drives by the Tillary there are things going on with the properties but hasn't heard anything at all. He said the community really needs more business involved with people but would like to know what website to find these things out. How do we as citizens find a treasury report and would like to know where the money goes.

Manager Report

a) Code Compliance (Fire Chief), b) Public Works Yard, c) Municipal Court Department

- Manager Dr. Moore said the police side on the building is coming along and they are starting to put sheet rock as well as add electrical and appreciate staff for planning of the public works property by the fire department. He continued to say the legislators are recommending no more then 3 priorities as well as try to ask for money for projects to complete. He then said the projects that are needing to be finished is the multiuse complex.

- Councilor Gutjahr asked if the session was the 30 days or 60 days.
- Manager Dr. Moore said it was 60 days and recommends starting these so when the holidays are over they are ready for the visit with the legislators.
- Councilor Apodaca said another area is the pursuing of our own zip code.
- Manager Dr. Moore said yes and can be done outside of our capital outlay.
- Councilor Gutjahr asked when we will be meeting with legislators.
- Manager Dr. Moore said as soon as council approves the proposal we can start working on this and set a meeting up with the legislators.

Approval of Accounts Payable

- Motion made by Councilor Winters to pay the bills. Seconded by Councilor Apodaca. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote Council approved accounts payable to be paid.

Personnel - Buy Back Vacation Leave

- Mayor Ramsell explained that there are 3 different scenarios for the buy back.
- Councilor Gutjahr said she had a concern were there is a point of at which they had to cap their leave.
- Mayor Ramsell said this will be a yearly thing and is in the personal policy which is available for the council's discretion.
- Motion made by Mayor Pro-tem Gutjahr to approve the buyback vacation leave at 140 hours. Seconded by Councilor Gordon. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote Council approved the amount for buyback vacation leave with a max of 140 hours for qualified employees.

Resolution 2022- XX - 2023 Official Holiday

- Motion made by Councilor Apodaca to approve resolution 2022-37 official holiday. Seconded by Mayor Pro-tem Gutjahr. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote Resolution 2022-37 - 2023 Official Holiday was passed, approved, adopted, and signed.

HDR Engineering regarding San Lucas/Chamartin storm water drainage project alternative(s)

- Mayor Ramsell said we did have a presentation today with our HDR engineer Antoino Nuniz about storm water drainage at the workshop.
- Councilor Winters said he felt comfortable with the presentation but still has questions about the alternatives.
- Manager Dr. Moore recommended to table due to questions that need to be addresses.
- Motion made by Councilor Gutjahr to table the HDR engineering regarding San Lucas/Chamartin storm water drainage project alternative(s). Seconded by Councilor Apodaca. Voting a 4-0 vote HDR engineering regarding San Lucas/Chamartin storm water drainage project alternative(s) has been tabled.

City Wide Cleanup

- Manager Dr. Moore said the city-wide cleanup is proceeding and gave some money in order to proceed to clean up the city. He continued to say we are right up against the amount as well as

look at city finances in relationship for availability and we would like to request an additional \$25,000 to continue with the project and would come to you with a budget resolution at the next quarterly.

- Councilor Winters said this has been one of the leading complaints from citizens and are making good progress. He explained some comments are that citizens are happy with what has been done and think it's a good thing to move forward with.
- Councilor Gordon asked how much is left to be done and he is happy with what has happened so far.
- Manager Dr. Moore said 70% of the city is left to be done, and if we can get volunteers to come step up and help in different areas that would help. He continued to say in addition to the volunteers some people have come forth to help around the city and it is much appreciated and went on by saying what has helped the most is receiving the backhoe.
- Councilor Gutjahr said she has gotten several calls that have been positive about the cleanup.
- Motion made by Councilor Winters to approve the additional \$25k for the city wide clean up. Seconded by Councilor Gordon. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote the additional \$25k in funding has been approved.

2023 City Cleanup Dates

- Mayor Ramsell said this the 3rd Saturday of each month except for the month of December.
- Councilor Gutjahr said it is the 3rd Saturday and will be posted and there will be 2 roll offs and should be here by 7:30am.
- Manager Dr. Moore said he needs to thank UVW that one of the 2 roll offs are donated.
- Mayor Ramsell said they have donated several rolls for city wide clean up as well.
- Motion made by Councilor Gordon to approve the city cleanup dates. Seconded by Councilor Winters. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote Council approved the City Cleanup dates for the 3rd Saturday of every month excluding the month of December.

City Hall Renovation

- Manager Dr. Moore said as a city we have been busy with the renovations to the police department and because we have had so much cost savings it would be greatly recommended if council would approve moving \$25,000 from the police renovation budget back to city hall.
- Motion made by Mayor Pro-tem Gutjahr to approve moving \$25,000 from the police renovation budget to the City Hall renovations budget., Seconded by Councilor Winters. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote Council approved moving \$25,000 from the police renovation budget to the City Hall renovations budget.

Police Chief Recruitment

- Manager Dr. Moore said an update to the recruitment for the police chief and feel we need assistance from a professional firm and are requesting funds not to exceed \$15,000.
- Motion made by Mayor Pro-tem Gutjahr approve the up to \$15k to be spent on police chief recruitment. Seconded by Councilor Winters. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote Council approved the money be

spent on police chief recruitment to not exceed \$15,000.

Canceling the 12/26/2022 Workshop and Regular Business meeting

- Motion made by Councilor Apodaca to cancel the December 26, 2022 workshop and regular business meeting. Seconded by Mayor Pro-tem Gutjahr. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote Council approved canceling the December 26, 2022 workshop and regular business meeting.

Council Discussion

- Councilor Apodaca had nothing to report.
- Councilor Gutjahr said the accounts payable is on the city's website and if anyone is not on our eblast please leave our email.
- Councilor Gordon had nothing to report.
- Councilor Winters had nothing to report.
- Mayor Ramsell congratulated our fire chief who passed his classes the last few weeks as well as thank you to the assistant chief who has been in charge. Merry Christmas and thank you to staff.

Executive Session - For the purpose of 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 Mayor Pro-tem Gutjahr with a roll call vote to go to go into close session for the purpose of 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). Seconded by Councilor Winters. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote the Council went into executive session at 7:56 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 the Council went back into the regular business meeting session at 8:41 pm.

Welcome everyone back and statement by the Mayor

- Mayor Joshua Ramsell stated: The Governing Body of the City of Rio Communities, New Mexico, hereby states that on December 12, 2022 a Closed Executive Session was held and the matters discussed were for the purpose of 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).

Action Items - Consideration & Decision – Mayor recommendation regarding the purpose of 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 said there were no recommendations.

Adjourn

- Motion made by Councilor Winters to adjourn. Seconded by Mayor Pro-tem Gutjahr. With a unanimous vote the City Council Regular Business Meeting was adjourned at 8:41 pm.

Respectfully submitted,

Elizabeth F. Adair, Municipal Clerk
(Transcribed by Cheyenne Sullivan, Assistant to the Municipal Clerk)

Date: _____

Approved:

Joshua Ramsell,
Mayor

Margaret R. Gutjahr,
Mayor Pro-tem/Councilor

Arthur Apodaca,
Councilor

Lawrence R. Gordon,
Councilor

Jimmie Winters,
Councilor