



City of Rio Communities Council Special Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Tuesday, August 02, 2022 6:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Mayor Joshua Ramsell called the Special business meeting to order at 6:00 pm

Pledge of Allegiance

- Councilor Gordon 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.
 - Present: City Manager Dr. Martin Moore, Municipal Clerk Elizabeth Adair.

Approval of Agenda

- Motion made by Councilor Winters to approve the agenda as presented. Seconded by Councilor Gordon. With a Unanimous vote the agenda for the special business meeting was approved as presented.

Public Hearing - For the purpose of the ICIP - Infrastructure Capital Improvement Plan

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

- Motion made by Mayor Pro-tem Gutjahr with a roll call vote to recess the Special Meeting session and go into the public hearing. Seconded by Councilor Apodaca. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote the special business meeting was recessed at 6:02.

Discussion of the Infrastructure Capital Improvement Plan

- ✚ Manager Dr. Moore began the public hearing by going over the project summary (please see agenda packet). He then said this is a reminder that in order to apply for grants from state agencies and the legislators that tie in with the capital improvement plan in place, with that the capital improvement plan is a 5-year period and they call the fiscal year periods end in July 2024 - June 2028. He then said this can include the projects the city has listed which start dates are from July 2023-June 2028, he continued saying the number 1 project listed here is the Police Department Complex, which the grants would be able to fix up the and renovate an existing building but in some cases a purchase of a new building may occur and continued with the explanation of the amount for the phases, with the ICIP is reflecting \$250k in 2024 which would go to planning and designing but for \$2.4 million this is looking at the future to where we can possibly have 7 to 8 officers. He then said the second one is the City Hall multi-purpose complex and the way its layered it starts with phase2 of the remodel as well as going into phase 3, and 4 going well into next year but these phases my change due to pricing as well as the cities priorities maybe different, parks and open spaces is next on the list with a

- significant amount of money requesting in 2024, \$750k, with recommendation of continuation of what they did the previous year but to include property acquisition on the capital appropriation. He further said the storm water and drainage a million dollars a year will probably not cover everything but also the way the plans are laid out we can do it piece by piece as well as getting funds from one source instead of coddling money from several sources is beneficial starting with Goodman Ave. and are using the capital appropriation fund for the design on Goodman Ave. and the math grant was for the design on Horner St. and now we are talking about distinct projects and areas as well as getting products situated for the public for them to know when and where the roads may or may not be blocked off.. He continued with the pavement reconstruction numbers are listed, the streetlights, we do not have the current infrastructure and continued with the ranking list starting with public safety equipment is tied with the fire department, he explained about the comprehensive redo of the city roads and get them maintained and reconstructed and in the future you won't have to worry about redoing everything again.
- ✚ Manager Dr. Moore explained that the fire department complex needs upgraded in the existing complex building as well as talking with the fire chief he explained to me the need to get a wildland fire truck and those types of equipment and continued with the ranking.
 - ✚ Manager Dr. Moore said the public works complex is sorely in need for the city and further explained the situation by stated adding the fence in the back has been good but waiting for things to be built and constructed, like the bobcat material, and with more materials and equipment coming in we need more space and continued with the discussion on the public works equipment.
 - ✚ Manager Dr. Moore explained that one thing that has come up is moving the public works complex out of City Hall with materials, supplies as well as numerous things keep coming in and out of the building and its starting to be a hassle around the office especially if we are in a meeting and here comes the public works director coming in to do something. He finished by asking if council can consider moving the public works building up on the paperwork since they need their own building.
 - ✚ Councilor Gordon asked how are they in the way of getting the job done if they are in the building.
 - ✚ Manager Dr. Moore explained with shipping and receiving they have significant amount of material that comes in and do to the building there is only one area to bring it in and out of the building which is right in the hallway going to city council chambers. He continued with the fence it is blocking the exits in the back.
 - ✚ Councilor Apodaca asked if we are going to initially house the police department and if we were going to move public works out will it give us an opportunity to expand.
 - ✚ Manager Dr. Moore explained how this will work by stating in depth on how/where fire and police administration will be in the building. He further explained since we are having children coming to the building it is not good to have children around the construction or equipment.
 - ✚ Municipal Clerk Adair said the other things in public works that can go into the other facility is all the holiday decorations as to right now they are just placed in a corner instead of them being able to have the organization.

- ✚ Manager Dr. Moore said we do really like Gordon and Martin and hate to see them leave but with the productivity level going up they need their own space.
- ✚ Mayor Ramsell asked if there is anyway to add property or land acquisition.
- ✚ Municipal Clerk Adair said it is actually in the actual plans.
- ✚ Councilor Apodaca asked for the complex would this be done in phases where a portion on the building would be built and then maybe have a building added on later on for the equipment.
- ✚ Manager Dr. Moore said in talks pertaining the complex if you had received \$750k I would recommend build it and get it done.
- ✚ Councilor Gutjahr asked in reference to the complex, your asking to move this item up on the list as well as looking into using some funds to move them into another building.
- ✚ Manager Dr. Moore said we have approximately \$45k left of the Bill Browns Funds that the city council approved to use on the public works side.
- ✚ Councilor Gutjahr said her only concern with that is if it is moved up on the list other things would get left behind. She then suggested having some type of security.
- ✚ Manager Dr. Moore said with talking to the mayor, our 3 acres we have by the fire department is in need of pad buildup or some type of base but his recommendation would be to only use the land we already have and continued with the discussion.
- ✚ Councilor Winters said he thinks the legislators have made it clear they don't like large numbers and when we don't phase take away an option.
- ✚ Councilor Gutjahr asked so if we put these amount of monies on these areas but then we get to the where we're asking for money for capital projects. She then said what about looking at other ways for funding and continued with the discussion.
- ✚ Manager Dr. Moore said we will try to include the library funding as part of the package.
- ✚ Councilor Winters said would this be beneficial to put as an addendum to the comprehensive plan when we put it on our website so it would take care of our local population and continued the discussion.
- ✚ Mayor Ramsell asked if they wanted to move Public Works Complex further up in the ranking and if so where would they want to see it be placed this led into a discussion.
- ✚ Councilor Gutjahr said her suggestion would be to keep it where it is now this year and then next year go ahead and move it up.
- ✚ Councilor Gordon said they can move it right before roadway beautification.
- ✚ Manager Dr. Moore said once the stormwater and drainage projects are done, and parks are built, as well as the city hall multiplex is completed and the police department and when it comes to the public works complex there might be an issue of getting funds or anything if it is not locked in place.
- ✚ Mayor Ramsell said whatever Council decides as far as the ranking and if it does move up and if it able to be funded just keep in mind the funding probably wouldn't get in the account till the following October, so it would fall into 2024 FY before anything can be done.
- ✚ Councilor Apodaca said thinking about what Dr. Moore had said about the safety of the children and public in general is a liability issue and for them to have a separate facility it just makes sense and continued with the discussion.
- ✚ Councilor Winter said if we used Councilor Brown's money for the initial part of this then we're not talking about a whole lot of city funds that we would have to use.

- ✚ Councilor Gutjahr asked how much has been used for public works and then she stated if we do have something for public works can that eventually be use for the fire department, this continued with the discussion.
- ✚ Manager Dr. Moore stated he wanted to make it clear that this is all reusable and nothing will get wasted.
- ✚ Mayor Ramsell said one area that we can use is the fenced area public works uses and once public works is out of there then city vehicles can be housed there and then said new ranking list starting by moving streetlights up to 5 as well as moving public works complex to number 6 and continued the discussion.
- ✚ Municipal Clerk Adair asked how much you are looking at for the phases for the public works complex.
- ✚ Manager Dr. Moore suggested to come back and say \$250k to \$300k in the first year due to starting with planning and design.
- ✚ Mayor Ramsell said starting with \$300k is a good place to start.
- ✚ Councilor Winter asked if they could use some of Bill Browns funds to help.
- ✚ Municipal Clerk Adair said we do put local funding and a funding source when separating the funds and continued the discussion.
- ✚ Manager Dr. Moore explained when building a new infrastructure, you want to go for the higher dollar amounts due to how expensive it will be.
- ✚ Councilor Apodaca asked if we could review the Bill Brown Fund and how much have we spent.
- ✚ Manager Dr. Moore explained the Bill Brown fund is approximately \$335k and council allocated \$100k for public works and the remainder for two parks and continued with the discussion.
- ✚ Mayor Ramsell said maybe the public does not understand that with all the equipment that public works have received was already budgeted before the fund had happened and he then said he would like to make a few changes which would be public works complex and make sure to have property acquisition as well as changing fire apparatus and continued the discussion.
- ✚ Councilor Gordon asked about a change on the list.
- ✚ Mayor Ramsell explained which items will be moving and which will be staying in place and stated since the engineers will be here in about 60 days with plans the streetlights will stay in the place it is at right now.

Motion and roll call vote to go back into Special Meeting session

- Motion made by Mayor Pro-tem Gutjahr with a roll call vote to go back into the special 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 special meeting session at 7:21 pm.

Adjourn

- Motion made by Councilor Winters to adjourned. Seconded by Councilor Gordon. With a unanimous vote the special business meeting was adjourned at 7:22

Respectfully submitted,

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

Date: _____

Approved:

Joshua Ramsell,
Mayor

Margaret R. Gutjahr,
Mayor Pro-tem/Councilor

Arthur Apodaca,
Councilor

Lawrence R. Gordon,
Councilor

Jimmie Winters,
Councilor