



**City of Rio Communities Council Regular Business Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Monday, February 13, 2023 6:00 PM**  
**Agenda**

*Please silence all electronic devices.*

**Mayor - Joshua Ramsell**  
**Mayor Pro Tem - Margaret R. Gutjahr**  
**Council - Arthur Apodaca, Lawrence R. Gordon, Jimmie Winters**

**Call to Order**  
**Pledge of Allegiance**  
**Roll Call**

**Approval of Agenda**

**Approval of Consent Agenda** *(The consent agenda is approved by a single motion. Any member of the Council may request an item to be transferred to the regular agenda from the consent agenda without discussion or vote.)*

1. **Minutes for the City Council Workshop & Regular Business Meeting (01/23/23)**
2. **Approval of Accounts Payable**

**Presentation**

3. **Economic Development Taskforce**

**Public Comment:** The Council will take public comments in written format. These should be emailed to [admin@riocommunities.net](mailto:admin@riocommunities.net) through 4:45 PM on Monday, February 13, 2023. These comments will be distributed to all Councilors for review. If you wish to speak during the public comment session, the Council will allow each member of the public to three (3) minutes to address the Council. Both the public and Council will follow rules of decorum. Give your name and where you live. The public will direct comments to the City Council. Comment(s) will not be disruptive or derogatory.

**The Council will not take action or engage in discussion regarding the comments made or received, but when appropriate the matters raised may be referred to staff or others for further review. Both the public and Council will follow rules of decorum. Derogatory Comments or matters under litigation will not be allowed and any person or persons addressing the Council are liable for their own statements, not the Council. Statements are limited to a maximum of 3 minutes duration. Please give your name and where you live for the record.**

**Manager Report**

4. **a) Universal Waste Systems quarterly report**
5. **Administrative Calendar 2023**
6. **Budget Calendar for FY 2023**

**Action Items: Items Moved From Consent Agenda**

7.

**Action Items**

8. **Discussion, Consideration, and Decision – Moving forward with Construction of Phase 1 of the City Hall Multi-use complex**

NOTE: THIS AGENDA IS SUBJECT TO REVISION UP TO 72 HOURS PRIOR TO THE SCHEDULED MEETING DATE AND TIME (NMSA 10-15-1 F). A COPY OF THE AGENDA MAY BE PICKED UP AT CITY HALL, 360 RIO COMMUNITIES BLVD, RIO COMMUNITIES, NM 87002. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY WHO IS IN NEED OF A READER, AMPLIFIER, QUALIFIED SIGN LANGUAGE INTERPRETER OR ANY OTHER FORM OF AUXILIARY AND OR SERVICE TO ATTEND OR PARTICIPATE IN THE MEETING, PLEASE CONTACT THE MUNICIPAL CLERK AT 505-861-6803 AT LEAST ONE WEEK PRIOR TO THE MEETING OR AS SOON AS POSSIBLE.

9. **Discussion, Consideration, and Decision – Approval for (2) two Limited Term Code Enforcement Positions**
10. **Discussion, Consideration, and Decision – Resolution 2023 - XX Change of Fire Department Name**
11. **Discussion, Consideration, and Decision – Resolution 2023 - XX Disposition of Obsolete, Worn-out or Unusable Tangible Personal Property**
12. **Discussion, Consideration, and Decision – Memorandum of Agreement (MOA) Valencia County Fire Department and Rio Communities Fire Department**
13. **Discussion, Consideration, and Decision – Governmental Services Agreement between the State of NM, Energy, Minerals and Natural Resources Department and the City of Rio Communities - for a Wildland Fire Coordinator**

## **Council Discussion**

**Executive Session - For the purpose of a) Public Works Director pursuant to NMSA 10-15-1(H)(2) - Limited Personnel Matters b) Police Chief Recruitment Application review pursuant to NMSA 10-15-1(H)(2) - Limited Personnel Matters and c) 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 and roll call vote to go back into the regular business meeting session**
- **Welcome everyone back and statement by the Mayor:** The Governing Body of the City of Rio Communities, New Mexico, hereby states that on February 13, 2023 a Closed Executive Session was held and the matters discussed were for the purpose of a) Public Works Director pursuant to NMSA 10-15-1(H)(2) - Limited Personnel Matters b) Police Chief Recruitment Application review pursuant to NMSA 10-15-1(H)(2) - Limited Personnel Matters and c) 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)

## **Action Items**

14. **Discussion, Consideration, and Decision -**
  - a) **Public Works Director pursuant to NMSA 10-15-1(H)(2) - Limited Personnel Matters**
  - b) **Police Chief Recruitment Application review pursuant to NMSA 10-15-1(H)(2) - Limited Personnel Matters**
  - c) **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)**

## **Adjourn**

Please join us from the comfort and safety of your own home by entering the following link: @

<https://www.facebook.com/riocommunities>

***Council may be attending the VALEO Meeting hosted by the Village of Los Lunas held at the Los Lunas Council Chambers 660 Main St NW., Los Lunas, NM on Tuesday February 21 starting at 6:00, a possible quorum may be in attendance.***

NOTE: THIS AGENDA IS SUBJECT TO REVISION UP TO 72 HOURS PRIOR TO THE SCHEDULED MEETING DATE AND TIME (NMSA 10-15-1 F). A COPY OF THE AGENDA MAY BE PICKED UP AT CITY HALL, 360 RIO COMMUNITIES BLVD, RIO COMMUNITIES, NM 87002. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY WHO IS IN NEED OF A READER, AMPLIFIER, QUALIFIED SIGN LANGUAGE INTERPRETER OR ANY OTHER FORM OF AUXILIARY AND OR SERVICE TO ATTEND OR PARTICIPATE IN THE MEETING, PLEASE CONTACT THE MUNICIPAL CLERK AT 505-861-6803 AT LEAST ONE WEEK PRIOR TO THE MEETING OR AS SOON AS POSSIBLE.



**City of Rio Communities Council Workshop**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Monday, January 23, 2023 3:00 PM**  
**Minutes**

*Please silence all electronic devices.*

### **Call to Order**

- Mayor Joshua Ramsell called the regular Workshop to order at 3:00 pm.

### **Attendees**

- PRESENT: Mayor Joshua Ramsell, Mayor Pro-tem Margaret R. Gutjahr, Councilor Arthur Apodaca, Councilor Lawrence Gordon, Councilor Jimmie Winters.
  - City Manager Dr. Martin Moore, Municipal Clerk Elizabeth Adair, Deputy Clerk Lalena Aragon, Finance Officer (virtual) Stephanie Finch, Accounting Specialist/CPO Angela Valadez, City Attorney Randy Van Vleck, Fire Chief Andrew Tabet.

### **Accounts payable report**

- CPO Angela Valadez went over everything over \$500.00; NM Local Government Law in the amount \$2,896.44; Pitney Bowes in the amount of \$907.50; TLC Plumbing in the amount of \$1,306.44; Wells Fargo in the amount of \$2,497.73; Flyer Press LLC in the amount of \$1,488.85; H&E Equipment in the amount of \$3,568.79; UVW in the amount of \$728.44; UniqueFleet in the amount of \$630.48; Ortega and Sons in the amount of \$599.13; TLC Uniforms in the amount of \$1,350; 2 accounts for TLC Plumbing in the amount of \$1,257.31; Sharp in the amount of \$1,301; 2 accounts for HDR in the amount of \$2,190.05; Larry Cearley in the amount of \$2,803.12; 4 accounts for HDR in the amount of \$30,293.10; 3 accounts for Construction Coordinators Inc. in the amount of \$3,834.

### **Authorization to Appropriate funds for Library Assistant Position**

- Manager Dr. Moore explained the library is back open and due to positional needs we feel we need a library assistant position. He continued to say this would not exceed 25 hours a week as well as not to exceed \$17 an hour and continued to explain this position will be open internally for 5 business days.
- Councilor Gutjahr said she is very happy to see this as well as people have been asking her about the library.

### **Resolution 2022-XX BAR #3 (Budget Adjustment Resolution)**

- Finance Officer Finch began explaining the budget adjustment and started by saying they will be increasing the zoning permits to \$2,000, increasing interest income by \$21,650, decrease professional services by \$25,000, increase city wide clean up by \$30,000, increase code enforcement by \$31,200, increasing FICA-Medicare by \$435, increasing FICA-Regular by 1,935, increasing part time positions by \$9,350, increasing FICA-Regular by \$580, FICA-Medicare by \$136, increase library/museum acquisition by \$4,241, increase maintenance & repairs by \$8,000, increase transfer ins by \$52.00, decrease EMT coordinator by \$35,000, decrease FICA-regular by \$2,170, decrease FICA-Medicare by \$508, increase wildland fire by \$8,000, increase state Co-op by \$140,000 and increase roadways/bridges by \$140,000.

- Councilor Gutjahr asked why the decrease of the full-time position EMS Coordinator.
- Finance Officer Finch explained that we are decreasing the position because we do not see for the rest of the fiscal year on pursuing this position.
- Manager Dr. Moore agreed with Finance Officer Finch.

### **Resolution 2023 - XX Second Quarter Financial Report**

- Finance Officer Finch explained the 2nd quarter with what balance we started off with January 1<sup>st</sup>, 2022, what revenues we have made till December 31<sup>st</sup> 2022, what transfers we have made by December 31<sup>st</sup>, 2022 as well as the expenditures from December 31<sup>st</sup> 2022. She explained as of December 31<sup>st</sup>, 2022 the city has \$4,043,445.43. She started to go over the financial report presentation and went over the percentages on General Operating Fund, Revenues, Expenditures, Municipal Court, Manager, General Administration, Finance/Budget/Accounting, Municipal Clerk, Planning & Zoning, Economic Development, Law Enforcement, Fire Protection, Animal Control, Dispatch, Park & Recreation, Library, Public Works, Highway and Streets, Other Financing Sources.
- Councilor Winters asked why 911 dispatched is only at 26%.
- Finance Officer explained it is only due to lack of invoices from there department.
- Manager Dr. Moore further explained they are behind on billing, and they have just hired a new finance director as well.
- Councilor Gutjahr said she is surprised that the sheriff office has not been invoiced and with animal control the percentages are more than average.
- Manager Dr. Moore explained we have been receiving a lot of calls for animal control and just within the last week there has been calls for two parts of town with these problems.
- Councilor Winters asked if anyone has come to the city for an animal pick up form.
- Clerk Adair explained that it has been a couple of months.

### **Donation of the Fire Equipment to Antiqua and Barbuda**

- Fire Chief Tabet explained they are looking at donating outdated equipment, and further explained the equipment has been dated outdated and have been put aside since we can no longer use them but in the past we have been able to donate to those in need.
- Ralph Mims explained that Albuquerque Fire Department has already donated to Antiqua and Barbuda already. He further explained he knows a program from North Carolina where the military takes the equipment to these places and said they will be picking up the equipment later this week and taking them to Antiqua and Barbuda. He continued to say he has contact with the attorney general and could set up a zoom call later on which would make Rio Communities known globally as well as he is part of this committee and states they are in need of fire equipment.
- Fire Chief Tabet explained that mostly hoses and PPE are the equipment out of date and explained he will get the list emailed to all the councilors before the regular business meeting.

### **MOU (memorandum of understanding) Between the Department of Homeland Security and Emergency Managements, State Fire Marshal Division and the City of Rio Communities**

- Manager Dr. Moore said we really need fire marshals' qualifications for industrial inspections and in order for them to come inspect we need an agreement between the City of Rio Communities and the fire department.



- Fire Chief Tabet explained it would be the code enforcement division from the State Fire Marshal department that would come down and further review with the site plans it hasn't had a yearly update. He further explained with talking with the fire marshal department they stated it would be best if they took over the inspection since they have a division for the situation. He finally said this is normal for these sorts of situations and in past years the county has done the inspections but shouldn't have since it is in our fire district, and he continued to say with talking with the state and county fire they all agreed state marshals will take over, but they need a MOU for the initial inspection.
- Councilor Gordon asked if we see us taking over in the future.
- Fire Chief Tabet said long term yes, but it is great to have more than one company be able to do the inspections.
- Councilor Gordon asked if there is anyone in the fire house that is up to the standards yet.
- Fire Chief Tabet said no not yet because since it is industrial, we have to have someone else come in and make a better decision on what to look for.
- Manager Dr. Moore explained the chief and a few other fire department members are 2 to 3 classes in for us in the future to make these decisions.
- Mayor Ramsell said this is great and gives more of a transparency as well as additional resources from the state.
- Councilor Winters said having the State Fire Marshal behind a decision made will be very helpful.
- Fire Chief Tabet said yes, and they are by the book as well as bring a group to start from one end of the site to the other and being other companies in if need be.

### **Consent Agenda**

- Councilor Gutjahr said she thinks it is a good idea and it shortens everything as well as hopefully helps council. She continued to say this gives us all accountability and stated the public can see the agenda.
- Councilor Apodaca said thinks it is a good idea as long as Finance Officer Finch is available when we have questions about accounts payable.
- Councilor Winters said it was her idea that we do this in advance and helps her out in the long run as well.
- Councilor Gordon said it is a good idea also, and his concern is the public thinks they are hiding things but if there are questions regarding accounts payable the finance office will answer the questions.
- Mayor Ramsell said the meeting packet will still be available before and after the meeting and further explained this does speed up the meetings as well as if anyone on council has a question with an item, they can pull it out and have a discussion.
- Councilor Gutjahr said we have to keep reminding the public it is online and encourage and call us or call the City Manager and ask about an item instead of waiting for the meeting to ask a question and even so one of us might not have a question on the same item they are asking about.
- City Attorney Van Vleck explained the items will be listed on the agenda individually anyway and the public will have access to the whole agenda. He continued to explain the difference is council will be voting on the items all at once.
- Finance Officer Finch said the public can call in to the finance department and ask questions.

- Mayor Ramsell said that's for questions on upcoming agendas as well as past agendas.

### Public Comment

- No public comments.

### Manager Report

#### - January 13, 2023 Gas odor update

- Manager Dr. Moore said recently we had a gas odor and there were at least 7 trucks that night trying to look and locate the source of the odor and two times where Black Masa Oil. He further explained the equipment at Black Masa Oil was cold and not running. He said he wanted to thank county fire chief as well as Belen fire chief for helping in the investigation.
- Manager Dr. Moore explained they could not find anything, but we are going to have to figure out where it is coming from and not finding the source is extremely frustrating to all the first responders.
- Fire Chief Tabet said they immediately started a uniform command, which was developed by our fire station and they started staffing up district 8 and district 1 as well as county. He continued to say the overwhelming aspect was the odor which was natural gas where they had a conversation with NM gas company who were dismissing the calls. He explained with the initial conversations with NM Gas about how Black Masa Oil is not involved they had several trucks out looking for the issue and had also reached out to BNSF which ruled out the railroad yard. He finally stated with calling other potential companies they all came up empty handed but is still under investigation.
- Councilor Winters asked if Valencia power was on the list.
- Fire Chief Tabet explained yes it was but wasn't there place.
- Councilor Winters asked what is the possibility of monitoring equipment for the industry park like an air quality machine.
- Fire Chief Tabet said that will be addressed more with state. He further said for an external, we would have to see what the cost would be and where would we put it.
- Councilor Gutjahr asked the additive that is added to the gas to make it smell bad, where is that manufactured and is there a place around here.
- Fire Chief Tabet explained that several years ago the same incident had happened where NM Gas had put too much additive causing the smell. He continued to explain there are 4 NM Gas companies in the county and had asked them to check each building and came back negative.
- Councilor Gutjahr said she was at Longbow having dinner when she smelt it bad leaving and when she had gotten home, it wasn't as strong as it was there.
- Fire Chief Tabet said they had reports from Goodman down to the river.
- Councilor Apodaca thanked the fire department for the quick response and uncovered every possible aspect.
- Mayor Ramsell said it was very frustrating for citizens as well as himself not having answers and said he does appreciate the efforts.

### Council General Discussion & Future Agenda Items

- Councilor Apodaca had nothing to report.
- Councilor Gutjahr said she has had a conversation with the City Manager about the zip code issue and making sure it is coming along.

- Manager Dr. Moore said we feel the same way in the City Manager's office, and the area person is out of Phoenix so we will be working with them as well as Senator Heinrich's office on the issue.
- Councilor Gutjahr said when we were original looking at this with a different Representative each time, but just because the staff may change the information still stays the same.
- Councilor Gordon had nothing to report.
- Councilor Winters said it occurs to him when going through the finance report and found the animal licenses are not doing well and wonder if they can have a conversation about this in a future meeting.

### Adjourn

- The city council workshop was adjourned at 4:00 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



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**City Council Chambers - 360 Rio Communities Blvd**  
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**Monday, January 23, 2023 6:00 PM**  
**Minutes**

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### **Call to Order**

- Mayor Joshua Ramsell Called the regular Council business meeting to order at 6:00 pm.

### **Pledge of Allegiance**

- Councilor Arthur Apodaca 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
  - City Manager Dr. Martin Moore, Municipal Clerk Elizabeth Adair, Deputy Clerk Lalena Aragon, Finance Officer (virtual) Stephanie Finch, Fire Chief Andrew Tabet, City Attorney Randy Van Vleck, Valencia County News-Bulletin Editor Clara Garcia.

### **Approval of Agenda**

- Mayor Ramsell asked to move Antigua and Barbuda for the February 13<sup>th</sup> meeting.
- Motion made by Mayor Pro-tem Gutjahr to approve the agenda as amended. Seconded by Councilor Winters. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote Council tabled the Donation to Antigua and Barbuda for the February 13<sup>th</sup> meeting.

### **Approval of Minutes for the City Council Special Business Meeting Minutes (12/20/2022) and the City Council Workshop & Regular Business Meeting (01/09/2023)**

- Motion made by Councilor Gordon to approve the City Council Special Business Meeting Minutes of 12/20/2022 and the minutes for the City Council Workshop & Regular Business Meeting 01/09/2023. Seconded by Councilor Winters. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote the minutes for the City Council Special Business Meeting 12/20/2022 and the minutes for the City Council Workshop & Regular Business Meeting 01/09/2023 were approved.

### **Public Hearing - For the purpose of the request for a rezoning and special permanent use permit for a solar collector overlay.**

- a) **Trigo Sol, LLC agent for Empart LTD Company: Proposed Location: Subd: RIO DEL ORO Lot: A1B Block: 1 Unit: 64 22.33 AC D-5-16B 1999 REV, 1009028395350000000 R172985 Subd: RIO DEL ORO Lot: A1C Block: 1 Unit: 64 20.24 AC D-5-16B 1999 REV, 1009028365430000000 R172984**
- b) **Total Energies Renewables USA, LLC: Legal Description: UPC: 1011028015470000000: RIO DEL ORO Lot: PARK SITE Block: 56 Unit: 47 34.77 ACRES 2005 REV**

**Motion and roll call vote to recess the City Council 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 council recessed the regular business meeting and went into the public hearing at 6:09 pm.

**Consideration of:**

- a) **Trigo Sol, LLC agent for Empart LTD Company: Proposed Location: Subd: RIO DEL ORO Lot: A1B Block: 1 Unit: 64 22.33 AC D-5-16B 1999 REV, 100902839535000000 R172985 Subd: RIO DEL ORO Lot: A1C Block: 1 Unit: 64 20.24 AC D-5-16B 1999 REV, 100902836543000000 R172984**
- ❖ Michelle Zimmerman began a presentation on the SunShare Community Solar and started to give details about the organization. She said they are here tonight for 2 requests, a rezoning from planned development to solar collectors overlay zone and a special use permit to design, build and operate a community solar garden. She continued to give a depth timeline on when the projects get introduced to when they will be built if accepted.
  - ❖ Ms. Zimmerman continued by saying, the site will be located at the northwest site of Rio Communities. The footprint will be approximately 25-30 acres behind a 7-foot game fence as well as interconnecting with PNM. She said, from the P&Z meeting, one question was what is the difference between substation capacity and interconnection agreement and started to explain them. She continued to say, they will be providing their own dedicated feeder and PNM will be upgrading their transformers as well, but SunShare will be paying for the whole project, the process the way it works is you have a solar facility making power and then the utility under an interconnection agreement and with community solar is a bit different with a lot of it being asked how do we keep it at the distribution level, supporting the community it is located at and the legislation wants to make sure the project is serving the communities and capped at 5mw, 12.5 distribution feeders, and any PNM ratepayer can be a subscriber which means once you subscribe you get a credit on your PNM bill. With this, the bill say would be \$100 you get a 10% credit so your bill will be \$90 and if you're a low-income subscriber then you would be able to qualify for a 30% credit so your \$100 bill will be \$70.
  - ❖ Ms. Zimmerman continued the presentation by explaining the setback from the property lines are 85'-200- west, 50' east and 85 south, the panels will be on a single-axis tracker 10' tall when fully tilted around 9 feet. The vegetation management plan is to have minimal impact to the existing vegetation as possible and have a pile driver for the posts for the installation and will not be clearing or grading other than access point and 10-by-10 equipment pad. We will work with local fire to make sure that is all in national electric code, IFC and all meets all the knocks and turn knocks box requirements. The access to the site will have right now is coming off the highway right next to the substation at this point and will have a fence and a gate around the whole site which is national electric code. So once approved and get through all the interconnection studies as well as year of studies they hopefully win the award it will take 3 months of construction time and monitoring. After that there will be little to know traffic which would end up being 1 to 2 pickup trucks visiting once a month to check vegetation and watching for fire hazards. She continued to say the

land north of the project footprint which since they are not using the whole 50 acres the land they would love to work with the community on the best use for wetland and maybe turn it into a trail, or education and when possible we do plant pollinator plants to promote pollinator species and if nothing is discussed with the extra 50 acres it is our responsibility to maintain the vegetation. With fencing and walls, there will be a 7 foot game fence, no walls, which is national electric code requirement due to high voltage at the equipment pad and will keep the fence as close to the footprint as possible and will be six-inch mesh knots which is the wildlife friendly New Mexico Game and Fish fencing. She explained there will be a gate at the access where it will have all our contact information and will have operations and management staff at the office available 24/7 remote monitoring but also a phone call away. There are no utilities, so no noise, no pollution, and the only noise you can hear is if you are right next to the equipment pad which has a fan running, no water, no sewer and will have truck mounted water during construction for dust mitigation. She finished by saying for the impact to wildlife there will be a wildlife friendly fence and want to make sure it is transparent and will be working with New Mexico Game and Fish to make sure any surveys or studies are completed and working with them if they have any recommendations to further lessen an impact. And for the glare, which is a concern, we will have a full FAA study, but the solar panels are constructed with an aluminum frame and a steel racking as well as an anti-reflective glass coating with a goal to absorb as much sunlight as possible, so the reflection is pretty minimal which is equivalent to or less than a standard window reflection.

- ❖ Councilor Winters asked when deciding to plant any type of vegetation, Whitfield will join us and that is someone you might want to contact.
- ❖ Ms. Zimmerman said we want to use any local knowledge we can and then asked if Whitfield is a contractor.
- ❖ Councilor Winters explained Whitfield is a nature center and said they might have pollinator programs they might want to take advantage of.
- ❖ Councilor Gutjahr asked the question on the fencing, as to she's not good with descriptions but is good with visuals.
- ❖ Ms. Zimmerman brought up the visual from the presentation and started to explain what it may look like. She described the fence as the fences for the deer and elk which is not chain link, but the mesh knots make it into that particular look.
- ❖ Councilor Apodaca asked do some of your projects have something to hide the solar panels and would some sort of greenery to hide the panels from the public. He continued to explain if there was a developer who wasn't fond of the appearance of the site.
- ❖ Ms. Zimmerman said on the outside of the fence we can because we would have to keep contact away from the panels as much as possible but there are some areas that would require vegetation buffers and would require a lot of water and maintenance. She said this has been a topic and said the panels are going to be 9 feet tall and from far away they won't look so big, as well as they won't be a ginormous wall and lucky for us the same land owner who sold us the land is the same one who owns the land around the site.
- ❖ Councilor Apodaca said he thought there would be some sort of vegetation that would be native to the land and won't require much upkeep but would be some sort of buffer.
- ❖ Ms. Zimmerman said it's nothing she has found as of right now.

- ❖ Mayor Ramsell said the potential site is directly behind the power station and it is quite tall, as well as right behind the site it is hilly so I don't know if that will be a good place to build homes.
- ❖ Marie Otero from Rio Communities asked where is this in respect to the communities.
- ❖ Ms. Zimmerman explained going north on Hwy 47 pass Manzano Expressway it will be on the right and will be 50 acres of this area but only 25 to 30 acres will be used.
- ❖ Mrs. Otero said ok, so it doesn't really impact the community.
- ❖ Ms. Zimmerman said it does but doesn't at the same time.
- ❖ Joe Ross said he lives in Dowajic, MI, said he has inherited 3 lots from his mother and is curious as to where the panels will be located and if they will be located next to his properties.
- ❖ Mayor Ramsell said this solar presentation where the surrounding properties are owned by the same property owner and the information you are looking for answers to are for the next solar presentation.
- ❖ Mr. Ross apologized.
- ❖ Dick Irvine at Western Dr. asked what is the benefit to him at 82 years old for the solar panel and where do you get the solar panels from.
- ❖ Ms. Zimmerman explained the benefit to him is for people who cannot put solar on their roofs or if they are a renter as well and are able to get a discount on their monthly bill. She continued to explain the panels are Canadian panels.
- ❖ Dick Irvine said he was told by PNM that we could not get solar in our area.
- ❖ Troy McGee said there is a tax increase that does not add to the cost of the community, as well as would be beneficial for the whole community.
- ❖ Ms. Zimmerman explained the property tax is roughly \$800k to \$1 million dollars for this project and could be about \$200k a year with this project.
- ❖ Councilor Gordon said this is a special use permit, what happens if you do not get the contract what do you plan on doing with it.
- ❖ Ms. Zimmerman said with the special use permit we would have to start production and may have to ask for an extension.
- ❖ Manager Dr. Moore explained this is a special use permit for solar overlay on top of existing zoning and is not a replacement for the existing zoning so the property is planned development.
- ❖ Mayor Ramsell explained they are asking for a new zoning for the solar overlay and if the solar does not get approved the property would go back to original zoning.

**b) Total Energies Renewables USA, LLC: Legal Description: UPC: 1011028015470000000: RIO DEL ORO Lot: PARK SITE Block: 56 Unit: 47 34.77 ACRES 2005 REV**

- ❖ Logan Lyndsey gave a presentation and said they are asking for a special use permit for this solar overlay project. Total Energies is the same concept as the previous presentation, but different location and is a global multi-energy company with ambition, with strong ambition for clean energy by 2022 we had 16 gigawatts of renewable energy around the world operational and by 2025 we strive to have 35 gigawatts of renewable energy, by 2030 we strive to have 100 gigawatts and by 2050 we want to have net carbon zero by all of our operations around the world and our mission is to develop energy that is every more affordable, cleaner, more reliable and accessible to as many people as possible. Our commitments as a company is as we build these projects we want to have minimal



ecological impact. We choose sites that are designed to utilize the latest technology so the footprint of the land is small as possible. He explained the land in question is owned by landowners as well as flatland and is clear of vegetation and strive to be environmental responsibility and regulatory compliance. He stated they use consultants for responsible development and will go by the book to obtain any permits needed and they do get involved with the community. Some of the areas of their expertise is Greenfield Siting, Environmental Studies and Permitting, GIS and Mapping, Module Supply and EPC, Real Estate, Title and Minerals, Transmission and Interconnection, Tax Agreement Negotiation, and Origination and PPA Execution. He said upon the approval for the request today, we plan to apply to bid into the RFP before the end of the month. He continued the presentation with explaining the Project Stages which are Pre-Construction 4-5 years, Construction 4-6 months, Operations and Maintenance 25-40 years, Decommissioning within 1 year of shutdown. He further went and said how would the solar look from the outside which would be low profile, with similar characteristics to a greenhouse as well as sites are carefully selected to obscure project visibility and will be enclosed with a security fence and landscape screens. The noise generated by project inverters is negligible and typically inaudible, as well as the solar panels are designed to absorb light, coated with an anti-reflective coating, less reflective than windows and FAA approved and the panels are made of silicon, glass, silver wire, aluminum, copper, as well as non-toxic and are required to meet all local, state and federal requirements. He continued to state they do not affect adjacent property as well as does not contribute to noise, odor, or traffic impact, solar panels do not produce air or water pollution or greenhouse gas, as well as Total Energies coordinates with federal and state wildlife agencies to confirm best management practices and impact mitigation strategies and the equipment will be recycled, resold, and salvaged as appropriate, plus the land will be restored.

- ❖ Mr. Lyndsey further explained the red outline is the boundary of the project and its about 34 acres as well as the general location is between Dahan Loop and Manzano Expressway, northeast of Chamesa and then explained the specifics is to have a full site control. He continued to say the distribution line is adjacent to the 4GkV, PNM, Bosque Farms to Tome interconnections.
- ❖ Councilor Winters asked if they are planning on adding vegetation on the outside of the fence.
- ❖ Mr. Lyndsey explained yes, they are, part of the zoning permit they are asking for they will do further analysis to see what can live out there but would like to cover the fence with local vegetation.
- ❖ Mr. Ross from Dowagic, MI for all people who have presented today, what happens at the end of 40 years, does solar array get all ripped out and everyone goes back to regular bought electricity or as technology advances, does it turn that 40 years into a 60 or 80 years.
- ❖ Randy Jenks engineer for Total Energies said he does not know at this time, but at the moment our guarantees from the panel manufactures say 35 years, they will still put out 85% of what they were putting out on day one. He said at the moment, our anticipation is to go 40 years and it may not be economical because of new technology, and you maybe all have an infusion or something, so our commitment is to remove it when it is not economical. He finished by saying if we by the land that will be commercial conclusion to the project, and sell the land, but if we're leasing land, which is possible in many of our

installations, we will take it out as a requirement of the lease, but the idea here is that as long as there is a benefit from these things we would continue to provide that service.

- ❖ Monique Marquez lives on Godfrey, said she has a problem with the second presentation is that if a presenter can not even explain any type of idea were his solar will be in regards in location, community, the answer should immediately be no because he has not taken the time to study our area, to know our art, what were looking at and how that is going to impact the people who are concerned with it today.
- ❖ Ms. Marie Otero asked where is the second one going to be in respect to the community.
- ❖ Mayor Ramsell explained where on the map it will be located.
- ❖ Mr. Lyndsey said he personally has not been out here, but the director of development has been up here several times, speaking with the landowner and right now he couldn't be here for the presentation for personal reasons, and completely understands Mrs. Marquez comment.
- ❖ Mrs. Marquez asked if there is anyway the public can get documentation on who the landowner is for both projects.
- ❖ Ms. Zimmerman said the landowner for Trigo Sol is Empart LTD.
- ❖ Mr. Lyndsey said their landowner is Emmons Yates.

#### **Motion and roll call vote to go back into the City Council Regular Business Meeting session**

- Motion made by Councilor Winters with a roll call vote to go back into the regular business meeting. 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 7:05 pm.

#### **Regarding applicant Trigo Sol, LLC agent for Empart LTD Company for a rezoning of solar overlay**

- Councilor Winters said he had noticed there are conjoining land and if this would impact the R1.
- Ms. Zimmerman explained the setback is 200 feet.
- Councilor Gordon asked the upgrade that needs to do to the substation, is that just going to be enough to cover what the solar will be putting into the system.
- Ms. Zimmerman explained yes that is correct, and it will not be taking away from any mobility and will be bringing in PNM to upgrade the systems.
- Mr. McGee said once we know what recommendations they need, the city will need to reach out to PNM with the same information to see how it affects them and it will end up being a 3-way relationship.
- Motion made by Mayor Pro-tem Gutjahr to approve applicant Trigo Sol, LLC agent for Empart LTD Company for a rezoning for solar overlay. Seconded by Councilor Winters. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote council approves applicant Trigo Sol, LLC agent for Empart LTD Company for a rezoning for solar overlay.

#### **Regarding applicant Trigo Sol, LLC agent for Empart LTD Company a special use permit for a solar collector overlay**

- Mayor Ramsell said the solar overlay goes go away if the project approved.
- Motion made by Mayor Pro-tem Gutjahr approve applicant Trigo Sol, LLC agent for Empart LTD Company a special use permit for a solar collector overlay. Seconded by Councilor Winters.

Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote council approves applicant Trigo Sol, LLC agent for Empart LTD Company a special use permit for a solar collector overlay.

**Regarding applicant Total Energies Renewables USA, LLC for a rezoning of solar overlay**

- Motion made by Mayor Pro-tem Gutjahr to approve the applicant Total Energies Renewables USA, LLC for a rezoning of solar overlay. Seconded by Councilor Gordon. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote council approves the applicant Total Energies Renewables USA, LLC for a rezoning of solar overlay.

**Regarding applicant Total Energies Renewables USA, LLC a special permanent use permit for a solar collector overlay**

- Motion made by Councilor Apodaca to approve applicant Total Energies Renewables USA, LLC, a special permanent use permit for a solar collector overlay. Seconded by Mayor Pro-tem Gutjahr. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote council approves applicant Total Energies Renewables USA, LLC, a special permanent use permit for a solar collector overlay.

**Public Comment**

- Dick Irvin at Western Dr. explained the property on 603 Western Dr. that Dr. Moore has his emails and print-outs and stated there has been a very long history with this property which stated with a camper trailer that had moved from Horizon Vista down to this property, as well as numerous cars visiting the property and finally the nice code enforcer had fixed the issue and now there is a pop-up camper on Horizon Vista. He continued to explain various people have been in and out and now there is a lot of animosity going on with the people living in the house as well as living in the camper. In 2021, his wife was letting the dog out and the person living there had thrown a rock that barely missed her and had called the sheriff's department to get it taking care of.
- Mr. Irvin started to show the council on the print-outs that someone lives in the camper as well as a strong odor coming from the fire pit to where Mr. Irvin and his wife could not go outside and it had happened on numerous occasions. He continued to say 605 Western Dr. has started to get fixed up but lately the city's new business is starting to look like a homeless shelters. He finished by saying he thinks there are multiple violations, which he thinks in the ordinance the city has a code for someone living in a camper trailer and the trash piles are not beneficial to the community and would like the code enforcement to do something.
- Maria Otero on Hillandale said she's brand new to the community and has never seen police patrolling the neighborhood and due to that there has been 4 robberies and asked what are they supposed to do. She expressed that there is a person who shoots his gun in the community randomly and on new years eve he was going up and down the road shooting a machine gun.
- Monique Marquez stated the ADA in the open meetings act indicate for a request in visual aid should be made one week in advance or as soon as possible, and we have a disable veteran in the audience as well as a citizen at the beginning of the meeting specifically ask to see the visual aids which was denied and now we are at the end of the meeting and which is a violation of the open meetings act.

## Manager Report

### January 13, 2023 Gas odor update

- Manager Dr. Moore said we all know we have had the gas odor in Valencia County, and in the workshop fire chief had given us an update on the incident as well as where we stand.
- Fire Chief Tabet stated they are still investigating the source and have ruled out Mesa oil and BSNF but are working with OSHA and NM Environmental to see if we can continue to work with them on the issue and hope to hear back as soon as possible.
- Councilor Apodaca said we would like to thank the fire department and the chief for the thorough response to this situation as well as followed up on every scenario possible.

### Approval of Accounts Payable

- Mayor Ramsell said all our accounts payable are posted online with the meeting packet and are available after the meetings as well.
- Motion made by Councilor Gordon to approve accounts payable. Seconded by Councilor Winters. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote council approved accounts payable.

### Authorization to Appropriate funds for Library Assistant Position

- Manager Dr. Moore explained with following security issues that have been resolved, our recommendation is to approve the appropriation for the library assistant position and will not exceed 25 hours per week. He continued with explaining the library hours will be increased to 21 hours a week.
- Mayor Pro-tem Gutjahr said she is very grateful to be moving in this direction.
- Motion made by Mayor Pro-tem Gutjahr to approve authorization to appropriate funds for library assistant position. Seconded by Councilor Winters. Voting Yea: Mayor Ramsell, Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote council approved the authorization to appropriate funds for the Library Assistant Position.

### Resolution 2023 – XX BAR #3 (Budget Adjustment Resolution)

- Finance Officer Finch said with discussing this in the workshop, we are increasing the revenues in zoning permits, court fines, as well as decreasing expenses for a grant writer, increasing city wide clean -up by \$30k, increasing code enforcement by \$31k, creating a budget for the library assistant, and increasing revenue for state co-op DOT, and the expenses for roadways and bridges for a grant.
- Motion made by Councilor Apodaca to approve Resolution 2023 – 03 BAR #3 (Budget Adjustment Resolution). Seconded by Councilor Winters. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote council approved Resolution 2023-03 BAR #3 (Budget Adjustment Resolution).

### Discussion, Consideration, and Decision – Resolution 2023 - XX Second Quarter Financial Report

- Finance Officer Finch said this is the recap and right now as of December the city is at \$2 million dollars but still have \$1,121,000 in American rescue plan act funds, for a total of \$4,430,445.43. All of the GRT looks to be over 50% but the only reason it is off is due to not having the property tax as of yet. The general fund for all expenses are at 43% and is great because normally after the 2<sup>nd</sup> quarter we should be at 50%, and the fire protection fund is a big one we do use a lot so the revenues are at 57.85% at the end of February we will be receiving our

second distribution and the expenses are at 59.33% and as of right now that is nothing to worry about due to them accomplishing a lot.

- Councilor Gutjahr said this indicates good financial management that we are exactly where we should be.
- Mayor Ramsell said he thinks it looks good since revenues are up and expenses are down.
- Motion made by Mayor Pro-tem Gutjahr Resolution 2023 - 04 Second Quarter Financial Report as presented. Seconded by Councilor Gordon. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote council approved Resolution 2023-04 Second Quarter Financial Report.

#### **Donation of the Fire Equipment to Antiqua and Barbuda**

- Tabled

#### **MOU (memorandum of understanding) Between the Department of Homeland Security and Emergency Managements, State Fire Marshal Division and the City of Rio Communities**

- Manager Dr. Moore said we as a city are continuing to find things that need to be worked on in the city, but with working with the chief there is an item he needs to partner with someone to help with fire marshal type inspections mainly with industrial and manufacturing areas. He continued to say the chief has talked to several individuals and the MOU is an understanding documentation for them to come in and help asset with the duties.
- Fire Chief said his biggest thing is to have transparency with the other agency and be able to shoe we are doing or jobs diligently, additionally they can work with the Fire Marshal to accomplish the task as well as be able to have them at will call so with the MOU it will make the process faster.
- Mayor Ramsell said this is a good thing to have, and many people may not realize that the fire district is not just include the City of Rio Communities as well as having more partners in the field is more critical thing to have.
- Motion made by Councilor Apodaca to approve MOU (memorandum of understanding) Between the Department of Homeland Security and Emergency Management, State Fire Marshal Division and the city of Rio Communities. Seconded by Councilor Winters. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote council approved MOU (memorandum of understanding) Between the Department of Homeland Security and Emergency Management, State Fire Marshal Division and the city of Rio Communities.

#### **Consent Agenda**

- Mayor Ramsell explained if we are able to do a consent agenda then we would be able to approve the minutes, accounts approval as well as other things ahead of time and if a member of council would like to discuss anything we can always pull the items. He continued to say the meeting packets will be available before and after each meeting still and as always the public/council can contact city hall if they have any questions with the agendas.
- Councilor Apodaca said it was a good idea.
- Councilor Gutjahr said she has seen it work very well.
- Councilor Gordon said he is glad the public can be involved and ask any questions they have.
- Councilor Winters said he thinks this is something they should move forward with.

- Mayor Ramsell said this would open transparency and all it would do is allow council to move the first half of the meeting to quicker with one vote instead of multiple votes.
- Motion made by Mayor Pro-tem Gutjahr to move to a consent agenda. Seconded by Councilor Gordon. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote council approves moving to a consent agenda.

### **Council Discussion**

- Councilor Apodaca had nothing to report.
- Councilor Gutjahr had nothing to report.
- Councilor Gordon had nothing to report.
- Councilor Winters had nothing to report.
- Mayor Ramsell had nothing to report.

**Executive Session - For the purpose of the abandoned Car Wash and abandoned Car Dealership subject to the attorney-client privilege pertaining to threatened or pending litigation in which the public body is or may become a participant; pursuant to NMSA 10-15-1(H)(7) 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 close session for the purpose of the abandoned Car Wash and abandoned Car Dealership subject to the attorney-client privilege pertaining to threatened or pending litigation in which the public body is or may become a participant; pursuant to NMSA 10-15-1(H)(7) 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). Seconded by Mayor Pro-tem Gutjahr. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote Council went into executive closed session at 7:49 pm.

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

- Motion made by Councilor Gordon with a roll call vote to go back into the regular business meeting session. Seconded by Mayor Pro-tem Gutjahr. 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 8:53 pm

### **Welcome everyone back and statement by the Mayor:**

- Mayor Ramsell stated: The Governing Body of the City of Rio Communities, New Mexico, hereby states that on January 23, 2023 a Closed Executive Session was held and the matters discussed were For the purpose of the abandoned Car Wash and abandoned Car Dealership subject to the attorney-client privilege pertaining to threatened or pending litigation in which the public body is or may become a participant; pursuant to NMSA 10-15-1(H)(7) 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).

**For the purpose of the abandoned Car Wash and abandoned Car Dealership subject to the attorney-client privilege pertaining to threatened or pending litigation in which the public body is or may**

**become a participant; pursuant to NMSA 10-15-1(H)(7) 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 said there are no recommendations at this time.

## Adjourn

- Mayor Ramsell stated that on February 13 Council will be in selection committee to look at semi-finalists for the police chief applicants.
- Motion made by Councilor Winters to adjourn. Seconded by Councilor Apodaca. With a unanimous vote the regular business meeting session was adjourned at 8:54 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





Rio Communities, NM

# Accounts Payable Approval Report

## By Fund

Item 2.

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
<b>Fund: 11000 - General Operating Fund</b>				
<b>Department: 1001 - Governing Body</b>				
NM Municipal League	16515	02/01/2023	Annual Conference - Arthur Ap...	300.00
NM Municipal League	16581	02/01/2023	Annual Conference - Lawrence ...	300.00
NM Municipal League	16582	02/01/2023	Annual Conference - Peggy Gutj...	300.00
<b>Department 1001 - Governing Body Total:</b>				<b>900.00</b>
<b>Department: 1009 - Municipal Court</b>				
Amazon Business	1LRP-XGTF-D7HJ	01/26/2023	Office Supplies	158.73
<b>Department 1009 - Municipal Court Total:</b>				<b>158.73</b>
<b>Department: 2001 - Manager</b>				
NM Municipal League	16618	02/01/2023	Annual Conference - Martin Mo...	300.00
Verizon Wireless	9925786777	02/12/2023	CM Telecommunications	127.07
<b>Department 2001 - Manager Total:</b>				<b>427.07</b>
<b>Department: 2002 - General Administration</b>				
Home Depot	1011516	01/24/2023	CH Supplies	327.92
Home Depot	14896	01/24/2023	CH Supplies	243.48
Home Depot	3614338	01/24/2023	CH Supplies	119.26
Wells Fargo Financial Leasing	5023483234	01/24/2023	Contract #8000493854 - MX30...	196.48
Home Depot	6972443	01/24/2023	CH Supplies	483.55
H&E Equipment	97062285	01/24/2023	Sweeper Rental (1 month)	2,905.34
Pitney Bowes	3316971414	02/02/2023	Postage Machine Lease	175.68
Neds Pipe + Steel	432478	02/07/2023	flat seel	31.00
NM Local Government Law	926	02/07/2023	Legal Services - FY 2022-2023	3,962.79
Tyler Technologies	025-411388	02/09/2023	Work Orders License Fee & Serv...	1,168.43
Neds Pipe + Steel	431472	02/09/2023	flat seel	60.50
Sharp Electronics Corporation	9004183792	02/09/2023	City Hall Copies	62.94
Sharp Electronics Corporation	9004183795	02/09/2023	Contract #8000595693 - CH Hel...	171.00
Sharp Electronics Corporation	9004183795	02/09/2023	Contract #8000595693 - Aquos ...	114.00
NM Gas Co	INV0003874	02/14/2023	Natural Gas	2,260.77
NM Water Service Company	INV0003901	02/14/2023	CH Water	254.41
Comcast Business	INV0003899	02/18/2023	CH Telecommunications	492.33
PNM	INV0003890	02/20/2023	CH Electricity	469.57
<b>Department 2002 - General Administration Total:</b>				<b>13,499.45</b>
<b>Department: 2004 - Finance/Budget/Accounting</b>				
Surety Bonds	INV0003889	01/30/2023	Bond for Notary Renewal-AVala...	90.00
Verizon Wireless	9925786777	02/12/2023	Finance Telecommunications	78.75
<b>Department 2004 - Finance/Budget/Accounting Total:</b>				<b>168.75</b>
<b>Department: 2008 - Municipal Clerk</b>				
NM Municipal League	16510	02/01/2023	Annual Conference - Elizabeth ...	300.00
<b>Department 2008 - Municipal Clerk Total:</b>				<b>300.00</b>
<b>Department: 2014 - Economic Development</b>				
Palmetto LLC	11	02/07/2023	Economic Developement Servic...	2,174.94
<b>Department 2014 - Economic Development Total:</b>				<b>2,174.94</b>
<b>Department: 3001 - Law Enforcement</b>				
Albuquerque Publishing Co.	10001561421-0104	02/07/2023	Ad for police chief	1,181.04
<b>Department 3001 - Law Enforcement Total:</b>				<b>1,181.04</b>
<b>Department: 3002 - Fire Protection</b>				
NM Municipal League	16658	02/01/2023	Annual Conference - Andrew Ta...	300.00
NM League of Zoning Officials	16833	02/01/2023	Kaylee Dons	285.00
NM League of Zoning Officials	16838	02/01/2023	Greg Gallegos	285.00
NM League of Zoning Officials	16856	02/01/2023	Andrew Tabet	285.00
WEX Bank	87049915	02/02/2023	CE Fuel	375.49

## Accounts Payable Approval Report

Item 2.

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Verizon Wireless	9925786777	02/12/2023	CE Telecommunications	82.06
Department 3002 - Fire Protection Total:				1,612.55
Department: 3004 - Animal Control				
Valencia County Fiscal Office	AC2023-25	01/25/2023	Animal Control	788.40
Valencia County Fiscal Office	AC2023-29	01/26/2023	Animal Control	1,260.05
Department 3004 - Animal Control Total:				2,048.45
Department: 3005 - Dispatch/E911				
Village of Los Lunas	788	02/02/2023	E-911 Services- Quarterly	8,176.75
Department 3005 - Dispatch/E911 Total:				8,176.75
Department: 4004 - Library				
Sharp Electronics Corporation	9004183795	02/09/2023	Contract #8000595693 - Library...	150.00
Sharp Electronics Corporation	9004183795	02/09/2023	Contract #8000595693 - Aquos ...	57.00
Department 4004 - Library Total:				207.00
Department: 5101 - Public Works				
NM Municipal League	16635	02/01/2023	Annual Conference - Gordon Re...	300.00
Ranchero Builder Supply Co NSL	032172	02/02/2023	Blanket PO for pefabed gates a...	26.66
WEX Bank	87049915	02/02/2023	PW Fuel	971.28
Woodlands Hardware	010071/1	02/07/2023	PW Supplies	52.52
Woodlands Hardware	010106/1	02/07/2023	PW Supplies	293.28
Neds Pipe + Steel	432456	02/07/2023	Misc. Items for PW	126.48
Neds Pipe + Steel	432898	02/07/2023	Misc. Items for PW	43.00
Napa Auto Parts	480560	02/07/2023	Auto Supplies	472.59
Woodlands Hardware	010121/1	02/09/2023	PW Supplies	12.72
Woodlands Hardware	010123/1	02/09/2023	PW Supplies	41.66
Verizon Wireless	9925786777	02/12/2023	PW Telecommunicationns	245.27
Department 5101 - Public Works Total:				2,585.46
Department: 5104 - Highways and Streets				
Tabet Lumber Co, Inc.	34064	02/07/2023	Asphalt patch for pot holes	1,193.85
PNM	INV0003887	02/17/2023	SL Electricity	54.68
PNM	INV0003888	02/17/2023	SL Electricity	47.69
PNM	INV0003893	02/20/2023	SL Electricity	164.07
PNM	INV0003894	02/20/2023	SL Electricity	105.30
PNM	INV0003895	02/20/2023	SL Electricity	217.13
PNM	INV0003896	02/20/2023	SL Electricity	125.90
PNM	INV0003898	02/20/2023	SL Electricity	39.82
Department 5104 - Highways and Streets Total:				1,948.44
Fund 11000 - General Operating Fund Total:				35,388.63
Fund: 20900 - Fire Protection				
Department: 3002 - Fire Protection				
Linde Gas & Equipment Inc.	33655117	01/24/2023	Oxygen	132.72
Craig Independent Tire Co.	123048	01/30/2023	flat tire repair for units	22.24
Ortega and Son's Propane Servi...	41710	01/30/2023	Propane for Tierra Grande	504.63
ABC Door Company	11090503	02/02/2023	blanket PO for bay door repair	991.88
WEX Bank	87049915	02/02/2023	FD Fuel	1,038.57
Napa Auto Parts	480991	02/07/2023	Auto Supplies for Fire Dept	77.57
Woodlands Hardware	009979/1	02/09/2023	FD Supplies	28.44
Woodlands Hardware	010078/1	02/09/2023	FD Supplies	3.06
Woodlands Hardware	010107/1	02/09/2023	FD Supplies	33.27
Woodlands Hardware	010108/1	02/09/2023	FD Supplies	9.32
Sharp Electronics Corporation	9004183793	02/09/2023	Fire Department Copies	54.60
Sharp Electronics Corporation	9004183794	02/09/2023	Fire Dept Help Desk & Server M...	1,301.00
Sharp Electronics Corporation	9004183795	02/09/2023	Contract #8000595693 - Aquos ...	57.00
Verizon Wireless	9925786777	02/12/2023	Network Extender - Fire Dept	291.02
Verizon Wireless	9925786777	02/12/2023	FD Telecommunications	80.02
NM Gas Co	INV0003873	02/14/2023	Natural Gas	1,615.35
NM Water Service Company	INV0003900	02/14/2023	FD Water	69.50
PNM	INV0003891	02/20/2023	FD Electricity	601.55

## Accounts Payable Approval Report

Item 2.

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
PNM	INV0003892	02/20/2023	FD Electricity	122.36
Department 3002 - Fire Protection Total:				7,034.10
Fund 20900 - Fire Protection Total:				7,034.10
<b>Fund: 21600 - Municipal Street</b>				
Department: 5002 - Municipal Streets				
H&M 116 Rock Products, LLC.	2927	01/24/2023	Millings	1,500.00
Department 5002 - Municipal Streets Total:				1,500.00
Fund 21600 - Municipal Street Total:				1,500.00
<b>Fund: 29700 - County EMS GRT</b>				
Department: 2002 - General Administration				
Stericycle Inc.	3006302186	01/24/2023	Biohazard Waste Pickup	256.55
Stericycle Inc.	3006340010	01/24/2023	Biohazard Waste Pickup	260.21
Boundtree Medical	84833127	01/24/2023	Medical Supplies	466.65
WEX Bank	87049915	02/02/2023	EMS Fuel	207.88
EMS eSchedule, Inc	5780	02/07/2023	EMS eSchedule- Yearly Member...	2,268.00
Penguin Management, INC	72909	02/07/2023	edispatches.com/FD-Yearly Sub...	1,679.63
Boundtree Medical	84852448	02/09/2023	Medical Supplies	508.92
Verizon Wireless	9925786777	02/12/2023	EMS Telecommunications	214.27
Department 2002 - General Administration Total:				5,862.11
Fund 29700 - County EMS GRT Total:				5,862.11
<b>Fund: 30300 - State Legislative Appropriation Project</b>				
Department: 2002 - General Administration				
Playcore Wisconsin Inc.	PJL-0201038	01/30/2023	Chamesa Park Equipment/Impr...	11,525.45
Playcore Wisconsin Inc.	PJI-0201714	02/07/2023	Chamesa Park Equipment/Impr...	24,314.68
Playcore Wisconsin Inc.	PJI-0201728	02/07/2023	Chamesa Park Equipment/Impr...	3,151.00
Department 2002 - General Administration Total:				38,991.13
Fund 30300 - State Legislative Appropriation Project Total:				38,991.13
<b>Fund: 39900 - Other Capital Projects</b>				
Department: 2002 - General Administration				
HEI, Inc	SRVCE008994	01/24/2023	Electrical Demolition - Renovati...	2,809.38
Total Glass Solutions, LLC	2023-109	01/26/2023	Police station stort front door s...	3,000.00
APIC	11519	02/09/2023	Install 9 additional street Lights	2,987.23
APIC	11519	02/09/2023	Labor to install LED light fixtures	11,455.79
Construction Coordinators Inc.	1218	02/09/2023	Gross Receipts Tax (Rio Commu...	1,332.95
Construction Coordinators Inc.	1218	02/09/2023	Police Department Remodel	18,423.00
Construction Coordinators Inc.	1220	02/09/2023	Gross Receipts Tax (Rio Commu...	29.69
Construction Coordinators Inc.	1220	02/09/2023	Change Order #5 - Install Door ...	706.00
Construction Coordinators Inc.	1221	02/09/2023	Gross Receipts Tax (Rio Commu...	69.75
Construction Coordinators Inc.	1221	02/09/2023	Change Order #9 - Unforeseen ...	900.00
Construction Coordinators Inc.	1222	02/09/2023	Gross Receipts Tax (Rio Commu...	43.13
Construction Coordinators Inc.	1222	02/09/2023	Change Order #10 - New Door	552.00
Department 2002 - General Administration Total:				42,308.92
Fund 39900 - Other Capital Projects Total:				42,308.92
Grand Total:				131,084.89

## Report Summary

## Fund Summary

Fund	Expense Amount
11000 - General Operating Fund	35,388.63
20900 - Fire Protection	7,034.10
21600 - Municipal Street	1,500.00
29700 - County EMS GRT	5,862.11
30300 - State Legislative Appropriation Project	38,991.13
39900 - Other Capital Projects	42,308.92
<b>Grand Total:</b>	<b>131,084.89</b>

## Account Summary

Account Number	Account Name	Expense Amount
11000-1001-57050	Employee Training	900.00
11000-1009-56020	Supplies - General Office	158.73
11000-2001-57050	Employee Training	300.00
11000-2001-57160	Telecommunications	127.07
11000-2002-54010	Maintenance & Repairs - ...	1,174.21
11000-2002-55020	Contract - Attorney Fees	3,962.79
11000-2002-55030	Contract - Professional Se...	285.00
11000-2002-56010	Software	1,168.43
11000-2002-56030	Supplies - Field Supplies	91.50
11000-2002-57090	Printing/Publishing/Advert..	62.94
11000-2002-57130	Rent of Equipment/Machi...	372.16
11000-2002-57160	Telecommunications	492.33
11000-2002-57170	Utilities - Electricity	469.57
11000-2002-57171	Utilities - Natural Gas	2,260.77
11000-2002-57173	Utilities - Water	254.41
11000-2002-57998	City Wide Clean-Up	2,905.34
11000-2004-57071	Surety Bonding	90.00
11000-2004-57160	Telecommunications	78.75
11000-2008-57050	Employee Training	300.00
11000-2014-55030	Contract - Professional Se...	2,174.94
11000-3001-57090	Printing/Publishing/Advert..	1,181.04
11000-3002-56120	Supplies - Vehicle Fuel	375.49
11000-3002-57050	Employee Training	1,155.00
11000-3002-57160	Telecommunications	82.06
11000-3004-55999	Contract - Other Services	2,048.45
11000-3005-55999	Contract - Other Services	8,176.75
11000-4004-55030	Contract - Professional Se...	207.00
11000-5101-54040	Maintenance & Repairs - ...	472.59
11000-5101-54050	Maintenance & Repair - F...	26.66
11000-5101-56120	Supplies - Vehicle Fuel	971.28
11000-5101-56999	Supplies - Other	569.66
11000-5101-57050	Employee Training	300.00
11000-5101-57160	Telecommunications	245.27
11000-5104-54030	Maintenance & Repairs - ...	1,193.85
11000-5104-57170	Utilities - Electricity	754.59
20900-3002-54010	Maintenance & Repairs - ...	991.88
20900-3002-54040	Maintenance & Repairs - ...	99.81
20900-3002-54060	Maintenance Supplies	74.09
20900-3002-55030	Contract - Professional Se...	1,358.00
20900-3002-56030	Supplies - Field Supplies	132.72
20900-3002-56040	Supplies-Furniture/Fixture...	291.02
20900-3002-56120	Supplies - Vehicle Fuel	1,038.57
20900-3002-57090	Printing/Publishing/Advert..	54.60
20900-3002-57160	Telecommunications	80.02
20900-3002-57170	Utilities - Electricity	723.91
20900-3002-57171	Utilities - Natural Gas	1,615.35
20900-3002-57172	Utilities - Propane/Butane	504.63

**Account Summary**

Account Number	Account Name	Expense Amount
20900-3002-57173	Utilities - Water	69.50
21600-5002-54030	Maintenance & Repairs - ...	1,500.00
29700-2002-55999	Contract - Other Services	516.76
29700-2002-56010	Software	3,947.63
29700-2002-56070	Supplies - Medical	975.57
29700-2002-56120	Supplies - Vehicle Fuel	207.88
29700-2002-57160	Telecommunications	214.27
30300-2002-58030	Furniture & Fixtures	38,991.13
39900-2002-58010	Buildings & Structures	27,865.90
39900-2002-58100	Street Lighting/Traffic Sig...	14,443.02
Grand Total:		131,084.89

**Project Account Summary**

Project Account Key	Expense Amount
**None**	67,227.86
2023-002-50000	2,809.38
2023-003-50000	22,056.52
F2949-50000	38,991.13
Grand Total:	131,084.89

## Authorization Signatures

### MAYOR & COUNCILORS

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JOSHUA RAMSELL, MAYOR

---

MARGARET "PEGGY" GUTJAHR, MAYOR PRO-TEM

---

LAWRENCE GORDON, COUNCILOR

---

ARTHUR APODACA, COUNCILOR

---

JIM WINTERS, COUNCILOR

ATTEST:

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ELIZABETH "LISA" ADAIR, MUNICIPAL CLERK

City of Rio Communities

# ECONOMIC DEVELOPMENT TASKFORCE







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# ECONOMIC DEVELOPMENT

- S.W.O.T. Evaluations and Rankings for Retail Goods and Services
- Economic Development Tools
- Economic Development Plan



# HOUSING

Action	Strength	Weakness	Opportunities	Threats
For the City	Local money spent locally; Rooftops bring retail; Property tax	Lack of awareness of Rio Communities and its market potential; Existing capacity of roads to handle increased commercial traffic; Zip code	Expansion of services water/sewer; Update entryway aesthetic; Information packets in the hands of city and contracted economic development stakeholders; Venture capitalist(s); Build the public private partnership with utilities infrastructure (water, sewer, fiber, natural gas, electric power); Infill lots with utilities; Ready to develop subdivisions; Obtain water rights	Lack of aesthetics; Ugly entryway; Problematic intersections; Lack of utility infrastructure; Lack of investors
For the Community	Provide housing for newly created local jobs; Avoid Los Lunas and Albuquerque traffic; Lower cost than other areas; Potential creation of parks; Proximity to golf Course; Views	Increased traffic; Cost of homes; Cap on school capacity; Lack of Medical care; Lack of available fiber internet	Creation of local jobs; USDA loans for new homeowners; Homes for workforce and new families; Possible expansion of schools	Public safety; Interest rates
For the Business	Large market area (65,000); Land availability; Utilities infrastructure; Economically stable/prosperous; Shorter approval times for permits and licenses	Lack of a local incentives package; Cost of building materials; Time waiting for utilities to be connected/inspections to be completed	Lack of homes in the County; Able to build a variety of home types (Apartments, Townhomes, R1, R2, Senior living etc.); Affordable land	Nearby residential developments closer to I-25; Land availability in high desirability areas; High price points for sellers; Security of build site/crime



Action	Strength	Weakness	Opportunities	Threats
For the City	Facilities/Parks for community events such as sports, farmers markets, fairs; Rental fees	Lack of developed parks and recreational facilities	State/Federal grant opportunities; Outdoor recreation and tourism grant opportunities; City-owned land; Possibility of purchasing old parks	Lack of funding to pay maintenance and staff for parks/facilities; Crime
For the Community	Convenience; Asked for by City Residents; Health and social benefits	Increased traffic	Something to do for all ages	Public Safety



## PARKS/RECREATION AMENITIES

Action	Strength	Weakness	Opportunities	Threats
For the City	Revenue Generated by GRT; Local money spent locally; Attracts nearby communities to spend money within the City	Minimal existing/Available structures to move into; Lack of awareness of Rio Communities and its market potential; Existing capacity of roads to handle increased commercial traffic	Educate supermarket retailers; LEDA Retail; City/County local incentives package; Expansion of services water/sewer; Update entryway aesthetic; Information packets in the hands of city and contracted economic development stakeholders; Venture capitalist(s); Build the public private partnership with utilities infrastructure (water, sewer, fiber, natural gas, electric power)	Lack of aesthetics; Ugly entryway; Problematic intersections; Business recruitment courtship timetable is short
For the Community	Convenience; Asked for by City Residents; Availability of more products than current retailers	Increased traffic; Cost of products	Creation of local jobs	Public Safety
For the Business	Large market area (65,000); Land availability; Utilities infrastructure; Economically stable/prosperous; Shorter approval times for permits and licenses	Lack of a local incentives package; Lack of commercial retail brokers; Cost of building materials	Maximum exposure event(s) Team up with pharmacy and/or food café/small fast food; Investors looking for new locations; Tradeshow; Opportunity zone	Nearby competition; Land availability in high desirability areas; High price points for sellers; Facility security



SUPERMARKET



Action	Strength	Weakness	Opportunities	Threats
For the City	Revenue Generated by GRT; Local money spent locally; Attracts nearby communities to spend money within the City	Minimal existing/available structures to move into; Lack of awareness of Rio Communities and its market potential; Existing capacity of roads to handle increased commercial traffic	Expansion of services water/sewer; Update entryway aesthetic; Information packets in the hands of city and contracted economic development stakeholders; Venture capitalist(s); Build the public private partnership with utilities infrastructure (water, sewer, fiber, natural gas, electric power)	Lack of aesthetics; Ugly entryway; Problematic intersections; Business recruitment courtship timetable is short
For the Community	Convenience; Asked for by City Residents; Availability of more products	Increased traffic; Cost of products	Creation of local jobs	Public Safety
For the Business	Large market area (65,000); Land availability; Utilities infrastructure; Economically stable/prosperous; Shorter approval times for permits and licenses	Lack of a local incentives package; Lack of commercial retail brokers; Cost of building materials	Maximum exposure event(s); Team up with supermarket; Investors looking for new locations; Opportunity zone	Nearby competition; Land availability in high desirability areas; High price points for sellers; Facility security





BANK/CREDIT UNION

Action	Strength	Weakness	Opportunities	Threats
For the City	Revenue Generated by GRT; More banking options	Minimal existing/available structures to move into; Lack of awareness of Rio Communities and its market potential; Existing capacity of roads to handle increased commercial traffic	City/County local incentives package; Expansion of services water/sewer; update entryway aesthetic; information packets in the hands of city and contracted economic development stakeholders; venture capitalist(s); build the public private partnership with utilities infrastructure (water, sewer, fiber, natural gas, electric power)	Lack of aesthetics; Ugly entryway; Problematic intersections; Business recruitment courtship timetable is short
For the Community	Convenience; Asked for by City Residents; Availability of more banking options for accounts and loans	Increased traffic	Creation of local jobs	Public Safety
For the Business	Large market area (65,000); Land availability; Utilities infrastructure; Economically stable/prosperous; Shorter approval times for permits and licenses	Lack of a local incentives package; Lack of commercial retail brokers; Cost of building materials	Maximum exposure event(s) Investors looking for new locations; Opportunity zone	Nearby competition; Land availability in high desirability areas; High price points for sellers; Facility security

# FIBER



Action	Strength	Weakness	Opportunities	Threats
For the City	Better internet for Municipal buildings	Cost; Timing	Franchise agreements	Damage to city roads during installation; Funding
For the Community	Faster internet for homes	Increased traffic; Cost of products	Availability of fiber in new neighborhoods might be attractive to potential buyers	Affordability
For the Business	Large market area (65,000); Shorter approval times for permits and licenses	Lack of a local incentives package	Lack of competition within the city; New homes and businesses needing service	Cost; Wireless internet companies



# LANDSCAPING

Action	Strength	Weakness	Opportunities	Threats
For the City	Revenue Generated by GRT; Local money spent locally	Lack of local disposal site for yard debris	Beautification of residential and business properties; Update Landscaping Ordinance; Create Aesthetics Committee; TAP Grants; State and Federal Grants	Improper disposal of yard waste due to lack of disposal facility
For the Community	Convenience; Asked for by City Residents; Availability of more products than current retailers	Cost of products	Creation of local jobs	Public Safety
For the Business	Large market area (65,000); Growing business type; May be home based; No need for retail location; Easy to obtain a business license	Lack of retail facilities	Maximum exposure event(s); Large population of elderly needing help	Nearby competition; Potential downturn in the economy

Action	Strength	Weakness	Opportunities	Threats
For the City	Revenue Generated by GRT	Minimal existing/available structures to move into; Lack awareness of Rio Communities; Existing capacity of roads to handle increased commercial traffic	LEDA Retail; City/County local incentives package;	Problematic intersections; Business recruitment courtship timetable is short
For the Community		Increased semi truck traffic; Cost of products	Creation of local jobs	Public Safety
For the Business	Near industrial park; Near rail spur	Lack of a local incentives package; Lack of commercial retail brokers; Cost of building materials	FEDEX/UPS drop off locations or standalone business; Maximum exposure event(s); More online shoppers creating a need for more product shippers	Price of fuel; Availability of diesel fuel within the city; Constantly changing technology used in shipping process



SHIPPING

## INSURANCE/ PROFESSIONAL OFFICE SPACE



Action	Strength	Weakness	Opportunities	Threats
For the City	Revenue Generated by GRT; Local money spent locally; Attracts nearby communities to spend money within the City	Minimal existing/available structures to move into; Lack of awareness of Rio Communities and its market potential; Existing capacity of roads to handle increased commercial traffic	LEDA Retail; City/County local incentives package; Expansion of services water/sewer; Update entryway aesthetic; Information packets in the hands of city and contracted economic development stakeholders; Venture capitalist(s); Build the public private partnership with utilities infrastructure (water, sewer, fiber, natural gas, electric power)	Lack of aesthetics; Ugly entryway; Problematic intersections
For the Community	Convenience	Increased traffic	Creation of local jobs	Public Safety
For the Business	Large market area (65,000); Land availability; Utilities infrastructure; Shorter approval times for permits and licenses; Can be home/online based	Lack of available retail space; Lack of retail developers; Lack of a local incentives package; Lack of commercial retail brokers; Cost of building materials	Maximum exposure event(s) Tradeshows; Opportunity zone	Nearby competition; Land availability in high desirability areas; High price points for sellers; Facility security



## FITNESS/WELLNESS

Action	Strength	Weakness	Opportunities	Threats
For the City	Revenue Generated by GRT; Local money spent locally; Attracts nearby communities to spend money within the City	Minimal existing/available structures to move into; Lack awareness of Rio Communities and its market potential; Existing capacity of roads to handle increased commercial traffic	Educate retailers; LEDA Retail; City/County local incentives package; Expansion of services water/sewer; update entryway aesthetic; Information packets in the hands of city and contracted economic development stakeholders; venture capitalist(s); Build the public private partnership with utilities infrastructure (water, sewer, fiber, natural gas, electric power)	Lack of aesthetics; Ugly entryway; Problematic intersections; Business recruitment courtship timetable is short
For the Community	Convenience; Asked for by City Residents; Health benefits	Increased traffic; Cost of products	Creation of local jobs	Public Safety; Hours of operation; Cost
For the Business	Large market area (65,000); Land availability; Utilities infrastructure; Shorter approval times for permits and licenses; No competition within the city	Lack of a local incentives package; Lack of commercial retail brokers; Cost of building materials	Maximum exposure event(s); Investors looking for new locations; Tradeshow; Opportunity zone	Nearby competition; Land availability in high desirability areas; Facility security





## HARDWARE STORE

Action	Strength	Weakness	Opportunities	Threats
For the City	Revenue Generated by GRT; Local money spent locally; Attracts nearby communities to spend money within the City	Minimal existing/available structures to move into; Lack of awareness of Rio Communities and its market potential; Existing capacity of roads to handle increased commercial traffic	LEDA Retail; City/County local incentives package; Expansion of services water/sewer; Update entryway aesthetic; Information packets in the hands of city and contracted economic development stakeholders; Venture capitalist(s); Build the public private partnership with utilities infrastructure (water, sewer, fiber, natural gas, electric power)	Lack of aesthetics; Ugly entryway; Problematic intersections; Business recruitment courtship timetable is short
For the Community	Convenience; Asked for by City Residents	Increased traffic; Cost of products	Creation of local jobs	Public Safety
For the Business	Large market area (65,000); Land availability; Utilities infrastructure; Shorter approval times for permits and licenses	Lack of a local incentives package; Lack of commercial retail brokers; Cost of building materials	Maximum exposure event(s) Investors looking for new locations; Tradeshow; Opportunity zone	Nearby competition; Land availability in high desirability areas; High price points for sellers; Facility security

# ELECTRONIC SALES AND REPAIR

Action	Strength	Weakness	Opportunities	Threats
For the City	Revenue Generated by GRT; Local money spent locally; Attracts nearby communities to spend money within the City	Minimal existing/available structures to move into; Lack awareness of Rio Communities and its market potential; Existing capacity of roads to handle increased commercial traffic	Educate retailers; LEDA Retail; City/County local incentives package; Expansion of services water/sewer; Update entryway aesthetic; information packets in the hands of city and contracted economic development stakeholders; venture capitalist(s); Build the public private partnership with utilities infrastructure (water, sewer, fiber, natural gas, electric power)	Lack of aesthetics; Ugly entryway; Problematic intersections; Business recruitment courtship timetable is short
For the Community	Convenience; Asked for by City Residents; Availability of more products than current retailers	Increased traffic; Cost of products	Creation of local jobs	Public Safety
For the Business	Large market area (65,000); land availability; Utilities infrastructure; Economically stable/prosperous; Shorter approval times for permits and licenses	Lack of a local incentives package; Lack of commercial retail brokers; Cost of building materials	Maximum exposure event(s); Investors looking for new locations; Tradeshow; Opportunity zone	Online sales; Nearby competition; Land availability in high desirability areas; High price points for sellers; Facility security

Action	Strength	Weakness	Opportunities	Threats
For the City	Revenue Generated by GRT; Local money spent locally; Attracts nearby communities to spend money within the City	Minimal existing/available structures to move into; Lack awareness of Rio Communities and its market potential; Existing capacity of roads to handle increased commercial traffic	LEDA Retail; City/County local incentives package; Expansion of services water/sewer; Update entryway aesthetic; Information packets in the hands of city and contracted economic development stakeholders; Venture capitalist(s); Build the public private partnership with utilities infrastructure (water, sewer, fiber, natural gas, electric power)	Lack of aesthetics; Ugly entryway; Problematic intersections; Business recruitment courtship timetable is short
For the Community	Convenience; Asked for by City Residents; Availability of more products than current retailers	Increased traffic; Cost of products	Creation of local jobs	Public Safety
For the Business	Large market area (65,000); Land availability; Utilities infrastructure; Economically stable/prosperous; Shorter approval times for permits and licenses	Lack of a local incentives package; Lack of commercial retail brokers; Cost of building materials	Lack of competition in the City; Maximum exposure event(s); Investors looking for new locations; Tradeshows; Opportunity zone	Nearby competition; Land availability in high desirability areas; High price points for sellers; Facility security



## WINDSHEILD REPLACEMENT/AUTO BODY/ DETAILING



## AUTO PARTS/EQUIPMENT PARTS STORE

Action	Strength	Weakness	Opportunities	Threats
For the City	Revenue Generated by GRT; Local money spent locally; Attracts nearby communities to spend money within the City	Minimal existing/available structures to move into; Lack awareness of Rio Communities and its market potential; Existing capacity of roads to handle increased commercial traffic	LEDA Retail; City/County local incentives package; Expansion of services water/sewer; Update entryway aesthetic; Information packets in the hands of city and contracted economic development stakeholders; Venture capitalist(s); Build the public private partnership with utilities infrastructure (water, sewer, fiber, natural gas, electric power)	Lack of aesthetics; Ugly entryway; Problematic intersections; Business recruitment courtship timetable is short
For the Community	Convenience; Asked for by City Residents; Availability of more products than current retailers	Increased traffic; Cost of products	Creation of local jobs	Public Safety
For the Business	Large market area (65,000); Land availability; Utilities infrastructure; Economically stable/prosperous; Shorter approval times for permits and licenses	Lack of a local incentives package; Lack of commercial retail brokers; Cost of building materials	Maximum exposure event(s); Investors looking for new locations; Tradeshows; Opportunity zone	Nearby competition; Land availability in high desirability areas; High price points for sellers; Facility security



# TOOLS

# Economic Development



# RETAIL



Economic Development Retail Tools

LEDA RETAIL ORDINANCE  
AMENDMENTS

SUPERMARKET  
RECRUITMENT LETTER

CITY BRAND IDENTITIY

TELE-PHARMACY

REMOVAL OF DIPADATED  
BULDINGS ON  
MAINSTREET

AFFORDABLE PROPERTY

PARTNERSHIP  
WITH VCBI

FIBER/ HIGH  
TECHNOLOGY

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# MEDICAL

AVAILABLE BUILT LOCATION	MEDICAL SERVICES LETTER	COMMUNITY AGING DEMOGRAPHICS/ PAYING PATIENTS	NEARBY COMPETITION IN THE MARKET AREA



TEMPORARY  
LODGING

DOORDASH

NEW MEXICO  
TRUE LOCATION

SCENIC BYWAY

GET ON THE  
TOURISM MAP

CULTURAL DESTINATION

Promotions Grants

IRBs?

AIRBnB/  
LODGER'S TAX

ALLOW MOTHER-IN-  
LAW QUARTERS ON  
RESIDENTIAL LOTS

ACCESSORY DWELLING  
UNITES/ SHORT-TERM  
RENTALS

RIVERSIDE OR  
MOUNTAINVIEW  
PROPERTIES



# TRUCK STOP



PROXIMITY TO  
MANUFACTURING  
LOCATIONS

PETROLEUM TRAFFIC

RETAIL TRUCK STOP

HWY 304 INDUSTRIAL  
PARK PROXIMITY

SOUTH HWY 47

HIGH TRAFFIC COUNT  
AREA

DOT APPROVAL

HIGH SPEED  
INTERNET

ROOM TO  
MANEUVER/ROOM TO  
PARK

WATER/SEWER/  
OTHER  
INFRASTRUCTURE



# ATTRACTIONS

10th ANNIVERSARY	BICYCLE RACING	BIKING	CAR SHOWS	CRAFT SHOWS
CULTUREAL (FINE ARTS/ETHNIC) VENUE	DISC-GOLF	DOG SHOW	DRONE PARK/HOBBY AIRCRAFT PARK	FALL FESTIVAL
FISHING	FOOD/MUSIC FESTIVAL	GEM SHOWS	GOLF EVENTS	OKTOBERFEST
PARADES	ROAD RACE(5k or 10k)	RUGBY CULTUREAL (FINE ARTS/ETHNIC) VENUE	SKEET/ARCHERY SHOOTING	SOCCER



# RV PARK



15-20 ACRES	ACQUISITION OPPOORTUNITY INFORMATION PACKETS	CATERER/ CONCESSIONS	DESTINATION SITES INFORMATION PACKETS	FLAT LAND
INTERNET SERVICES	LANDSCAPING	MARKETING	ON-SITE SEWER/ DUMP STATION	PICNIC/PATIO TABLE AMENITIES/ BARBEQUE
PRIVATE ANGEL INVESTOR	REC ROOM	SWIMMING POOL/ MINI GOLF	VIEWS (HAVE THEM)	WATER

# ECONOMIC DEVELOPMENT PLAN ORDINANCE

# DEFINING WHAT IS NEEDED OR MISSING

# CLARIFYING GOALS

# SETTING PRIORITIES

# SUCCESS THROUGH TRAINING AND TOOLS

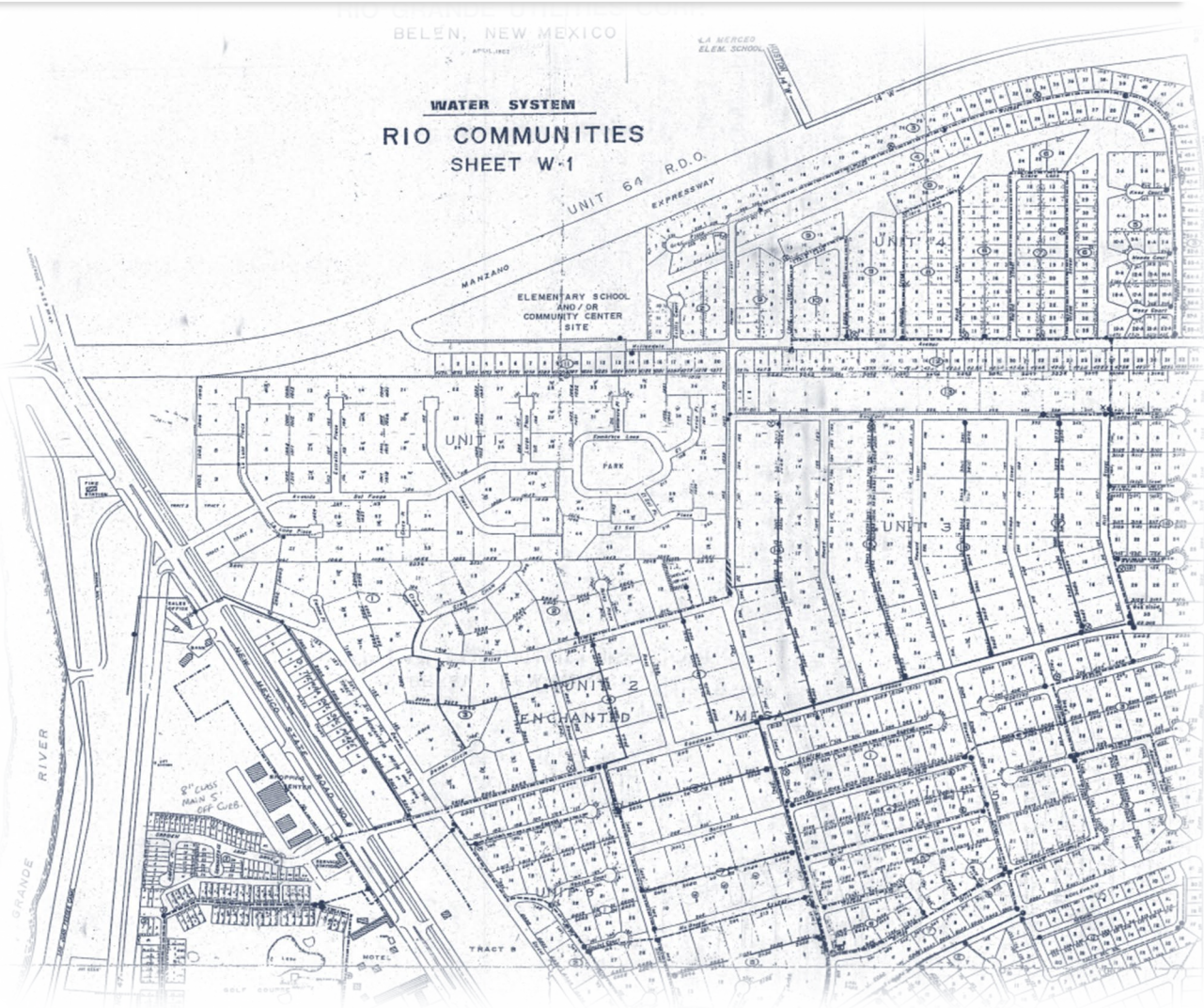
## DEFINING ROLES

# WORKING TOGETHER WITH CITY MANAGER/COUNCIL/ED CONSULTANT





SPECTACULAR  
VIEWS,  
ENDLESS  
OPPORTUNITIES





5520 Broadway Blvd. SE, Albuquerque, New Mexico 87105  
(505) 377-8833 • (855) UWSOFNM • www.uwsnm.com

January 25, 2022

Dr. Martin Moore  
City Manager, City of Rio Communities  
360 Rio Communities Blvd.  
Rio Communities, NM 87002

Re: Solid Waste Quarterly Report; 4th Quarter 2022

Dear Dr. Moore

Universal Waste Systems of New Mexico is pleased to submit our quarterly report to the City of Rio Communities for solid waste collection and disposal services for the fourth quarter of 2022.

The following information includes a summary of pertinent service information.

4 <sup>th</sup> Quarter Franchise Fees Collected	
<b>Total</b>	<b>\$4,327.99</b>
Residential	\$3,806.57
Commercial	\$ 454.68
Roll Off	\$ 66.74

Account Information as of December 31, 2022					
Residential		Commercial		Discounts 480 customers; 25%	Recycling
Active	1930	Active	39	Senior Citizen 10%	396
Credit Hold	119; \$49,299	Credit Hold	3; \$2,162	Low Income 1 15%	8
Vacant	40			Low Income 2 10%	5
Addl. Carts	418			Veteran 10%	71

Bulky Collections		Driver Notes	
<b>Total</b>	<b>39</b>	<b>Total</b>	<b>600</b>
October	14	Container Not Out	589
November	12	Container Blocked	2
December	13	Courtesy Collections/Go Backs	9

All supporting documentation is on file. Please don't hesitate to contact me should you have any questions.

Best regards,

Rheganne Vaughn  
Governmental Affairs and Contract Compliance

## • January

- January 09<sup>th</sup> Open Meetings Resolution
- January 23<sup>rd</sup> Consider BAR (Budget Adjustment Resolution) as necessary present to Governing Body
- January 23<sup>rd</sup> 2nd Quarter Financial Report to DFA
- January 12<sup>th</sup> deadline, Capital Outlay requests to Legislature, online application, must be congruent with ICIP that was filed in September
- January 17<sup>th</sup> Legislative Session Starts
  - Present Capital Outlay Requests to Legislators Deadline January 12, 2023
- *January 30, Deadline to request early voting location from the County*
- Compile and average revenue predictions for FY 2024 Budget
- First payment on Mill Levy for Municipal Operational from Valencia County Treasurer
- (CPMS) Capital Project Monitoring System, online report to DFA due last day of the month each and every month
- Track GRT revenue reports
  - GRT funding monthly
  - 455 Reports every 2 months

## • February

- February 7<sup>th</sup> Valencia County Administrators Group (VCAG) – Los Lunas
- February 13<sup>th</sup> Budget Calendar to Council
- February 16<sup>th</sup> NMML Municipal Day Reception, Santa Fe, La Fonda Hotel
- February 17<sup>th</sup> NMML Municipal Day, Santa Fe, La Fonda Hotel
- February 14<sup>th</sup> establish Transportation Committees, Albuquerque Metropolitan Transportation Plan, (MRCOG) Mid Region Council of Governments, managing fiscal agent
  - TCC Transportation Coordinating Committee 1<sup>st</sup> Friday monthly
  - MTB Metropolitan Transportation Board 3<sup>rd</sup> Friday monthly
  - RMRTD Rio Metro Regional Transit District 3<sup>rd</sup> Friday Monthly
  - NMDOT every other month Belen City Hall
- February 21<sup>st</sup> VALEO Valencia Association of Local Officials, 6:00 pm, Los Lunas
- February 16<sup>th</sup> Department head meeting on Budget request
- February TBD LEPP Application sent out to municipality
- February TBD Deadline for DFA determination of CDBG Compliance
- NMDOT Commission meeting
- Review year end Valencia Regional Emergency Control Center (VRECC) reports
- Meeting to start the NMDOT Co-op, LGRF and MAP grant(s) – City Manager to arrange
- Compile and average revenue predictions for next FY 2024 Budget
- February 28<sup>th</sup> Personnel/evaluations, to Manager for yearly reviews for FY Budget consideration in July

## • March

- March 3<sup>rd</sup> Department heads consolidate and submit budget requests
- March 6<sup>th</sup> – 8<sup>th</sup> Deadline for Department heads consolidate and submit budget requests
  - Finance

- Clerk
- Administrative/Manager
- Public Works
- Rio Communities Fire Department
- Municipal Court
- VRECC Contract
- Valencia County Sheriff
- Valencia County Continuation of Services Agreement
- March 10 Districts Meeting – All Districts (virtual) (8)
- March 18<sup>th</sup> Legislative Session Adjourns
- March TBD Submit completed NMDOT CO-OP Road Improvement, LGRF, Map grant(s) application
- CDBG Grant Application Workshop (TBD)
- Submit CDBG Grant application (TBD)
- March 31 Submit Law Enforcement Protection Fund (LEPF) Application
- Negotiate and sign Valencia County Continuation of Services Agreement
  - Animal Control
  - Addressing
- Negotiate VC Sheriff's Agreement and sign prior to LEPF application
- Small Cities Assistance Fund revenue is dispersed to municipalities

## • April

- April 4<sup>th</sup> Valencia County Administrators Group (VCAG) – Los Lunas
- April 3<sup>rd</sup> Budget draft presentation ready
- April 5<sup>th</sup> Special Workshop Budget 6:00 pm. City Council Chambers
- April 11<sup>th</sup> District Meetings - Virtual
- April 17<sup>th</sup> Budget Hearing \_\_\_\_ pm. City Council Chambers
- April 24<sup>th</sup> Extra budget hearing (if Needed)
- Present Rough Draft FY Budget to Council/Mayor
- April 19-21 CFAA Certification Workshop – Embassy Suites, Albuquerque
- April TBD Municipal Officials Leadership Institute (MOLI) Training, TBD
- TBD Municipal Librarians Assn. Meeting / NM Library Association conference
- TBD NMML District Elections – Odd Numbered Districts
- April TBD Family Health Fair
- 3<sup>rd</sup> Quarter Reports to DFA

## • May

- May 3<sup>rd</sup> – 5<sup>th</sup> Municipal Judges Professional Development Conference, Sheraton Albuquerque Uptown
- May 3<sup>rd</sup> – 5<sup>th</sup> NMLZO Semi-Annual Meeting – Marriott Hotel (Louisiana), Albuquerque
- May 8<sup>th</sup>, Council Approval of interim budget (tentative)
- May 14<sup>th</sup> – 17<sup>th</sup> IIMC (municipal Clerk) Annual Conference – Minneapolis, MN
- May 16<sup>th</sup> VALEO Valencia Association of Local Officials, 6:00 pm Belen
- May 18<sup>th</sup>, Interim Budget submittal to DFA (tentative)
- May 21<sup>st</sup> – 24<sup>th</sup> National GFOA Annual Conference – Portland, OR
- May 31<sup>st</sup> Written notice mailed to member municipalities soliciting nominations for NMML Board

- Approve final BAR, Budget Adjustment Resolutions for current FY 2023 as needed

## • June

- June 1 Interim FY 2024 Budget to DFA/LGD - deadline
- *June 5 – July 5 Notify County Clerk of all local government positions to be filled at next Regular Local Election*
- June 6 Valencia County Administrators Group (VCAG) – Bosque Farms
- June TBD NM City Management Association Conference – Ruidoso Convention Center – MCM Elegante
- June 24<sup>th</sup> Policy Committee Meeting – TBD
- June 29<sup>th</sup> Letter Declaring candidacy for NMML Board Must be received at the NMML office
- June 30 In absence of any NMML Nomination/Declaration of candidacy the League President appoints a Nominating Committee
- Governing Body approve end-of-year budget adjustments current year

## • July

- *No later than July TBD County Clerk to notify SOS of all position to be filled at the regular local election*
- July TBD NM Municipal Court Conference
- July 5<sup>th</sup> Report of Declared NMML Board Candidates sent to all members
- July 11 Begin Infrastructure Capital Improvement Plan
- July 22 Resolutions Committee Meeting – Marriott Hotel (Louisiana Blvd), Albuquerque
- July 24<sup>th</sup>, BAR, Final Quarter and Budget Resolutions Council approval
- July 24<sup>th</sup> Capital Improvement Plan (ICIP) Public Hearings Hold 2025 -2029 ICIP Public Hearings and compile for August submittal deadline (*note for 2023\* approve ICIP resolution on the 7<sup>th</sup> of August*)
  - Use Comprehensive Plan as outline
- July 27<sup>th</sup> Final Quarter Reports FY 24 and Final Budget submitted to DFA
- July 30<sup>st</sup> Deadline to submit to DFA/LGD
- *June 30 Deadline for Municipalities to OPT-IN (if have not already done so)*
- *June 30 Deadline to notify SOS of Run Off Elections*

## • August

- August 1<sup>st</sup> Valencia County Administrators Group (VCAG) – Rio Communities
- *August TBD SOS issues proclamation for Local Election*
- *No later than August TBD County Clerk shall post the location and hours of operation for early voting locations in the county*
- August 7<sup>th</sup> approve ICIP resolution
- August 15<sup>th</sup> VALEO Valencia Association of Local Officials, Rio Communities 6:00 pm
- “Meet Your Legislator Day” Rio Communities (3<sup>rd</sup> Wednesday of September – notification letters go out to legislators)
- *No later than August TBD County Clerks Post Election Proclamation on the Clerk’s website and publish relevant sections in local newspapers*
- Finance Department compile paperwork for upcoming annual audit
- August 30<sup>th</sup> - September 1 NMML Annual Conference – Farmington Civic Center



- August 31<sup>st</sup> Election of Officers and at-large directors at NMML Annual Conference in Clovis  
Nominations from the floor may be made then
- *August TBD, Local government must adopt any ordinances and/or resolutions to establish ballot questions*
- *August TBD Candidate filing day for local election with County Clerk*
- *August TBD Ballot Question Certification: each county clerk shall certify the local government ballot question to the secretary of state*
- *August TBD Write-in Candidate Filing Day*
- *August TBD last day for candidates to withdraw*

## • September

- *September TBD Notify Candidates of Qualification for Appearance on the Ballot*
- *September TBD Ballot Certified shall be sent to the ballot printer*
- DFA/LGD Final FY 2023 Budget approval 1<sup>st</sup> Monday
- Certification of tax rates to County through DFA/LGD
- Prior FY 2023 Audit begins
- September 13<sup>th</sup> – 15<sup>th</sup> NMLZO Annual Meeting – Ruidoso Convention Center
- September 20<sup>th</sup> “Meet Your Legislator Day” Rio Communities
- September 27<sup>th</sup> – October 1<sup>st</sup> ICMA (manager) Annual Conference – La Quinta, California
- September 28<sup>th</sup> – October 1<sup>st</sup> NM Fire Service Conference – Ruidoso Convention Center
- *September TBD transmission of unvoted military – overseas ballot to federal qualified electors*
- *September TBD no later than September 23 Deadline for County Clerks to have printed ballots*
- *September TBD Election Board Appointment*
- 

## • October

- October 3<sup>rd</sup> Valencia County Administrators Group (VCAG) – Belen
- October TBD Health Fair – Rio Communities
- October 1<sup>st</sup> – 4<sup>th</sup> ICMA International City/County Management Association Annual Conference – Austin, TX
- *October TBD Voter registration closes for the regular local election (this is applicable only to mail-in or online registration application)*
- *Same Day Registration upon approval (which has yet to occur) there is pending legislation*
- *October TBD Absentee Voting / Early voting begins (county clerk’s office)*
- October 15<sup>th</sup> – 20<sup>th</sup> Clerks Certification Institute – Drury Plaza Hotel, Santa Fe
- October 18<sup>th</sup> – 20<sup>th</sup> Master Municipal Clerks Academy – Drury Plaza Hotel, Santa Fe
- *No earlier than October TBD and No later than October TBD at least once a Notice of Election published*
- *October TBD Early voting begins at alternative sites*
- October 25<sup>th</sup> – 27<sup>th</sup> Infrastructure Conference – TBD
- *October TBD absentee application deadlines – timely received (for domestic & FQE transmissions by mail)*
- *October TBD absentee application deadlines – timely received (for FQE electronic transmission)*
- Consider BAR (Budget Adjustment Resolution) as necessary present to Governing Body
- *No later than October TBD Deadline for candidates to submit list of watchers to County Clerk*

- 1<sup>st</sup> Quarter Reports to DFA

- **November**

- *November 4<sup>th</sup> Early voting ends*
- *November 7<sup>th</sup> Local Election Day*
- *Beginning November 13<sup>th</sup> and no later than November 17<sup>th</sup> County Clerk to complete canvass and issue certification of canvass of the results of the election*
- November 21<sup>st</sup> VALEO Valencia Association of Local Officials, 6:00 pm Valencia County
- *November 28<sup>th</sup> State Canvass Board Canvass*
- *November 29<sup>th</sup> SOS to issue Certification of Election to Candidates and certify questions*
- November 29<sup>th</sup> – December 1<sup>st</sup> NMGFOA Winter Conference – Marriott Hotel (Louisiana Blvd), Albuquerque
- November 29<sup>th</sup> - December 1<sup>st</sup> NM City Management Association – Marriott Hotel (Louisiana Blvd), Albuquerque
- CDBG Public Hearings (set dates) for project input Dec. – Jan (3 minimum)
- November TBD MOLI Leadership Program TBD
- November TBD DFA/Local Government Division Budget Workshop (virtual)
- P & Z Present Comprehensive Plan and adjustments to the Governing Body

- **December**

- December 5<sup>th</sup> – 8<sup>th</sup> NM Law Enforcement Conference – Embassy Suites, Albuquerque
- December 5<sup>th</sup> Valencia County Administrators Group (VCAG) - Los Lunas
- December 15<sup>th</sup> Business License renewal letters go out (clerk's office) with Jan. 01 tax rate specified
- Set monthly cleanup dates 2024
- Approve 2024 Official holidays
- *Before January 1, 2023, the candidate to whom a certificate of election has been issued shall take the oath of office before entering upon the duties of office*

- **January**

- *January 1, 2024 Date Candidate takes office when elected in the regular local election*





# Budget Calendar For Fiscal Year 2024

Item 6.

- **February**

- February 15<sup>th</sup>, Compile and average revenue predictions for next FY 2024 Budget
- February 16<sup>th</sup>, Department head meeting on Budget request
- February 23 - March 2<sup>nd</sup>, Budget request from Department heads

- **March**

- March 3<sup>rd</sup>, Deadline for Department heads consolidate and submit budget requests
- March 6 – 8<sup>th</sup>, Individual meetings with department heads
- March 13<sup>th</sup> Revenue Discussion.

- **April**

- April 3<sup>rd</sup>, Budget draft presentation ready
- April 5<sup>th</sup>, Special Workshop Budget 6:00 pm. City Council Chambers
- April 17<sup>th</sup>, Budget Hearing \_\_\_\_ pm. City Council Chambers
- April 24<sup>th</sup>, Extra budget hearing (if Needed)

- **May**

- May 8<sup>th</sup>, Council Approval of interim budget (tentative)
- May 18<sup>th</sup>, Interim Budget submittal to DFA (tentative)

- **June**

- June 1 Interim FY 2022 Budget to DFA/LGD - deadline

- **July**

- July 24<sup>th</sup>, BAR, Final Quarter and Budget Resolutions Council approval
- July 27<sup>th</sup> Final Quarter Reports FY 22 and Final Budget submitted to DFA
- July 30<sup>st</sup> Deadline to submit to DFA/LGD
- Final FY 2023 Budget review and approval by DFA/LGD



## CITY OF RIO COMMUNITIES

360 Rio Communities Blvd.  
Rio Communities, NM 87002  
505-861-6803  
[www.riocommunities.net](http://www.riocommunities.net)

February 7, 2023

Dear Mayor & City Council,

Based on the Architectural Drawings for Phase I Remodel of the Municipal Complex, we have received a quote from HEI off of the State of NM Price Agreement # 00-00000-20-00110 in the amount of \$604,719.15. Below is the breakdown of costs and where the monies will come from to pay for the construction project:

Quote from HEI	+\$604,719.15
Capital Outlay Grant #E2798	-\$284,005.21
Capital Outlay Grant #F2947	-\$271,046.15
City Funds (Construction)	-\$49,667.79

We would like to also request to use an additional \$60,000 from city funds for furnishings once the construction is complete.

We respectfully request permission from the Mayor and Council to move forward with this project.

Sincerely,

City of Rio Communities Administration



**3800 Vassar Dr NE**  
**Albuquerque, New Mexico 87107**  
**Phone (505) 880-1819**  
**Fax (505) 837-1516**

Martin Moore  
City Manager  
Rio Communities

February 1, 2023  
Proposal S23019  
State Price Agreement 00-00000-20-00110

Mr. Moore

Please review the following quote for the renovation of Rio Communities City Hall Phase 1. These cost estimates were derived from the prints for Construction dated December 22, 2022. Costs for construction will be performed as specified unless otherwise directed.

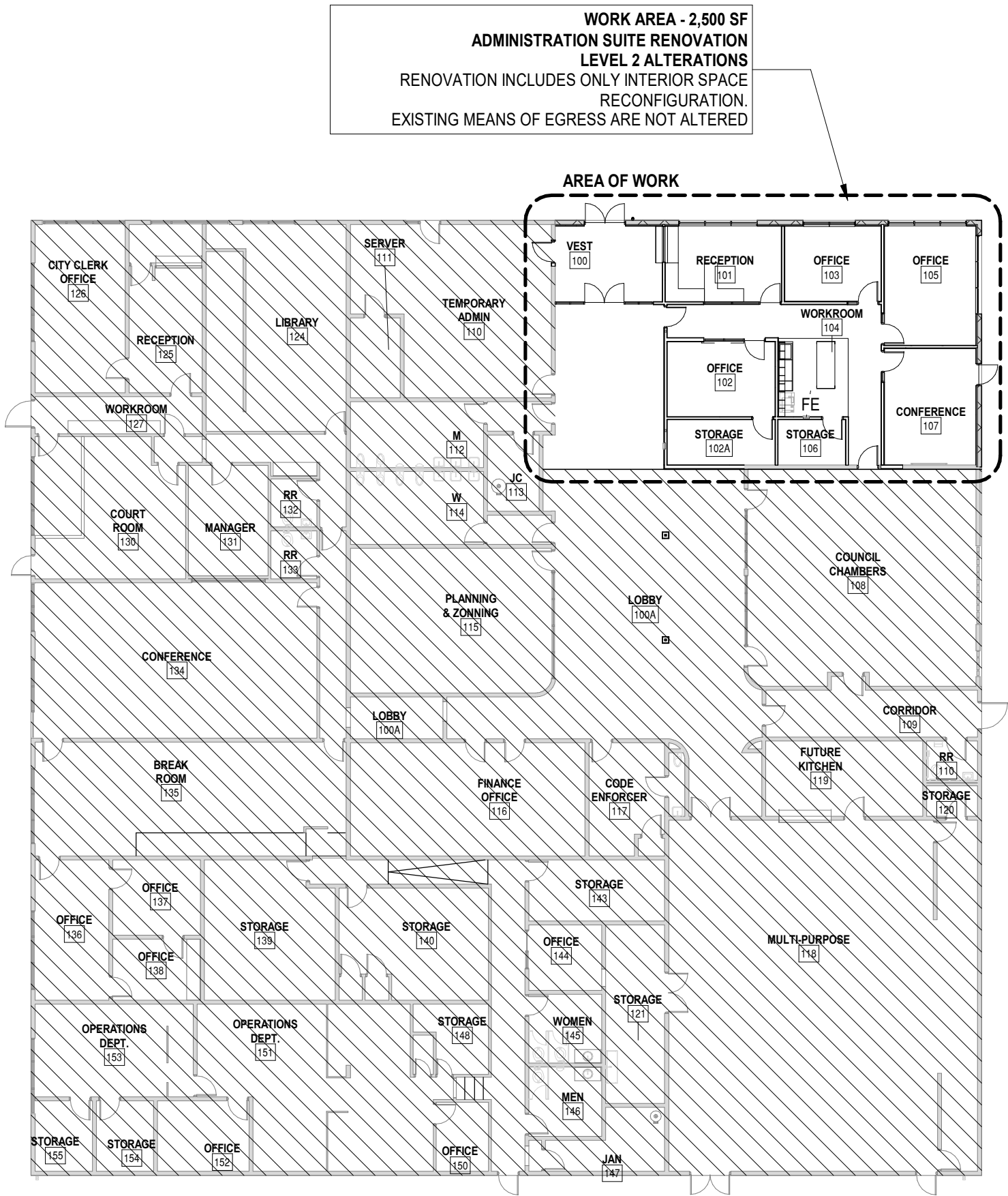
Costs are as follows:

1. Demo	\$ 2,000.00
2. Framing, Drywall, Texture, and lay in ceiling	\$108,724.00
3. Paint	\$ 17,000.00
4. Cabinets	\$ 21,000.00
5. Doors	\$ 19,000.00
6. Mechanical	\$ 21,000.00
7. Storefront and Glass	\$103,000.00
8. Flooring and install	\$ 45,000.00
9. Data	\$ 9,000.00
10. Electrical	\$106,000.00
11. Fire Alarm	\$ 12,000.00
12. Job Supervision	\$ 40,800.00
13. Jobsite Costs	\$ 9,800.00
14. Bond	\$ 4,629.00
15. Fire Marshal Inspection	\$ 300.00
16. Contingency 8% of \$514,324.00	\$ 41,145.92
17. Permit Cost	\$ 500.00
SUBTOTAL	\$560,898.92
TAX @ 7.8125%	\$ 43,820.23
TOTAL	\$604,719.15

HE will progress bill on the percentage complete on this project by the 5<sup>th</sup> of each month towards the total amount of this project utilizing the AIA Document G732 application and certificate for payment.

Again, thank you, Please feel free to contact me with any questions you may have concerning this quote. I can be reached at 505-980-9402.

Sincerely  
Will Humbard



**1 OVERALL FLOOR PLAN**  
1" = 20'-0"



Mail: 1 Park Square  
6501 Americas Pkwy NE, Ste 300  
Albuquerque, NM 87110

PHO: 505.883.5200  
FAX: 505.884.5390  
WEB: www.fbtarch.com

NOT FOR CONSTRUCTION

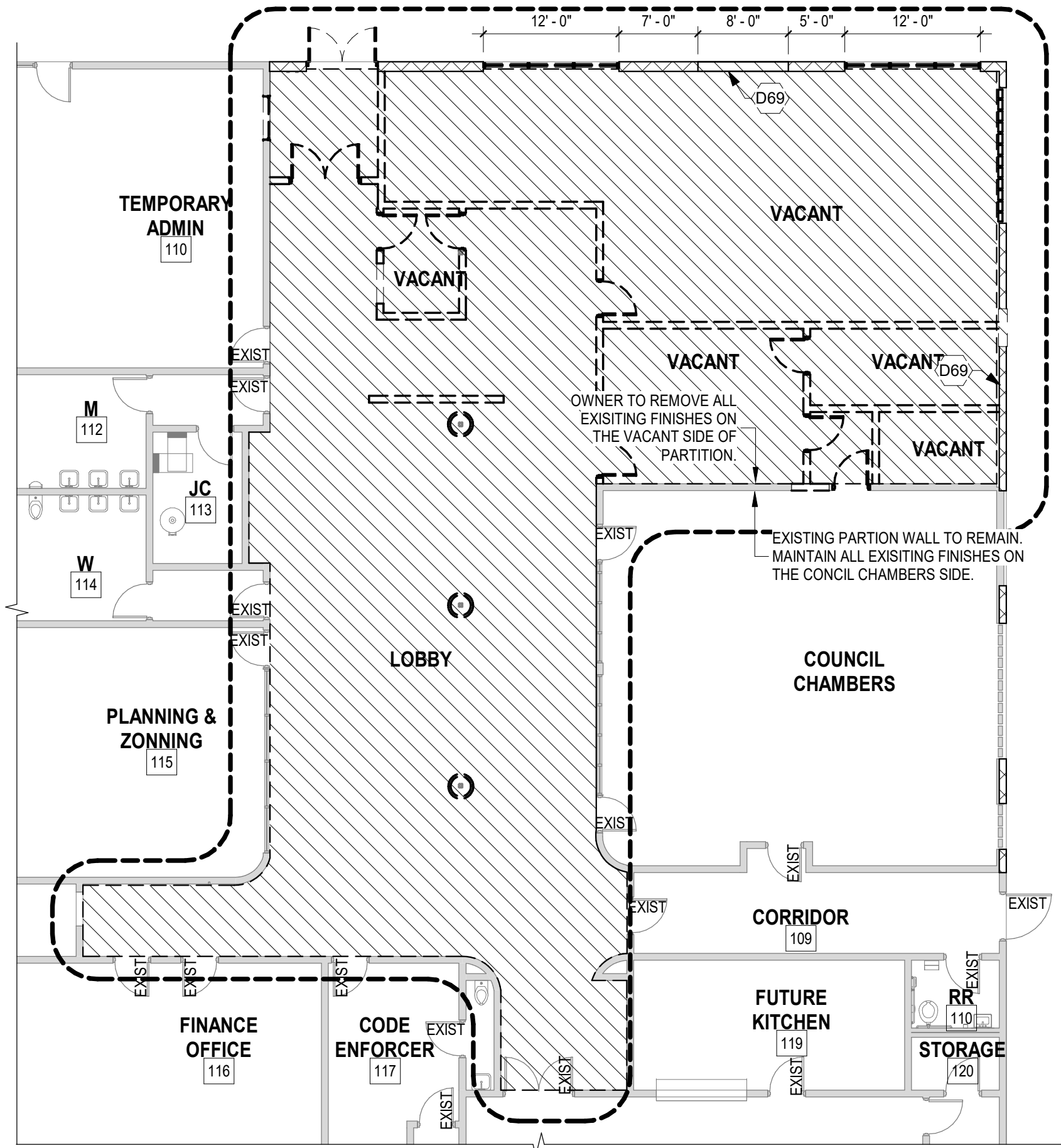
RIO COMMUNITIES - CITY HALL  
RENOVATION - PHASE I

360 Rio Communities Blvd, Rio  
Communities, NM 87002

DRAWN BY:	Author
REVIEWED BY:	Checker
DATE ISSUED:	02/03/23
PROJECT NO.:	Project Number

REFER TO:
<b>AE-103</b>
OF

AREA OF WORK  
OWNER TO DEMOLISH AND REMOVE ALL EXISTING PARTITIONS,  
DOORS, CEILINGS, FINISHES WITHIN THE AREA OF WORK.



1 DEMOLITION - FLOOR PLAN SMALL  
3/32" = 1'-0"

KEYED NOTES

- D68 DEMOLISH AND REMOVE PORTION OF EXISTING WALL TO CREATE NEW OPENING. COORDINATE WITH NEW WORK. SEE FLOOR PLANS AND INTERIOR ELEVATIONS.
- D69 DEMOLISH AND REMOVE PORTION OF EXISTING WALL. COORDINATE WITH NEW WORK. SEE STRUCTURAL.

OWNER TO DEMOLISH AND REMOVE ALL EXISTING PARTITIONS, DOORS, CEILINGS, FINISHES WITHIN THE AREA OF WORK.


$$\frac{3}{32}'' = 1'-0''$$

017 DASHED CASEWORK & FURNITURE NOT IN CONTRACT.

021 EXISTING COLUMN TO REMAIN. SEE ELEVATIONS FOR FINISH INFORMATION.

026 FUR OUT EXISTING MASONRY WALL WITH 5/8" TYPE 'X' GYP BOARD OVER 2" STEEL STUDS AT 16"O.C. FURNISH AND INSTALL R-10 RIGID INSULATION AT EXTERIOR LOCATIONS. TAPE, TEXTURE, AND PAINT. CARRY ASSEMBLY TO 6" ABOVE FINISH CEILING AT INTERIOR WALLS. CARRY ASSEMBLY TO DECK AT EXTERIOR LOCATIONS.

032 ROUGH IN FOR TV SCREEN. SCREEN NOT IN CONTRACT. PROVIDE BACKING IN WALL 24" A.F.F. TO 84" A.F.F.

034 POWER ACTUATED DOOR OPENER SWITCH BUTTON. COORDINATE WIRING RUN THROUGH DOOR FRAME. SEE HARDWARE SHEDULE AND COORDINATE ELECTRICAL REQUIREMENTS WITH ELECTRICAL DRAWINGS. INSTALL PNEUMATIC CONTROL BOX FOR DOOR OPERATOR ABOVE CEILING. MAINT SWITCH PER ANSI STANDARS.

044 NEW OPENING AND DOOR IN EXISTING WALL. PATCH AND REPAIR ADJACENT. FINISH PER SCHEDULE. SEE STRUCTURAL AND DOOR SCHEDULE.

050 BUILLET PROOF TELLER WINDOW. SEE WINDOW ELEVATIONS.

054 SEMI-RECESSED FIRE EXTINGUISHER CABINET. RATED AS REQUIRED. SEE PARTITION TYPES. COORDINATE FINAL LOCATION WITH FIRE MARSHAL.



**3800 Vassar Dr NE**  
**Albuquerque, New Mexico 87107**  
**Phone (505) 880-1819**  
**Fax (505) 837-1516**

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Dr. Moore  
Rio Communities  
City Manager

February 8, 2023

Dr. Moore

Following is a brief description of the work to be completed in the City Hall Renovation Phase 1.

1. Demo as listed will consist of the cutting of the exterior walls to prep for the installation of the new storefront and windows
2. Framing , drywall, texture and lay in ceiling will consist of metal stud framing with 5/8" gypsum board with all framing to go to the deck for security and textured and ready for paint. Lay in ceiling will be throughout the new office area and new lobby.
3. Paint will be Sherwin Williams throughout and of the color choice provided by the customer.
4. Cabinets will be custom built by local cabinet builder and constructed of wood with plastic laminate finish color choice provided by customer.
5. Doors will be Hollow metal frames with Rotary Natural Birch doors, door hardware will be Brushed Chrome finish.
6. Mechanical will consist of installation of ductwork as per plans and specs for the system designed including test and balance at completion of job.
7. Storefront and glass will consist of the installation of the BR glass at reception and new storefront glass and doors on the exterior of the building. All window framing will be Kawneer clear anodized aluminum.
8. Flooring will be manufactured by Shaw and Flexco. Walk off style carpet in the vestibule and CPT style in all offices and VCT plank style vinyl in all storage areas and lobby.
9. Data will be ComScope Cat 6 cabling with new data rack and terminated and tested for proper operation.
10. Electrical will consist of installation of new electrical panel and new circuitry through out the phase 1 area. New lighting throughout the phase 1 area as specified on plans.
11. Fire Alarm will be a FireLite panel and peripherals as engineered by a Nicet III certified engineer and approved by the State Fire Marshal.
12. Job Supervision, HEI will have a superintendent on the job full time throughout the construction process to deal with daily problems and vendors as well as answering any customer-related questions.
13. Jobsite Costs consist of temporary Fencing if needed securing of building during storefront installation and rental of storage vessels during the construction process.
14. Bond is the insurance that HEI will perform the duties they are responsible for and that they will pay all subs due money for work they have performed. Bond rate is .009.
15. Fire Marshal Inspection unless the Fire Marshal chooses to waive the fee there is a cost for the Fire Marshal to perform a Safety inspection walkthrough.
16. Contingency of 8% is calculated on the cost of construction only and will only be used if some unforeseen occurrence takes place that may change the scope of work for the project causing increased cost.
17. Permit Cost will be the cost of the State construction permit.

Again, thank you, Please feel free to contact me with any questions you may have concerning these descriptions. I can be reached at 505-980-9402.

Sincerely  
Will Humbard



**STATE OF NEW MEXICO  
CITY OF RIO COMMUNITIES  
RESOLUTION 2023 - XX**

**A RESOLUTION OF THE CITY OF RIO COMMUNITIES, NEW MEXICO AUTHORIZING  
CHANGING THE NAME OF RIO GRANDE ESTATES FIRE DEPARTMENT TO the CITY  
OF RIO COMMUNITIES FIRE DEPARTMENT**

- WHEREAS,** Valencia County and the City of Rio Communities jointly adopted Resolution 2015-32 transferring Rio Grande Estates Fire Department from Valencia County to the City of Rio Communities
- WHEREAS,** all subsequent resolution passed from 2015 referred to the department as Rio Grande Estates Fire Department or just Fire Department; and
- WHEREAS,** the City of Rio Communities desires to change the name from Rio Grande Estates Fire Department to the City of Rio Communities Fire Department.

**NOW THEREFORE, BE IT HEREBY RESOLVED** that the governing body of the City of Rio Communities, State of New Mexico that: the Rio Grande Estates Fire Department shall now be named the City of Rio Communities Fire Department.

**City of Rio Communities Governing Body**

\_\_\_\_\_  
Joshua Ramsell, Mayor

\_\_\_\_\_  
Margaret R. Gutjahr, Mayor Pro-tem/Councilor

\_\_\_\_\_  
Arthur Apodaca, Councilor

\_\_\_\_\_  
Lawrence R. Gordon, Councilor

\_\_\_\_\_  
Jimmie Winters, Councilor

ATTEST:

\_\_\_\_\_  
Elizabeth F. Adair, Municipal Clerk

**STATE OF NEW MEXICO  
CITY OF RIO COMMUNITIES  
RESOLUTION 2023 - XX**

**DISPOSITION OF OBSOLETE, WORN-OUT OR UNUSABLE TANGIBLE PERSONAL PROPERTY**

**WHEREAS,** the Governing Board in and for the City of Rio Communities, State of New Mexico has developed; and

**WHEREAS,** pursuant to NMSA 1978 Section 3-54-1 (1884) the powers of a municipality as a body politic and corporate shall be exercised by a governing body; and,

**WHEREAS,** NMSA 1978 Section 3-54-1 (1884) provides that municipalities shall have power at any session to make such orders concerning the property belonging to the municipality as they may deem expedient; and,

**WHEREAS,** NMSA 1978 Section 3-54-1 (1884) declares that a municipality may dispose of tangible personal property by negotiated sale so long as the property is of a current resale value of twenty-five thousand dollars (\$25,000) or less and is worn-out, unusable or obsolete to the extent that the item is no longer economical or safe for continued use by the municipality; and,

**NOW THEREFORE, BE IT HEREBY RESOLVED** that the governing body of the City of Rio Communities, State of New Mexico that:

1. It finds that the property described in Exhibit "A" attached hereto and incorporated with this Resolution by reference consists of property owned by the City of Rio Communities, each item is of a current resale value of twenty-five thousand dollars (\$25,000) or less and is worn-out, unusable or obsolete to the extent that the item is no longer economical or safe for continued use by the municipality;
2. A copy of this shall be sent to the Department of Finance and Administration Local government Division at least thirty days prior to the disposal of the property;
3. A copy of this Resolution, Exhibit "A" and the findings of the committee shall be made a permanent part of the official minutes of the municipality and maintained as a public record subject to the Inspection of Public Records Act;

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO COMMUNITIES,  
NEW MEXICO, HEREBY PASSED, APPROVED AND ADOPTED THIS 13<sup>th</sup> DAY OF  
FEBRUARY 2023.**

**City of Rio Communities Governing Body**

---

Joshua Ramsell,  
Mayor

---

Margaret R. Gutjahr,  
Mayor Pro-tem/Councilor

---

Arthur Apodaca,  
Councilor

---

Lawrence R. Gordon,  
Councilor

---

Jimmie Winters,  
Councilor

ATTEST:

---

Elizabeth F. Adair,  
Municipal Clerk

**MEMORANDUM OF AGREEMENT (MOA)****BETWEEN****,THE VALENCIA COUNTY FIRE DEPARTMENT****AND THE****RIO COMMUNITIES FIRE DEPARTMENT****PURPOSE-**

The purpose of this agreement is to define expectations and responsibilities for the use of a Fire Apparatus (Tender). The Tender will be used by Rio Communities Fire Department to fill a critical need, and will continue to serve a benefit to the residents of Valencia County as a mutual aid partner. The Tender will be donated to Rio Communities after the vehicle disposition process is completed by Valencia County, and this agreement will be terminated at the completion of donation.

**ROLES-****Valencia County-**

The Valencia County Fire Department agrees to allow the Rio Communities Fire Department use of the Tender for response while the disposition process is completed, and ownership can be transferred to Rio Communities. There are no other agreements given by Valencia County. Valencia County will not have any fiscal responsibility for the vehicle.

**Rio Communities-**

Rio Communities agrees to house, maintain and insure the vehicle while in their possession. Rio Communities will also re-decal the vehicle, and will remove any Valencia County insignia.

Rio Communities also agrees to respond as a mutual aid partner (as available) with this Tender, or others in their fleet.

**COUNTY OF VALENCIA, NEW MEXICO**

APPROVED BY:

---

Matt Propp, Fire Chief

---

Danny Monette, County Manager

---

Date

**CITY OF RIO COMMUNITIES**

APPROVED BY:

---

Andrew Tabett, Fire Chief

---

Dr. Martin D. Moore, City Manager

---

Date