



City of Rio Communities Council Workshop
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, August 22, 2022 3:00 PM
Agenda

Please silence all electronic devices.

Call to Order

Attendees

Agenda Items

- [1.](#) **Accounts payable report** (Finance Department)
- [2.](#) **Resolution 2022-XX NMFA Loan Agreement (Police Vehicles)** (Manager/Finance Officer/Council)
- [3.](#) **City Wide Cleanup Operation** (Manager/Council)
- [4.](#) **Job Description - Police Chief** (Manager/Consultant/Council)
- [5.](#) **Resolution 2022 - XX Dangerous Property (1703 Zamora)** (Manager/Fire Chief/Council)
- [6.](#) **Ordinance 2022-XX LEDA (Local Economic Development Act)** (Manager/Council)

Public Comment: The Council will take public comments in written format. These should be emailed to admin@riocommunities.net through 2:00 PM on Monday, August 22, 2022. 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

7. a) AREA Site Selection Familiarization Tour b) Community Solar Application c) Retail Cannabis Application

Council General Discussion & Future Agenda Items

Adjourn

Thank you - Joshua Ramsell - Mayor of Rio Communities

Council may be attending the Public Taskforce meeting held virtual in Rio Communities NM on August 29 starting 6:00 pm and NMML Annual Conference held at the Albuquerque Convention Center August 31 - September 2, 2022; a possible quorum may be in attendance.

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

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

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.



Rio Communities, NM

Accounts Payable Approval Report Item 1. By Fund

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 11000 - General Operating Fund					
Department: 2001 - Manager					
Card Service Center	INV0003497	08/18/2022	Walmart Charger	11000-2001-56020	15.04
Department 2001 - Manager Total:					15.04
Department: 2002 - General Administration					
Woodlands Hardware	009035/1	08/16/2022	CH Supplies	11000-2002-54060	59.68
Woodlands Hardware	009050/1	08/16/2022	CH Supplies	11000-2002-54060	10.73
Woodlands Hardware	009087/1	08/16/2022	CH Supplies	11000-2002-54060	19.39
Tyler Technologies	025-389841	08/16/2022	Permitting/Licensing/Code Enf. ...	11000-2002-56010	340.79
Amazon Business	1TRW-MN3T-XT1H	08/16/2022	non-scratch cellulose scrub spo...	11000-2002-56060	11.98
Amazon Business	1TRW-MN3T-XT1H	08/16/2022	spnge cleaning brush adjustable...	11000-2002-56060	12.85
Wells Fargo Financial Leasing	5021284205	08/16/2022	Dell Server Lease	11000-2002-57130	2,497.73
Home Depot	700006430	08/16/2022	CH Supplies	11000-2002-54010	331.65
Woodlands Hardware	009090/1	08/18/2022	CH Supplies	11000-2002-54060	19.99
Albuquerque Publishing Co.	10001550686-0721	08/18/2022	request for proposal legal servi...	11000-2002-57090	270.47
Albuquerque Publishing Co.	10001550686-0721	08/18/2022	request for proposal legal servi...	11000-2002-57090	270.47
Sharp Electronics Corporation	5021284204	08/18/2022	Finance Copier Lease	11000-2002-57130	169.33
Sharp Electronics Corporation	9003902667	08/18/2022	Voice Over IP System	11000-2002-57160	518.37
Sharp Electronics Corporation	9003921304	08/18/2022	CH Copies	11000-2002-57090	62.94
Sharp Electronics Corporation	9003921305	08/18/2022	CH Copies	11000-2002-57090	220.77
Robles, Rael, & Anaya	INV0003482	08/18/2022	Attorney Fees	11000-2002-55020	3,827.82
Card Service Center	INV0003492	08/18/2022	Floor box cover, floor sewer cle...	11000-2002-54010	432.33
Card Service Center	INV0003496	08/18/2022	Go Daddy Email	11000-2002-56010	150.95
Card Service Center	INV0003498	08/18/2022	Water CH	11000-2002-56020	8.48
Card Service Center	INV0003499	08/18/2022	Water CH	11000-2002-56020	8.50
Sharp Electronics Corporation	SH516097	08/18/2022	Ink	11000-2002-56020	155.02
Department 2002 - General Administration Total:					9,400.24
Department: 2004 - Finance/Budget/Accounting					
NM EDGE	10065	08/18/2022	Accounting I A	11000-2004-56100	70.00
NM EDGE	10065	08/18/2022	Cash Handleing	11000-2004-56100	70.00
NM EDGE	10065	08/18/2022	Accounting 1 B	11000-2004-56100	70.00
NM EDGE	10065	08/18/2022	Internal Controls	11000-2004-56100	70.00
NM EDGE	10065	08/18/2022	Accounting II A	11000-2004-56100	70.00
NM EDGE	10065	08/18/2022	Accounting II B	11000-2004-56100	70.00
NM EDGE	10065	08/18/2022	Capital Planning and Financing	11000-2004-56100	70.00
Socorro Insurance Mart Inc.	2333	08/18/2022	Stephanie Finch - Finance Office...	11000-2004-57071	175.00
Department 2004 - Finance/Budget/Accounting Total:					665.00
Department: 2008 - Municipal Clerk					
Amazon Business	1TRW-MN3T-XT1H	08/16/2022	file folders jacket	11000-2008-56020	51.96
Amazon Business	1TRW-MN3T-XT1H	08/16/2022	3 ring binders 2" 4-pack x2	11000-2008-56020	67.17
Amazon Business	1TRW-MN3T-XT1H	08/16/2022	sony digital voice recorder	11000-2008-56020	99.99
Amazon Business	1TRW-MN3T-XT1H	08/16/2022	premium paper	11000-2008-56020	84.04
NM Dept of Public Safety	INV0003493	08/18/2022	New Employee LaLena Aragon - ...	11000-2008-55999	15.00
Card Service Center	INV0003500	08/18/2022	NMML REsolution Meeting Trav...	11000-2008-53030	51.87
Department 2008 - Municipal Clerk Total:					370.03
Department: 2014 - Economic Development					
HDR Engineering, Inc.	1200485835	08/16/2022	Economic Development Techni...	11000-2014-55030	774.99
Department 2014 - Economic Development Total:					774.99
Department: 4004 - Library					
Amazon Business	14VX-W4L1-KXVN	08/16/2022	Library Books	11000-4004-58070	63.61
Department 4004 - Library Total:					63.61

Accounts Payable Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Department: 5101 - Public Works					
Woodlands Hardware	008925/1	08/16/2022	PW Supplies	11000-5101-56999	10.94
Woodlands Hardware	009040/1	08/16/2022	PW Supplies	11000-5101-56999	50.95
Woodlands Hardware	009051/1	08/16/2022	PW Supplies	11000-5101-56999	3.12
Craig Independent Tire Co.	116502	08/16/2022	Equipment Tire Repair	11000-5101-54040	17.85
Amazon Business	1TRW-MN3T-XT1H	08/16/2022	name plate - Gordon Reeves	11000-5101-56020	12.93
Ralph T. Barnes	2044	08/16/2022	Casual skilled Contract worker	11000-5101-55999	960.00
Home Depot	700772528	08/18/2022	PW Supplies	11000-5101-56030	529.71
Department 5101 - Public Works Total:					1,585.50
Department: 5104 - Highways and Streets					
Bixby Electric	SC22115.1	08/16/2022	Blanket PO to repair street signa..	11000-5104-54020	1,860.00
Department 5104 - Highways and Streets Total:					1,860.00
Fund 11000 - General Operating Fund Total:					14,734.41
Fund: 20900 - Fire Protection					
Department: 3002 - Fire Protection					
UniqueFleet, LLC.	21021	08/16/2022	Vehicle Maint - FD	20900-3002-54040	4,887.99
UniqueFleet, LLC.	21056	08/16/2022	Vehicle Maint - FD	20900-3002-54040	813.79
UniqueFleet, LLC.	21071	08/16/2022	Vehicle Maint - FD	20900-3002-54040	2,060.88
UniqueFleet, LLC.	21088	08/16/2022	Vehicle Maint - FD	20900-3002-54040	913.55
Century Link	INV0003479	08/16/2022	Telephone Services Fire Depart...	20900-3002-57160	75.84
Hub Furniture	INV0003480	08/16/2022	Furniture for Fire House	20900-3002-56040	2,038.74
TLC Plumbing & Utility Commer...	SM54274501	08/16/2022	Fire department blower for hvac..	20900-3002-54050	349.11
WAC Upfitters LLC	1315	08/18/2022	light bar and more outfitting for...	20900-3002-58030	11,603.83
TLC Uniforms	250967	08/18/2022	Uniforms for Fire Department	20900-3002-56110	1,244.69
TLC Uniforms	251141	08/18/2022	Uniforms for Fire Department	20900-3002-56110	95.94
TLC Uniforms	251150	08/18/2022	Uniforms for Fire Department	20900-3002-56110	70.97
TLC Uniforms	251416	08/18/2022	Uniforms for Fire Department	20900-3002-56110	46.98
Sharp Electronics Corporation	9003921229	08/18/2022	FD Copies	20900-3002-57090	49.20
Garcia & Sons Security	INV0003491	08/18/2022	re keying	20900-3002-55999	440.00
Card Service Center	INV0003495	08/18/2022	Fire Book	20900-3002-56999	89.00
Department 3002 - Fire Protection Total:					24,780.51
Fund 20900 - Fire Protection Total:					24,780.51
Fund: 29700 - County EMS GRT					
Department: 2002 - General Administration					
Boundtree Medical	84636094	08/16/2022	Medical Supplies	29700-2002-56070	12.90
Boundtree Medical	84638212	08/16/2022	Medical Supplies	29700-2002-56070	5.06
Sharp Electronics Corporation	13460450	08/18/2022	Server & Data Cabling @ Fire D...	29700-2002-58020	25,713.79
Sharp Electronics Corporation	13460452	08/18/2022	Server & Data Cabling @ Fire D...	29700-2002-58020	2,883.93
Sharp Electronics Corporation	13460454	08/18/2022	Server & Data Cabling @ Fire D...	29700-2002-58020	15,211.93
Sharp Electronics Corporation	13467645	08/18/2022	Server & Data Cabling @ Fire D...	29700-2002-58020	2,261.25
Sharp Electronics Corporation	13467657	08/18/2022	Server & Data Cabling @ Fire D...	29700-2002-58020	6,415.52
Department 2002 - General Administration Total:					52,504.38
Fund 29700 - County EMS GRT Total:					52,504.38
Fund: 39900 - Other Capital Projects					
Department: 2002 - General Administration					
HDR Engineering, Inc.	1200445440A	08/16/2022	On-Call Engineering Services	39900-2002-55030	297.93
Department 2002 - General Administration Total:					297.93
Fund 39900 - Other Capital Projects Total:					297.93
Grand Total:					92,317.23

Report Summary

Fund Summary

Fund	Expense Amount
11000 - General Operating Fund	14,734.41
20900 - Fire Protection	24,780.51
29700 - County EMS GRT	52,504.38
39900 - Other Capital Projects	297.93
Grand Total:	92,317.23

Account Summary

Account Number	Account Name	Expense Amount
11000-2001-56020	Supplies - General Office	15.04
11000-2002-54010	Maintenance & Repairs - ...	763.98
11000-2002-54060	Maintenance Supplies	109.79
11000-2002-55020	Contract - Attorney Fees	3,827.82
11000-2002-56010	Software	491.74
11000-2002-56020	Supplies - General Office	172.00
11000-2002-56060	Supplies - Kitchen	24.83
11000-2002-57090	Printing/Publishing/Advert..	824.65
11000-2002-57130	Rent of Equipment/Machi...	2,667.06
11000-2002-57160	Telecommunications	518.37
11000-2004-56100	Supplies - Training	490.00
11000-2004-57071	Surety Bonding	175.00
11000-2008-53030	Travel - Employees	51.87
11000-2008-55999	Contract - Other Services	15.00
11000-2008-56020	Supplies - General Office	303.16
11000-2014-55030	Contract - Professional Se...	774.99
11000-4004-58070	Library/Museum Acquisiti...	63.61
11000-5101-54040	Maintenance & Repairs - ...	17.85
11000-5101-55999	Contract - Other Services	960.00
11000-5101-56020	Supplies - General Office	12.93
11000-5101-56030	Supplies - Field Supplies	529.71
11000-5101-56999	Supplies - Other	65.01
11000-5104-54020	Maintenance & Repairs - ...	1,860.00
20900-3002-54040	Maintenance & Repairs - ...	8,676.21
20900-3002-54050	Maintenance & Repair - F...	349.11
20900-3002-55999	Contract - Other Services	440.00
20900-3002-56040	Supplies-Furniture/Fixture...	2,038.74
20900-3002-56110	Supplies - Uniforms/Linen	1,458.58
20900-3002-56999	Supplies - Other	89.00
20900-3002-57090	Printing/Publishing/Advert..	49.20
20900-3002-57160	Telecommunications	75.84
20900-3002-58030	Furniture & Fixtures	11,603.83
29700-2002-56070	Supplies - Medical	17.96
29700-2002-58020	Equipment & Machinery	52,486.42
39900-2002-55030	Contract - Professional Se...	297.93
Grand Total:	92,317.23	

Project Account Summary

Project Account Key	Expense Amount
None	92,317.23
Grand Total:	92,317.23

Authorization Signatures

MAYOR & COUNCILORS

JOSHUA RAMSELL, MAYOR

MARGARET "PEGGY" GUTJAHR, MAYOR PRO-TEM

LAWRENCE GORDON, COUNCILOR

ARTHUR APODACA, COUNCILOR

JIM WINTERS, COUNCILOR

ATTEST:

ELIZABETH "LISA" ADAIR, MUNICIPAL CLERK

RESOLUTION NO. 2022-23

AUTHORIZING AND APPROVING SUBMISSION OF A COMPLETED APPLICATION FOR FINANCIAL ASSISTANCE AND PROJECT APPROVAL TO THE NEW MEXICO FINANCE AUTHORITY.

WHEREAS, the City of Rio Communities ("Governmental Unit") is a qualified entity under the New Mexico Finance Authority Act, Sections 6-21-1 through 6-21-31, NMSA 1978 ("Act"), and the City Council ("Governing Body") is authorized to borrow funds and/or issue bonds for financing of public projects for benefit of the Governmental Unit; and

WHEREAS, the New Mexico Finance Authority ("Authority") has instituted a program for financing of projects from the public project revolving fund created under the Act and has developed an application procedure whereby the Governing Body may submit an application ("Application") for financial assistance from the Authority for public projects; and

WHEREAS, the Governing Body intends to undertake acquisition, construction and improvement of Purchase or Police Vehicles ("Project") for the benefit of the Governmental unit and its citizens; and

WHEREAS, the application prescribed by the Authority has been completed and submitted to the Governing Body and this resolution approving submission of the completed Application to the Authority for its consideration and review is required as part of the Application.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE City of Rio Communities :

Section 1. That all action (not consistent with the provision hereof) heretofore taken by the Governing body and the officers and employees thereof directed toward the Application and the Project, be and the same is hereby ratified, approved and confirmed.

Section 2. That the completed Application submitted to the Governing Body, be and the same is hereby approved and confirmed.

Section 3. That the officers and employees of the Governing Body are hereby directed and requested to submit the completed Application to the Authority for its review, and are further authorized to take such other action as may be requested by the Authority in its consideration and review of the Application and to further proceed with arrangements for financing the Project.

Section 4. All acts and resolutions in conflict with this resolution are hereby rescinded, annulled and repealed.

Section 5. This resolution shall take effect immediately upon its adoption.

PASSES APPROVED AND ADOPTED this 22nd day of August, 2022.

GOVERNING BODY

By _____
Joshua Ramsell, Mayor

(Seal)

ATTEST:

Elizabeth F. Adair, Municipal Clerk



NEW MEXICO FINANCE AUTHORITY

Item 2.

NMFA Use Only:

App. #:	-PP
FA assigned:	
Legislative Authorization	

PUBLIC PROJECT REVOLVING FUND EQUIPMENT APPLICATION

I. GENERAL INFORMATION

A. APPLICANT /ENTITY

Application Date: 08/11/2022

Applicant/Entity:	City of Rio Communities				
Address:	360 Rio Communities Blvd. Rio Communities, NM 87002				
County	Valencia	Census Tract:			
Federal Employer Identification Number (EIN) as issued by the IRS:				46-3214110	
Legislative District:	Senate:	30	House:	50	
Phone:	5058616803	Fax:	5054563364	Email Address:	sfinch@riocommunities.net
Individual Completing Application:	Stephanie Finch, Treasurer				
Address:	360 Rio Communities Blvd., Rio Communities, NM 87002				
Phone:	5058616803	Fax:	5054563364	Email Address:	sfinch@riocommunities.net

II. PROJECT SUMMARY

A. Project Description. Complete the following information, using additional paper if necessary. Include any additional documents that may be useful in reviewing this project, i.e. architectural designs, feasibility studies, business plan, etc.

1. Description of Equipment:

3 Police Interceptors, turnkey ready.

2. When do you need NMFA funds available?

As soon as possible

B. Total Project Cost & Sources of Funds Detail.

Equipment Items	NMFA Funds Requested	Other Public Funds*	Private Funds	Total
3 Police Interceptors	\$ 186,909.94	\$	\$	\$ 186,909.94
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
Total Cost:\$	\$ 186,909.94	\$	\$	\$ 186,909.94

III. FINANCING

A. Specify the revenue to be pledged as security for the NMFA loan (a revenue source must be pledged for this type of project).

- Municipal Local Option GRT – please specify: _____
- County Option GRT – please specify: _____
- Other Tax-Based Revenue: _____
- State-Shared GRT
- Law Enforcement Funds
- Fire Protection Funds
- Other Revenue: _____

B. Preferred financing term: ⁵⁻⁷_____ years.

C. Is any debt being repaid from the revenue source(s) referenced in A (1)? Yes No

If yes, provide bond or loan documents and payment schedule for any existing debt service being paid from the same revenues that would be used to repay a NMFA loan.

IV. READINESS TO PROCEED ITEMS

A. The following items must accompany this application in order for this application to be considered complete:

- Equipment cost breakdown (if applicable)
- Three most recently completed fiscal year audit reports

- Current unaudited financials
- Current fiscal year budget
- Equipment Application
- Application Resolution
- Minutes of public hearing meeting approving submission of application
- Any additional information requested by NMFA

V. CERTIFICATION

I certify that:

We have the authority to request and incur the debt described in this application and, upon award, will enter into a contract for the repayment of any NMFA loans and/or bonds.

We will comply with all applicable state and federal regulations and requirements.

To the best of my knowledge all information contained in this application is valid and accurate and the submission of this application has been authorized by the governing body of the undersigned jurisdiction.

Signature:

(highest elected official)

Title: Mayor

Jurisdiction:

Print Name:

Date:

Signature:

Date:

Finance Officer/Director: Stephanie Finch

MHQ of New Mexico
5601 Balloon Fiesta Pkwy
Suite C
Albuquerque, NM 87113



Item 2.

Quote

Date	Estimate #
8/10/2022	14559
This quote expires in 90 days	

Name / Address
City of Rio Communities 360 Rio Communities NM 87002

Ship To
City of Rio Communities 360 Rio Communities, NM 87002

Phone	Cell	Email	Visit our Website	Project
(505) 821-0667	(505) 249-3180	gtrujillo@mhqwest.com	www.mhqwest.com	2023 Ford PIU x3

Item	MFG	Description	Qty	Price	Total
Build	Build	Contact Name: Larry Cearley Contact Number:505.377.5826 Email: Larrycearley@gmail.com Vehicle/Year:Ford/2020+ Type:PI Utility-Patrol (x3)			0.00T
STATE CONTRACT NM		State Contract# 20-00000-21-00030 Labor pages 48, 61 and 65. Parts pages 67-69. Graphics pages 45-47.		0.00	0.00
		Siren and Controller			
ETSA481CSP	Soundoff Sig...	nERGY™ 400 Series Multi-Function Siren w/ Button Control, 10-16v - 100w single speaker	3	549.12	1,647.36
ES100C	Federal Signal	DynaMax 100W High output speaker. Class A.	3	177.10	531.30
ESB-U	Federal Signal	Universal ES100C speaker bracket.	3	22.00	66.00
		Emergency Lighting			
ENFLBS1248	Sound Off Si...	nForce 48" LED lightbar, Dual color Red /White Blue/White Full Flood With Alleys QE1	3	2,477.40333	7,432.21
EMPS1SLS3D	SoundOff Sig...	mpower® 3" Fascia Light w/ Stud Mount 18" hard wire w/ sync option SAE Class 1 & CA Title 13 9-32 Vdc Black Housing 8 LED Dual Color - Red/White *Driver Side Grille Light*	3	140.16	420.48

Subtotal
Sales Tax (7.75%)
Total

MHQ of New Mexico
5601 Balloon Fiesta Pkwy
Suite C
Albuquerque, NM 87113



Item 2.

Quote

Date	Estimate #
8/10/2022	14559
This quote expires in 90 days	

Name / Address
City of Rio Communities 360 Rio Communities NM 87002

Ship To
City of Rio Communities 360 Rio Communities, NM 87002

Phone	Cell	Email	Visit our Website	Project		
(505) 821-0667	(505) 249-3180	gtrujillo@mhqwest.com	www.mhqwest.com	2023 Ford PIU x3		
Item	MFG	Description	Qty	Price	Total	
EMPS1SLS3E	SoundOff Sig...	mpower® 3" Fascia Light w/ Stud Mount 18" hard wire w/ sync option SAE Class 1 & CA Title 13 9-32 Vdc Black Housing 8 LED Dual Color - Blue/White *Passenger Side Grille Light*	3	140.16	420.48	
ETTFUT-16	Soundoff Sig...	Flashback Plug-In Alternating Taillight Flasher Solid State - 2.4 f.p.s. for Ford PI Utility 2016-2020 *Taillight Flasher*	3	108.00	324.00	
MPSW9-RW	Federal Signal	MicroPulse Wide Angle 9, Dual-Color Surface mount, 12 VDC Red/White * Driver Side Under Mirror*	3	127.05	381.15	
MPSW9-BW	Federal Signal	MicroPulse Wide Angle 9, Dual-Color Surface mount, 12 VDC Blue/White *Passenger Side Under Mirror*	3	127.05	381.15	
MPSMW9-FPIU20MIR	Federal Signal	Pair of side mirror brackets, each bracket holds (1) MPSW9 light, Ford Police Interceptor Utility 2020	3	26.24	78.72	
MPS1220U-RW	Federal Signal	MicroPulse™ Ultra 1220, Dual Color Models-24 LED Lighthouse. Red/White *Driver Side License plate*	3	119.40	358.20	
MPS1220U-BW	Federal Signal	MicroPulse™ Ultra 1220, Dual Color Models-24 LED Lighthouse. Blue/White *Passenger Side License plate*	3	127.36	382.08	
		Metal Center Console				
			Subtotal			
			Sales Tax (7.75%)			
			Total			

MHQ of New Mexico
5601 Balloon Fiesta Pkwy
Suite C
Albuquerque, NM 87113



Item 2.

Quote

Date	Estimate #
8/10/2022	14559
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Name / Address
City of Rio Communities 360 Rio Communities NM 87002

Ship To
City of Rio Communities 360 Rio Communities, NM 87002

Phone	Cell	Email	Visit our Website	Project		
(505) 821-0667	(505) 249-3180	gtrujillo@mhqwest.com	www.mhqwest.com	2023 Ford PIU x3		
Item	MFG	Description	Qty	Price	Total	
CC-UV20-L-20	Troy	New! 2020 PI Utility 20" L-Shape Console, 7" Slope, 13" Level (no floor plate needed, mounts directly to floor). If needed, includes AC-UV20-HC harness cover.	3	405.75	1,217.25	
AC-INBHG	Troy	4" internal dual beverage holder. Remove top and use it as 4" open storage compartment.	3	41.25	123.75	
FP-SGTRAY	Troy	4" face plate shallow tray w/sloped floor; Store cell phone, keys, wallet, sunglasses, etc. 1.75" H	3	31.50	94.50	
FP-FED-PATH-R	Troy	Troy faceplate for Federal Signal pathfinder remote mount	3	0.00	0.00	
FP-USB-2DC	Troy	2" face plate pre-punched w/ holes for (2) DC outlets & (1) dual-port USB module	3	54.00	162.00	
FP-BKM150-R	Troy	Faceplate for a KNG-M150-R digital remote radio	3	0.00	0.00	
425-3816	Jotto	Magnetic Mic - Single Pack	3	26.21	78.63	
AC-TB-ARMMNT-XL	Troy	Console mounted height adjustable arm rest w/ large leather pad. (Formerly part number AC-ARMMNT-XL) 5x10	3	145.50	436.50	
		Partition				
TP-E-SL6-US-SS	Troy	2020+ PI Utility US size, Recessed Panel; Sliding window; Square-hole punched crawl-thru prevention bracket	3	688.50	2,065.50	
KP-20-FDUV-SS	Troy	2020+ PI Utility 3 pc. Kick panel w/foot pockets.	3	148.50	445.50	
KP-20-FDUV-SS	Troy	2020* PI Utility 3 pc. Kick panel w/foot pockets.	3	148.50	445.50	
			Subtotal			
			Sales Tax (7.75%)			
			Total			

MHQ of New Mexico
5601 Balloon Fiesta Pkwy
Suite C
Albuquerque, NM 87113



Item 2.

Quote

Date	Estimate #
8/10/2022	14559
This quote expires in 90 days	

Name / Address
City of Rio Communities 360 Rio Communities NM 87002

Ship To
City of Rio Communities 360 Rio Communities, NM 87002

Phone	Cell	Email	Visit our Website	Project		
(505) 821-0667	(505) 249-3180	gtrujillo@mhqwest.com	www.mhqwest.com	2023 Ford PIU x3		
Item	MFG	Description	Qty	Price	Total	
AC-20-UV-HATCH	Troy	2020+ PI Utility hatch window screen; Square-hole punched	3	111.75	335.25	
TP-20-FDUV-FX	Troy	2020+ PI Utility rear partition, square-hole window, driver-side fire ext. compartment	3	468.75	1,406.25	
		Radio and Camera				
BK KNG M150-REMOTE	Bendix Kind	BK KNG M150 "REMOTE" Mount 700MHz Mobile Radio With 5000 Channels, color Touch Screen, and a 2 year warranty with KNG Mobile Radio, Standard Microphone	3	3,876.46667	11,629.40	
427126	Tessco Inc	Tri Band VHF, UHF, 700 MHz	3	42.73	128.19	
453440	Tessco Inc	0-6000MHz, 3/4" Mount, RG58/U, FME-F Coax Cable 17 Feet	3	23.94	71.82	
4RE-200-GPS-PAN-BODYC...	Watch Guard	Video: 4RE In-Car Camera System. Includes GPS, High Definition Panoramic X2 (720p) Forward Camera. Body Camera and Vista Charging Base #VIS-CHG-BS2-KIT *** For Wireless Download Need to add "IV-ACK-WF-CP-DM & IV-ACK-BD-VW" Not Included with Camera Kit ***	3	6,161.51667	18,484.55	
		Wiring Harness, Supplies, Shipping and Labor				
CH27.1.20	911 Circuits	Ch27 Harness with Single Stage Smart Start Timer and 20' Outputs	3	900.00	2,700.00	
			Subtotal			
			Sales Tax (7.75%)			
			Total			

MHQ of New Mexico
5601 Balloon Fiesta Pkwy
Suite C
Albuquerque, NM 87113



Item 2.

Quote

Date	Estimate #
8/10/2022	14559
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Name / Address
City of Rio Communities 360 Rio Communities NM 87002

Ship To
City of Rio Communities 360 Rio Communities, NM 87002

Phone	Cell	Email	Visit our Website	Project	
(505) 821-0667	(505) 249-3180	gtrujillo@mhqwest.com	www.mhqwest.com	2023 Ford PIU x3	
Item	MFG	Description	Qty	Price	Total
SHOP SUPPLIES LV1	MHQ of New...	Shop Supplies - includes relays, fuses, wire, connectors, loom, nuts, bolts, screws, heat shrink and ground studs.	3	200.00	600.00
Labor NM	MHQ of New...	Installation Labor (45 hrs ea)	135	115.00	15,525.00T
				Subtotal	\$68,372.72
				Sales Tax (7.75%)	\$1,203.19
				Total	\$69,575.91

Chalmers Ford**PROPOSAL**

2500 Rio Rancho Blvd
Rio Rancho, NM 87124

QUOTE TO: Rio Communities
Attn: Larry Cearly
larrycearley@gmail.com

SHIPPED TO: 2022 Ford Explorer Police Interceptor AWD - Black

PROPOSAL # 081122-4A
PROPOSAL DATE August 11th, 2022
MEMBER PO #.
TERMS Due on Receipt
SALES REP Diego Martinez
SHIPPED VIA Pick UP
F.O.B.
PREPAID or COLLECT

Sales Tax Rate: 0.00%

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	Statewide Price Agreement #: 00-00000-20-00121		
3	Item #4 Utility Vehicle, Mid-Size, Four Door, AWD.	\$ 36,139.00	\$ 108,417.00
	Options		
	G: Floor Covering, Rubber Mat Front and Rear	\$ 225.00	\$ 675.00
	S: Remote Keyless Entry and Starting	\$ 455.00	\$ 1,365.00
	Y: Trailer Tow Package, Less Trailer Brakes	\$ 410.00	\$ 1,230.00
	AB: Window Tinting Darker than MFG Standard	\$ 199.00	\$ 597.00
	AF: Side Marker LED lights	\$ 390.00	\$ 1,170.00
	AH: Deflector Plate #76D	\$ 435.00	\$ 1,305.00
	AN: Rear Console Plate	\$ 65.00	\$ 195.00
	AS: BUS - Blind Spot Monitoring w/ Cross Traffic Alert	\$ 695.00	\$ 2,085.00
	AT: Pre-Collision Assist	\$ 185.00	\$ 555.00
	AV: Police Engine Idle Feature	\$ 290.00	\$ 870.00
	AW: Reverse Sensing	\$ 395.00	\$ 1,185.00
3	MHQ Build Estimate #14559	\$ 23,191.97	\$ 69,575.91
Quote Valid for 30 Days		SUBTOTAL	189,224.91
Vehicles on Order		TAX	0.00
		FREIGHT	
			\$189,224.91
			PAY THIS AMOUNT

DIRECT ALL INQUIRIES TO:
Diego Martinez
505.712.3913
dmartinez@chalmersford.com



CITY OF RIO COMMUNITIES JOB DESCRIPTION

Position: Policy Chief
Status: Exempt

General Statement of Duties:

Under the general direction of the Mayor, directs and administers the activities of the Police Department. Functions as the primary advisor to the Mayor with regard to police and public safety affairs.

Areas of Accountability:

1. Manages and directs the human resources of the Rio Communities Police Department.
 - Assist in hiring, evaluates and disciplines department employees in accordance with Personnel Policies and other federal and state employment provisions;
 - Defines and delegates authority and responsibility to appropriate subordinates;
 - Administers applicable and personnel policies within the department;
 - Monitors staff deployment and promotes effective utilization of personnel;
 - Evaluates Vacation, Sick, Personal and Bereavement leave applications;
 - Ensures that policies, procedures and performance standards are understood by all staff members and consistently applied;
 - Reviews and evaluates the performance of immediate subordinates on a regular basis and oversees performance evaluation of all department employees;
 - Initiates disciplinary actions based on careful examination of all facts;
 - Plans and directs training opportunities for departmental employees to develop their potential and ability to function in their jobs;
 - Investigates and responds to grievances and employee complaints.

2. Monitors and controls the operations of the Police Department to assure that the desired level of service is being provided.
 - Initiates data gathering procedures;
 - Reviews department-wide reports and records noting important details and problem indicators;
 - Analyzes and evaluates progress against performance standards;
 - Initiates or modifies practices and programs to improve police functions;
 - Approves official department rules and regulations.

3. Prepares short and long-range goals for department within the context of priorities established by the Mayor and City Council.
 - Determines organizational structure;
 - Initiates policies and programs to implement goals;
 - Establishes departmental standards of effectiveness.



4. Communicates with and provides advice to the Mayor, City Council, management staff, subordinates and other agencies.
 - Prepares factual, clear, concise, written reports with specific recommendations;
 - Keeps the Mayor and appropriate management staff members informed;
 - Attends and makes presentations at City Council meetings as required;
 - Provides subordinates with information which affects them;
 - Promotes and maintains mutual exchange of information among department divisions, other departments (Federal, State, County and Municipal), and other agencies involved in public safety.
5. Administers annual budget.
 - Prepares annual budget request;
 - Establishes budget priorities;
 - Prepares reports delineating specific activities of the department;
 - Monitors and controls expenditures.
6. Develops appropriate public and community relations.
 - Answers citizen calls and complaints;
 - Serves as department's chief advocate and spokesperson;
 - Briefs press and other media to keep public informed of police affairs;
 - Promotes cooperative relations between police and other community service groups;
 - Represents the City of Rio Community, state, and national organizations where delegated and where the interests of the City of Rio Community are involved.
7. Keeps current on new developments in legislation, law enforcement, criminal justice, and government regulations that affect police operations.
 - Reviews and evaluates innovative concepts, developments, new equipment grants and assistance programs making changes in current operations and practices, where applicable.
8. Sets an example of integrity and competence.
 - Abides by all departmental rules and regulations;
 - Maintains high personal standards of morality, citizenship and professionalism;
 - Avoids acts that compromise integrity;
 - Serves as a model of competence in carrying out responsibilities and sensitivity in dealing with others.
9. Plans procedures and prepares staff for predictable crises.
 - Supervises department's response to civil disorders and natural disasters;
 - Facilitates coordination between police and other public safety agencies;



- Mediates conflicts within the department;
- Resolves conflicts between the department and outside groups.

10. Other duties as assigned.

Required Knowledge, Skills, and Abilities: Comprehensive knowledge of the principles and practices of modern police administration; comprehensive knowledge of police science, organization and operation as applied to field patrol activity, crime prevention, traffic control and safety, criminal investigations, arrests subjects for crimes committed under New Mexico State Statutes, serves wits, arrest warrants, prepares search warrants, tags and files evidence, recovers stolen property, prepares cases for court settings, testifies in court settings, performs traffic control duties, serves as arbitrator in disputes, performs and assist's in undercover operations, visits the school district for any criminal activity and provides education to staff and students about various crimes, be qualified with a range of firearms and all police equipment, provides first aid and the various functional services utilized in police operations; comprehensive knowledge of the use of police records and their application to the solution of police problems; comprehensive knowledge of the standards by which the quality of police service is evaluated; ability to command the respect of officers and to assign, direct and supervise their work: ability to establish and maintain effective working relationships with other city employees and with the public; ability to express ideas clearly and concisely, orally and in writing; ability to prepare and supervise the preparation of clear, accurate and comprehensive recommendations and reports.

Acceptable Experience and Training: A combination of education and experience equivalent to graduation from a college or university of recognized standing with major course work in police science, police administration or related field coupled with extensive experience in modern administrative police work which has afforded progressively responsible experience in a variety of police functions including supervisory duties with five years at the command level equivalent to a supervisory position with the Village of Magdalena or other agencies.

Additional Requirement: Must have training equivalent to the certification standards of the New Mexico Law Enforcement Academy and be able to meet the police officer hiring standards for the State of New Mexico under the New Mexico Law Enforcement Academy and New Mexico State Statutes. Purchases and maintains current inventories of equipment and maintenance of that equipment at the Rio Communities Police Department.

**STATE OF NEW MEXICO
CITY OF RIO COMMUNITIES
RESOLUTION 2022 - XX**

The City Council of the City of Rio Communities (“City”), upon the report and recommendation of the City’s Code Compliance Officer, does hereby find and determine:

1. That a dangerous building located at 1703 Zamora Ct., Rio Communities, New Mexico (hereinafter “Subject Property”) has excessive debris, refuse, trash and other items that constitute a safety and health hazard.
2. That the safety and health and debris located within the Subject Property is a menace to the public comfort, health, safety, and wellness of the City of Rio Communities and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO COMMUNITIES:

- A. The City will remove such ruins, rubbish, wreckage, or debris within the Subject Property at the cost and expense of the Property Owner. The cost of such removal shall be payable in full. Failure to pay within 30 days of billing shall result in a lien against the Subject Property that shall be subject to foreclosure in the manner provided by law.
- B. Should the Property Owner object to the City’s removal of such burnt down building, rubbish, wreckage or debris within the Subject Property, the Property Owner shall file a written objection within ten (10) days of the posting and publishing of this resolution to the City Clerk requesting a hearing upon this resolution before the City Council of the City of Rio Communities.
- C. If the Property Owner or his/her agents in charge of the Subject Property file a written objection with the City Council within the time frame described above, the City shall fix a date for hearing upon this resolution and all objections thereto presented by the Subject Property Owner or his/her agents and at such hearing shall determine if the resolution should be enforced or rescinded.
- D. The City’s Compliance Officer is hereby directed to serve a copy of this resolution upon the owners, occupants, or agents in charge of the Subject Property. In the event the owners, occupants, or agents in charge of the Subject Property cannot be served personally within the municipality, the City’s Compliance Officer shall post a copy of this resolution upon the premise of the Subject Property and publish a copy of this resolution one time in a newspaper of general circulation in the City of Rio Communities.

PASSED, APPROVED AND ADOPTED THIS xx DAY OF AUGUST 2022 BY THE GOVERNING BODY OF THE CITY OF RIO COMMUNITIES, NEW MEXICO.

City of Rio Communities Governing Body

Joshua Ramsell,
Mayor

Margaret R. Gutjahr,
Mayor Pro-tem

Arthur Apodaca,
Councilor

Lawrence R. Gordon,
Councilor

Jimmie Winters,
Councilor

ATTEST:

Elizabeth F. Adair,
Municipal Clerk

CITY OF RIO COMMUNITIES, NEW MEXICO
Ordinance No: 2022 - XX

CHAPTER 10 ECONOMIC DEVELOPMENT
LOCAL ECONOMIC DEVELOPMENT ACT (LEDA) ORDINANCE

- WHEREAS,** the development of the local economy is vital to the wellbeing of the City of Rio Communities and its residents; and,
- WHEREAS,** local communities may need to provide land buildings infrastructure and other financial incentives to compete with other states and locales in efforts to attract and retain businesses; and,
- WHEREAS,** the New Mexico State Legislature enacted NMSA 1978, Sections 5-10-1 to 5-10-17, entitled the Local Economic Development Act, which provides to local governments the authority to use public resources for economic development purposes; and,
- WHEREAS,** this Economic Development Ordinance is enacted pursuant to that statutory authority.
- WHEREAS,** all ordinances or resolutions, specifically including City of Rio Communities Ordinance 2018-61, previously enacted pursuant to the Local Economic Development Act, are hereby repealed.

NOW THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO COMMUNITIES, NEW MEXICO

Article 1. LOCAL ECONOMY DEVELOPMENT

- 1.1 This Ordinance may be cited as the "Local Economic Development Ordinance"

Article 2. AUTHORITY

- 2.1 The Local Economic Development Ordinance is enacted pursuant to the statutory authority conferred upon municipalities and counties to allow public support of economic development (NMSA 1978, Sections 5-10-1 to 5-10-17). This Ordinance is adopted as part of the City's economic development plan.

Article 3. PURPOSE

- 3.1 The purpose of the Local Economic Development Ordinance is to allow public support of economic projects to foster, promote and enhance local economic development efforts while continuing to protect against the unauthorized use of public money and

other public resources. Further, the purpose of the ordinance is to allow the City to enter into one or more joint powers agreements with other local governments to plan and support regional economic development projects.

3.2 Local Economic Development Act.

Local governments are allowed to provide direct or indirect assistance to qualifying business for furthering or implementing economic development plan and projects, furthermore local and regional governments have the authority to contribute assets to development projects; however, the imposition of a tax must be approved by the voters in referendum option. The City reserves the right to impose the maximum tax for eligible uses.

Article 4. DEFINITIONS AS USED IN THE LOCAL ECONOMIC DEVELOPMENT ORDINANCE

- 4.1 **"arts and cultural district"** means a developed district of public and private uses that is created pursuant to the Arts and Cultural District Act NMSA 1978, Sections 15-5A-1 through 15-5A-7.
- 4.2 **"broadband telecommunications network facilities"** mean the electronics, equipment, transmission facilities, fiber-optic cables and any other item directly related to a system capable of transmission of internet protocol or other formatted data at current federal communications commission minimum speed standard, all of which will be owned and used by a provider of internet access services.
- 4.3 **"cultural facility"** means a facility that is owned by the state, a city, a municipality or a qualifying entity that serves the public through preserving, educating and promoting the arts and culture of a particular locale, including theaters, museums, libraries, galleries, cultural compounds, educational organizations, performing arts venues and organizations, fine arts organizations, studios and media laboratories and live-work housing facilities.
- 4.4 **"economic development project" or "project"** means the project of a qualifying entity for which public support may be provided pursuant to the Local Economic Development Act.
- 4.5 **"governing body"** means the City of Rio Communities City Council.
- 4.6 **"new full-time economic base job"** means a job:
- (a) That is primarily performed in New Mexico;
 - (b) That is held by an employee who is hired to work an average of at least thirty-two hours per week or at least forty-eight weeks per year;
 - (c) That is:
 - i. Involved, directly or in a supervisory capacity, with the production of a service; provided that the majority of the revenue generated from the service is from sources outside the state; or tangible or intangible personal property for sale; or,

- ii. Held by an employee who is employed at a regional, national or international headquarters operation or at an operation that primarily provides services for other operations of the qualifying entity that are located outside the state; and,

(d) That is not directly involved with natural resources extraction or processing, on-site services where the customer is present for the delivery of the service, retail, construction or agriculture except for value-added processing performed on agricultural products that would then be sold for wholesale or retail consumption, an individual, corporation, association, partnership or other legal entity.

4.7 **"person"** means an individual, corporation, association, partnership or other legal entity.

4.8 **"public support"** means the provision of assistance by the state to a local or regional government or the provision of direct or indirect assistance to a qualifying entity by a local or regional government for an economic development project. "Public support":

(a) includes the provision of:

- i. land, buildings or other infrastructure, by purchase, lease, grant, construction, reconstruction, improvement or other acquisition or conveyance;
- ii. the placement of new broadband telecommunications network facilities; provided that the facilities shall not serve a public facility or location that already meets federal communications commission baseline speed standards;
- iii. rights-of-way infrastructure, including trenching and conduit, for the placement of new broadband telecommunications network facilities;
- iv. public works improvements essential to the location or expansion of a qualifying entity;
- v. payments for professional services contracts necessary for local or regional governments to implement a plan or provide public support for a project;
- vi. direct loans or grants for land, buildings or infrastructure;
- vii. technical assistance to cultural facilities;
- viii. loan guarantees securing the cost of land, buildings or infrastructure in an amount not to exceed the revenue that may be derived from an increment of the:

- 1) municipal gross receipts tax imposed at a rate not to exceed one-fourth percent and dedicated by the ordinance imposing the increment for projects; or
 - 2) city gross receipts tax imposed at a rate not to exceed one-eighth percent and dedicated by the ordinance imposing the increment for projects;
 - ix. grants for public works infrastructure improvements essential to the location or expansion of a qualifying entity and grants or subsidies to cultural facilities;
 - x. land for a publicly held industrial park or a publicly owned cultural facility, by purchase; and
 - xi. the construction of a building for use by a qualifying entity; but
- (b) does not include the purchase, lease, grant or other acquisition or conveyance of water rights;

4.9 **"qualifying entity"** means a corporation, limited liability company, partnership, joint venture, syndicate, association or other person that is one or a combination of two or more of the following:

- (a) an industry for the manufacturing, processing or assembling of agricultural or manufactured products;
- (b) a commercial enterprise for storing, warehousing, distributing or selling products of agriculture, mining or industry, but, other than as provided in Paragraph (e), (f) or (i) of this subsection, not including any enterprise for sale of goods or commodities at retail or for distribution to the public of electricity, gas, water or telephone or other services commonly classified as public utilities;
- (c) a business, including a restaurant or lodging establishment, in which all or part of the activities of the business involves the supplying of services to the general public or to governmental agencies or to a specific industry or customer, but, other than as provided in Paragraph (e) or (i) of this subsection, not including businesses primarily engaged in the sale of goods or commodities at retail;
- (d) an Indian nation, tribe or pueblo or a federally chartered tribal corporation;
- (e) a telecommunications sales enterprise that makes the majority of its sales to persons outside New Mexico;
- (f) a facility for the direct sales by growers of agricultural products, commonly known as farmers' markets;
- (g) a business that is the developer of a metropolitan redevelopment project;

(h) a cultural facility; and

(i) a retail business.

4.10 **"regional government"** means any combination of municipalities and counties that enter into a joint powers agreement to provide for economic development projects pursuant to a plan adopted by all parties to the joint powers agreement.

4.11 **"retail business"** means a business that is primarily engaged in the sale of goods or commodities at retail and that is located in the unincorporated area of the city.

Article 5. RESTRICTIONS ON PUBLIC EXPENDITURES OR PLEDGES OF CREDIT

5.1 The City shall not provide public support for economic development projects as permitted pursuant to Article 9, Section 14 of the constitution of New Mexico except as provided in the Local Economic Development Act or as otherwise permitted by law.

5.2 The total amount of public money expended, and the value of credit pledged in the fiscal year in which that money is expended by the City for economic development projects pursuant to Article 9, Section 14 of the constitution of New Mexico and the Local Economic Development Act shall not exceed ten percent of the annual general fund expenditures of the local government in that fiscal year. The limits of this subsection shall not apply to:

(a) the value of any land or building contributed to any project pursuant to a project participation agreement.

(b) revenue generated through the imposition of the municipal infrastructure gross receipts tax at a rate not to exceed one-fourth percent and dedicated to furthering or implementing economic development plans and projects as defined by the Local Economic Development Act or projects as defined in the Statewide Economic Development Finance Act; provided that no more than the greater of fifty thousand dollars (\$50,000) or ten percent of the revenue collected shall be used to promotion and administration of or professional services contracts related to the implementation of any such economic development plan adopted by the governing body.

(c) revenue generated through the imposition of a city infrastructure gross receipts tax at a rate not to exceed one-eighth percent and dedicated to furthering or implementing economic development plans and projects as defined in the Local Economic Development Act or projects as defined in the Statewide Economic Development Finance Act; provided that no more than the greater of fifty thousand dollars (\$50,000) or ten percent of the revenue collected shall be used to promotion and administration of or professional services contracts related to the

implementation of any such economic development plan adopted by the governing body.

- (d) the proceeds of a revenue bond issue to which municipal infrastructure gross receipts tax revenue is pledged.
 - (e) the proceeds of a revenue bond issue to which city infrastructure gross receipts tax revenue is pledged; or,
 - (f) funds donated by private entities to be used for defraying the cost of a project.
- 5.3 The City shall create an economic development fund into which revenues generated for economic development projects to which the limits of Subsection 5.2 do not apply shall be deposited. The economic development fund and income from the economic development fund shall be deposited as provided by law. Money in the economic development fund may be expended only as provided in the Local Economic Development Act or the Statewide Economic Development Finance Act.
- 5.4 In order to expend money from an economic development fund for arts and cultural district purposes, cultural facilities or retail businesses, the governing body of a city that has imposed a municipal or city local option infrastructure gross receipts tax for furthering or implementing economic development plans and projects, as defined in the Local Economic Development Act, or projects, as defined in the Statewide Economic Development Finance Act, by referendum of the majority of the voters voting on the question approving the ordinance imposing the municipal or city infrastructure gross receipts tax before July 1, 2013 shall be required to adopt a resolution. The resolution shall call for an election to approve arts and cultural districts as a qualifying purpose and cultural facilities or retail businesses as a qualifying entity before any revenue generated by the municipal or city local option gross receipts tax for furthering or implementing economic development plans and projects, as defined in the Local Economic Development Act, or projects, as defined in the Statewide Economic Development Finance Act, can be expended from the economic development fund for arts and cultural district purposes, cultural facilities or retail businesses.
- 5.5 The governing body shall adopt a resolution calling for an election within seventy-five days of the date the ordinance is adopted on the question of approving arts and cultural districts as a qualifying purpose and cultural facilities or retail businesses as a qualifying entity eligible to utilize revenue generated by the Municipal Local Option Gross Receipts and Compensating Taxes Act or the City Local Option Gross Receipts and Compensating Taxes Act for furthering or implementing economic development plans and providing public support for and projects as defined in the Local Economic Development Act or projects as defined in the Statewide Economic Development Finance Act.
- 5.6 The question shall be submitted to the voters of the municipality or city as a separate question at a regular municipal or city election or at a special election called

for that purpose by the governing body. A special municipal election shall be called, conducted and canvassed as provided in substantially the same manner as provided by law for general elections.

- 5.7 If a majority of the voters voting on the question approves the ordinance adding arts and cultural districts and cultural facilities or retail businesses as an approved use of the local option municipal or city economic development infrastructure gross receipts tax fund, the ordinance shall become effective on July 1 or January 1, whichever date occurs first after the expiration of three months from the date of the adopted ordinance. The ordinance shall include the effective date.

Article 6. ECONOMIC DEVELOPMENT PLAN

- 6.1 The City shall adopt an economic development plan or a comprehensive plan that includes an economic development component. An economic development plan or comprehensive plan may include an analysis of the role of arts and cultural activities in economic development. The plan may be specific to a single economic development goal or strategy or may include several goals or strategies, including any goals or strategies relating to economic development through arts and cultural activities. Any plan or plan amendment shall be adopted by ordinance.
- 6.2 The economic development plan or the ordinance adopting the plan may:
- (a) Describe the City of Rio Communities' economic development and community goals, including any economic development goals with an arts and cultural component, and assign priority to and strategies for achieving those goals.
 - (b) Describe the types of qualifying entities and economic activities that will qualify for public support.
 - (c) Describe the criteria to be used to determine eligibility for public support and a qualifying entity to participate in an economic development project.
 - (d) Describe the way a qualifying entity may submit an application for public support pursuant including the type of information required from the qualifying entity sufficient to ensure its solvency and ability to perform its contractual obligations, its commitment to remain in the community and its commitment to the stated economic development goals of the City.
 - (e) Describe the process the City will use to verify the information submitted on an application for public support.
 - (f) If an economic development project is determined to be unsuccessful or if a qualifying entity seeks to leave the area, describe the methods the City will use to terminate its public support and recoup its investment.
 - (g) Identify revenue sources, including those of the City, that will be used to provide public support for economic development projects.

- (h) Identify other resources the City is prepared to offer qualifying entities, including specific land or buildings it is willing to lease, sell or grant a qualifying entity; community infrastructure it is willing to build, extend or expand, including roads, water, sewers or other utilities; and professional services contracts necessary to provide these resources.
- (i) Detail the minimum benefit the City requires from a qualifying entity, including the number and types of jobs to be created; the proposed payroll; repayment of loans, if any; purchase by the qualifying entity of City provided land, buildings or infrastructure; the public to private investment ratio; and direct local tax base expansion.
- (j) Describe the safeguards of public resources that will be ensured, including specific ways the City can recover any costs, land buildings or other thing of value if a qualifying entity ceases operation, relocates, or otherwise defaults or reneges on its contractual or implied obligations to the City.

6.3 The economic development plan shall be printed and made available to the residents within the City.

Article 7. PROJECT EVALUATION

- 7.1 The City via the City Manager or his or her designee shall review each application for public support and any public support shall be approved by ordinance.
- 7.2 The City's evaluation of an application shall be based on the provisions of the economic development plan, the financial and management stability of the qualifying entity, the demonstrated commitment of the qualifying entity to the community, as cost benefit analysis of the project and any other information the City believes is necessary for a full review of the economic development project application.
- 7.3 The City may negotiate with a qualifying entity on the type or amount of public support to be provided or on the scope of the economic development project.

Article 8. PROJECT PARTICIPATION AGREEMENT

- 8.1 Upon opting to provide public support for an economic development project, the City and the qualifying entity shall enter into a project participation agreement.
- 8.2 The City shall require a substantive contribution from the qualifying entity for each economic development project. Public support provided for an economic development project shall be in exchange for a substantive contribution from the qualifying entity. The contribution shall be of value and may be paid in money, in-kind services, jobs, expanded tax base, property or other thing or service of value for the expansion of the economy.

- 8.3 The qualifying entity shall provide security to the City for an economic development project. The security shall secure the qualifying entity's obligations based on terms stated in the project participation agreement and shall reflect the amount of public support provided to the qualifying entity and the substantive contribution expected from the qualifying entity.
- 8.4 The project participation agreement at a minimum shall set out:
- (a) The contributions to be made by each party to the participation agreement;
 - (b) The security provided to the City for an economic development project by the qualifying entity in the form of a lien, mortgage or other indenture and the pledge of the qualifying business's financial or material participation and cooperation to guarantee the qualifying entity's performance pursuant to the project participation agreement;
 - (c) A schedule for project development and completion, including measurable goals and time limits for those goals; and,
 - (d) Provisions for performance review and actions to be taken upon a determination that project performance is unsatisfactory.

Article 9. PROJECT REVENUES

- 9.1 City revenues dedicated or pledged for public support for economic development projects shall be deposited in a separate account. Separate accounts shall be established for each separate project. Money in the special account shall be expended only for economic development project purposes, which may include the payment of necessary professional services contract costs.
- 9.2 The City shall provide for an annual independent audit in accordance with the Audit Act of each special fund and project account. The audit shall be submitted to the City and is a public record.

Article 10. PLAN AND PROJECT TERMINATION

- 10.1 At any time after approval of an economic development plan, the governing body may enact an ordinance terminating the economic development plan and dissolving or terminating any or all public support for economic development projects. An ordinance repealing an economic development plan shall not be effective unless the ordinance provides for satisfying existing contracts and the rights of the parties arising from those contracts.
- 10.2 Any unexpended and unencumbered balances remaining in any project fund or account upon repeal of a plan and termination of public support for or dissolution of a project may be transferred to the general fund of the City.

PASSED, APPROVED AND ADOPTED THIS 22ND DAY OF AUGUST BY THE GOVERNING BODY OF THE CITY OF RIO COMMUNITIES, NEW MEXICO.

City of Rio Communities Governing Body

Joshua Ramsell, Mayor

Margaret R. Gutjahr, Mayor Pro-Tem

Author Apodaca, Councilor

Lawrence R. Gordon, Councilor

Jimmie Winters, Councilor

ATTESTED:

Elizabeth F. Adair, Municipal Clerk

