



City of Rio Communities Council Special Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Friday, October 28, 2022 7:30 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

Action Items

- 1. Discussion, Consideration, and Decision – under Resolution 2022-22 ICIP (addition to the ICIP projects)**

Executive Session - For the purpose of pursuant to NMSA 10-15-1(H)(2) - Limited Personnel Matters - Public Works Maintenance and Public Works Field Supervisor positions

- Motion and roll call vote to go into close session**
- Motion and roll call vote to go back into the special 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 October 28, 2022 a Closed Executive Session was held and the matters discussed were for Limited Personnel Matters - Public Works Maintenance and Public Works Field Supervisor positions

Action Items - Consideration & Decision – For the purpose of pursuant to NMSA 10-15-1(H)(2) - Limited Personnel Matters - Public Works Maintenance and Public Works Field Supervisor positions

Adjourn

Council may be attending the Rio Communities Fire Department Halloween open house at 108 Rio Communities Blvd, Rio communities NM on Monday October 31 starting at 4:30 and the Sustainable Economies Forum on November 9, 2022 9:30 am - 2:30 pm 360 Rio Communities Blvd and Virtual, 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.

CITY OF RIO COMMUNITIES, NM
County of Valencia
RESOLUTION 2022 - 22

Item 1.

A RESOLUTION ADOPTING AN INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN (ICIP)

- WHEREAS,** the City of Rio Communities, NM recognizes that the financing of public capital projects has become a major concern in New Mexico and nationally; and
- WHEREAS,** in times of scarce resources, it is necessary to find new financing mechanisms and maximize the use of existing resources; and
- WHEREAS,** systematic capital improvement planning is an effective tool for communities to define their development needs, establish priorities and pursue concrete actions and strategies to achieve necessary project development; and
- WHEREAS,** this process contributes to local and regional efforts in project identification and selection in short- and long-range capital planning efforts.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF RIO COMMUNITIES, NM that:

1. The City of Rio Communities, NM has adopted the 2024-2028 Infrastructure Capital Improvement Plan, and
2. It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range capital planning and budgeting for New Mexico's infrastructure.
3. This Resolution supersedes Resolution No. 2021 - 20.

PASSED, APPROVED AND ADOPTED THIS 8th 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

Infrastructure Capital Improvement Plan F2024-2028

Item 1.

Rio Communities Project Summary

ID	Year	Rank	Project Title	Category	Funded to date	2024	2025	2026	2027	2028	Total Project Cost	Amount Not Yet Funded	Phases?
40104	2024	001	Police Department Complex	Facilities - Other	0	350,000	2,500,000	500,000	0	0	3,350,000	3,350,000	Yes
36240	2024	002	City Hall Multi-Purpose Complex	Facilities - Administrative Facilities	50,000	1,000,000	400,000	425,000	340,000	0	2,215,000	2,165,000	Yes
29938	2024	003	Parks and Open Space Assessment Plan	Other - Other	0	750,000	450,000	450,000	450,000	450,000	2,550,000	2,550,000	Yes
36239	2024	004	Storm Water and Drainage Infrastructure Project	Water - Storm/Surface Water Control	0	1,000,000	1,000,000	1,000,000	1,000,000	0	4,000,000	4,000,000	Yes
38440	2024	005	Streelights	Transportation - Lighting	0	1,050,000	1,000,000	500,000	500,000	500,000	3,550,000	3,550,000	Yes
38442	2024	006	Public Works Complex	Facilities - Other	0	300,000	500,000	250,000	250,000	250,000	1,550,000	1,550,000	Yes
29907	2024	007	Public Safety Equipment	Equipment - Public Safety Equipment	261,488	870,000	500,000	150,000	750,000	500,000	3,031,488	2,770,000	Yes
32859	2024	008	Pavement Reconstruction	Transportation - Highways/Roads/Bridges	518,750	606,250	450,000	450,000	450,000	450,000	2,925,000	2,406,250	Yes
32858	2024	009	Roadway Beautification	Transportation - Other	0	660,000	400,000	400,000	400,000	400,000	2,260,000	2,260,000	Yes
36242	2024	010	Roadways, Trails, Paths and Sidewalks	Transportation - Highways/Roads/Bridges	0	1,050,000	1,000,000	500,000	500,000	500,000	3,550,000	3,550,000	Yes
38441	2024	011	Fire Department Complex	Facilities - Fire Facilities	0	750,000	500,000	0	0	0	1,250,000	1,250,000	Yes
38460	2024	012	Public Works Heavy Equipment	Equipment - Other	0	300,000	300,000	0	0	0	600,000	600,000	Yes
34160	2024	013	VC Wide public safety - 700 MHZ state system	Equipment - Public Safety Equipment	0	219,416	540,000	575,863	1,132,405	3,535,000	6,002,684	6,002,684	No
40214	2024	014	Valencia County Flood Prevention	Water - Storm/Surface Water Control	0	3,000,000	0	0	0	0	3,000,000	3,000,000	Yes

40827	2024	015	City Wastewater System	Water - Wastewater	0	500,000	1,350,000	5,350,000	800,000	0	8,000,000	8,000,000	Yes
40828	2024	016	City Water System	Water - Other	0	4,550,000	3,250,000	3,250,000	1,000,000	0	12,050,000	12,050,000	Yes

Number of projects:	16												
	Funded to date:	Year 1:	Year 2:	Year 3:	Year 4:	Year 5:	Total Project Cost:	Total Not Yet Funded:					
Grand Totals	830,238	16,955,666	14,140,000	13,800,863	7,572,405	6,585,000	59,884,172	59,053,936					

Infrastructure Capital Improvement Plan FY2024-2028

Item 1.

Easements and Rights of Way	N/A	0	50,000	0	0	0	0	50,000
Acquisition	N/A	0	0	0	0	0	0	0
Archaeological Studies	N/A	0	50,000	0	0	0	0	50,000
Environmental Studies	N/A	0	50,000	0	0	0	0	50,000
Planning	N/A	0	50,000	0	0	0	0	50,000
Design (Engr./Arch.)	N/A	0	100,000	250,000	100,000	0	0	450,000
Construction	N/A	0	200,000	1,000,000	5,000,000	0	0	6,200,000
Furnish/Equip/Vehicles	N/A	0	0	100,000	250,000	800,000	0	1,150,000
TOTALS		0	500,000	1,350,000	5,350,000	800,000	0	8,000,000
Amount Not Yet Funded		8,000,000						

PHASING BUDGET

Can this project be phased? Yes

Phasing: Stand Alone: No Multi-Phased: Yes

A project single phase approach is used for projects that can be completed with one process because it is manageable, affordable, and will not require any foreseeable additional resources or activities to be fully operational when complete.

A project multi-phased approach is used for breaking down very large projects into manageable standalone parts that are independently functional and easier to fund.

If the multi-phase approach is being used it is required to provide accurate dates, costs, and funding sources for prior phases, and be able to provide reasonable projections of dates, costs, and funding sources for future phases. In addition, each multi-phase has three main levels: Planning, Design, and Construction. Each level can be funded individually, however strong emphasis is put on completing all three levels.

Phase	Amount	Plan	Design	Construct	Furnish/Equip/Vehicles	Other (Wtr Rights, Easements, Acq)	# Mos to Complete
1	500,000	Yes	Yes	Yes	No	No	12
2	1,350,000	No	Yes	Yes	Yes	No	12
3	5,350,000	No	Yes	Yes	Yes	No	24
4	800,000	No	No	No	Yes	No	12
5	0	No	No	No	No	No	0
TOTAL	8,000,000						

Infrastructure Capital Improvement Plan FY2024-2028

Item 1.

Has your local government/agency budgeted for operating expenses for the project when it is completed?						No
If no, please explain why: establishing data for future budgeting						
ANNUAL OPERATING BUDGET	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
Annual Operating Expenses plus Debt Service	0	0	0	0	0	0
Annual Operating Revenues	0	0	0	0	0	0

Does the project lower operating costs?

No

If yes, please explain and provide estimates of operating savings

Entities who will assume the following responsibilities for this project:

	Fiscal Agent:	Own:	Operate:	Own Land:	Own Asset:	Maintain:
	The City of Rio	The City of Rio	The City of Rio	The City of Rio	The City of Rio	The City of Rio
	Communities	Communities	Communities	Communities	Communities	Communities
Lease/operating agreement in place?	No	No		No	No	No

More detailed information on project.

(a) How many years is the requested project expected to be in use before needing Renovate/Repair or Replacement? 16 years or more

(b) Has the project had public input and buy-in? No

(c) Is the project necessary to address population or client growth and if so, will it provide services to that population or clientele? Yes

(d) Regionalism - Does the project directly benefit an entity other than itself? No

If yes, please list the other entity.

(e) Are there oversight mechanisms built in that would ensure timely construction and completion of the project on budget? Yes

Please explain. project engineer and city finance office will monitor projects, work quality, and expenditure trends per construction contract

(f) Other than the temporary construction jobs associated with the project, does the project maintain or advance the region's economy? Yes

If yes, please explain. Additional land area opens up for development

(g) Does the project benefit all citizens within a recognized region, district or political subdivision? No

If yes, please explain and provide the number of people that will benefit from the project. Approximately 2000 residents and several new commercial development areas within

the City limits.

(h) Does the project eliminate a risk or hazard to public health and/or safety that immediately endangers occupants of the premises such that corrective action is urgent and unavoidable? Emergencies must be documented by a Subject Matter Expert.

No

If yes, please explain. (If mandatory, provide Summary Page of the Federal, State or Judiciary Agency who issued the mandate.)

Infrastructure Capital Improvement Plan FY2024-2028

Item 1.

ICIP Capital Project Description

Year/Rank 2024 016 **Priority:** High **ID:**40828

Project Title: City Water System **Class:** New **Type/Subtype:** Water - Other

Contact Name: Martin Moore **Contact Phone:** 5058616803 **Contact E-mail:** mmoore@riocommunities.net

Total project cost: 12,050,000 **Proposed project start date:** January 1, 2023

Project Location: 360 Rio Communities Blvd Rio Communities NM 87002 **Latitude:** 34.645318 **Longitude:** -106.732167

Legislative Language: To plan, design, acquire water rights, acquire property, construct and/or equip a City water system in the City of Rio Communities.

Scope of Work: Phase 1, 2, 3, 4 plan, design, acquire water rights, acquire property, construct and equip a City water system, for potable and non-potable uses throughout the city including but not limited to areas not currently serviced by a water system. Including: new well drilling, pumps, valves, distribution lines, holding tanks or ponds, meters, water treatment structures/infrastructure.

Secured and Potential Funding Budget:						
State Grant Funding should only be requested when all other funding sources have been exhausted if entity is providing matching funds, i.e. Federal, Local Taxes, Fees, NM Finance Authority Loans (NMFA), Tribal Infrastructure Fund (TIF), Water Trust Board (WTB), Public School Facility Authority (PSFA), Colonia's Infrastructure Board (CIB), etc.						
Please complete table below with all secured and potential funding sources.						
Funding Source(s)	Funding Amount	Applied For? Yes or No	Amount Secured	Amt Expended to Date	Date(s) Received	Comment
CAP	1,000,000	No	0	0		
NMFA	2,500,000	No	0	0		
NMED	2,500,000	No	0	0		
NMFAL	1,000,000	No	0	0		
FGRANT	5,000,000	No	0	0		
LFUNDS	50,000	No	0	0		
	0	No	0	0		
	0	No	0	0		
TOTALS	12,050,000		0	0		

Project Budget - Complete the Budget below. Only include unfunded or unsecured funds under each project year. Note: Funded to Date column must equal the amounts listed above here.								
	Completed	Funded to Date	Estimated Costs Not Yet Funded					Total Project Cost
			2024	2025	2026	2027	2028	
Water Rights	N/A	0	3,000,000	0	0	0	0	3,000,000

Infrastructure Capital Improvement Plan FY2024-2028

Item 1.

Easements and Rights of Way	N/A	0	100,000	0	0	0	0	100,000
Acquisition	N/A	0	500,000	0	0	0	0	500,000
Archaeological Studies	N/A	0	50,000	0	0	0	0	50,000
Environmental Studies	N/A	0	50,000	0	0	0	0	50,000
Planning	N/A	0	200,000	0	0	0	0	200,000
Design (Engr./Arch.)	N/A	0	100,000	500,000	500,000	150,000	0	1,250,000
Construction	N/A	0	500,000	2,500,000	2,500,000	600,000	0	6,100,000
Furnish/Equip/Vehicles	N/A	0	50,000	250,000	250,000	250,000	0	800,000
TOTALS		0	4,550,000	3,250,000	3,250,000	1,000,000	0	12,050,000
Amount Not Yet Funded		12,050,000						

PHASING BUDGET

Can this project be phased? Yes

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Phase	Amount	Plan	Design	Construct	Furnish/Equip/Vehicles	Other (Wtr Rights, Easements, Acq)	# Mos to Complete
1	4,550,000	Yes	Yes	Yes	Yes	Yes	24
2	3,250,000	No	Yes	Yes	Yes	No	18
3	3,250,000	No	Yes	Yes	Yes	No	18
4	1,000,000	No	Yes	Yes	Yes	No	12
5	0	No	No	No	No	No	0
TOTAL	12,050,000						

Has your local government/agency budgeted for operating expenses for the project when it is completed?						No
If no, please explain why: establishing data for future budgeting						
ANNUAL OPERATING BUDGET	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
Annual Operating Expenses plus Debt Service	0	0	0	0	0	0
Annual Operating Revenues	0	0	0	0	0	0

Does the project lower operating costs?

No

If yes, please explain and provide estimates of operating savings

Entities who will assume the following responsibilities for this project:

	Fiscal Agent:	Own:	Operate:	Own Land:	Own Asset:	Maintain:
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	Communities	Communities	Communities	Communities	Communities	Communities
Lease/operating agreement in place?	No	No		No	No	No

More detailed information on project.

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(g) Does the project benefit all citizens within a recognized region, district or political subdivision? Yes

If yes, please explain and provide the number of people that will benefit from the project. To benefit at least 5000 people in approximately 500 new residential homes, a new

apartment complex, commercial retail and industrial developments within the City limits.

(h) Does the project eliminate a risk or hazard to public health and/or safety that immediately endangers occupants of the premises such that corrective action is urgent and unavoidable? Emergencies must be documented by a Subject Matter Expert.

No

If yes, please explain. (If mandatory, provide Summary Page of the Federal, State or Judiciary Agency who issued the mandate.)