



City of Rio Communities Council Regular Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, June 14, 2021 6:00 PM
Agenda

Please silence all electronic devices.

Mayor - Mark Gwinn
Mayor Pro Tem - Peggy Gutjahr
Council - Bill Brown, Joshua Ramsell, Jim Winters

ATTENTION: In an effort to curb the spread of COVID-19 by practicing social distancing and limiting public gatherings, we encourage you to participate in the City Council Regular Business Meeting from the comfort and safety of your own home by entering the following link:

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

Call to Order

Pledge of Allegiance

Approval of Agenda

Roll Call

Approval of Minutes

- [1.](#) City Council Regular Workshop minutes for **5/24/2021**
- [2.](#) City Council Regular Business meeting minutes **5/24/2021**
- [3.](#) City Council Special Business meeting minutes **6/2/2021**

Public Hearing - (To speak at the public hearing – please contact the Clerk to be added to a list)

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

Consideration of the proposed: Ordinance 2021-XX Chapter 11 Article 1 Fireworks Control

Motion and roll call to go back into Regular Business Meeting session

- [4.](#) **Discussion, Consideration, and Decision – Ordinance 2021-xx Fireworks Control**

Proclamation

- [5.](#) **Mayoral Proclamation - Fireworks**

Manager Report

Commissioner and Board Reports

- [6.](#) **Economic Development Report**
Planning and Zoning

Department Reports

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.

- 7. Municipal Clerk Department
- Finance Department
- Code Enforcement Department
- Public Works Department
- Fire Department
- Municipal Court Department

Public Comment: The Council will take public comments on *this meeting's specific agenda items*. These should be in written form via email through 4:45 PM on June 14, 2021. to admin@riocommunities.net. These comments will be distributed to all Councilors for review. ***If you wish to speak during the public comment session in person***, (please be advised that space is limited). 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.

Action Items

- 8. Discussion, Consideration, and Decision – **Approval of Accounts Payable**
- 9. Discussion, Consideration, and Decision - **Resolution 2021-xx First Amendment to Capital Appropriation Project - street lights**
- 10. Discussion, Consideration, and Decision - **Approval Electrical Sign - scope of work**
- 11. Discussion, Consideration, and Decision – **Approval of Rio Communities Park Master Plan**
- 12. Discussion, Consideration, and Decision – **Approval of Rio Communities Master Drainage Plan**

Council Discussion

Executive Session - regarding the discussion of the purchase, acquisition 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 Pro-tem

Action Items

Consideration & Decision – Mayor Pro-tem recommendation regarding the discussion of the purchase, acquisition or disposal of real property or water rights by the public body pursuant to NMSA 10-15-1(H)(8)

Adjourn

We will be streaming live on Facebook Live @ <https://www.facebook.com/riocommunities>

Council may be attending multiple grand openings and a ribbon cutting held in Rio Communities NM on June 19, 2021 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, May 24, 2021 3:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Mayor Pro-tem Gutjahr called the workshop to order at 3:05 pm.
- PRESENT: Mayor Pro tem Peggy Gutjahr, Councilor Bill Brown, Councilor Joshua Ramsell, Councilor Jim Winters (Virtual).
 Present: City Manager Dr. Marty Moore, Municipal Clerk Lisa Adair, Finance Clerk/CPO Angela Valadez

Presentation: City Complex (FBT Architect)

- ❖ Jeremy Trumble from FBT began a presentation of the phase 1 & 2 of City Hall improvements, which would include updates to security, fire suppression, ADA compliance, adjusting the plan to meet immediate needs to get staff moved over.
- ❖ Jeremy Trumble explained the phase 1 entryway (vestibule) into the reception area which would include restrooms, further explained more of offices and the overall scheme of the master plan to take the building, and divide it into two functional areas, one for administration and one for the public. He continued the presentation.
- ❖ Jeremy Trumble said the main reason for phase 1 is to move the staff out of the public areas and into their permanent place. He explained the areas that are important: storage space, reception areas, clerk office, storage rooms, additional offices, manager's office, conference room and workroom. He then said there would be temporary partition to allow the public in without allowing them to wander around the building.
- ❖ Councilor Brown asked if the restrooms would be made ADA compliant.
- ❖ Jeremy Trumble said this will be expensive for the 1st phase, and if we make one change to the restroom, such as adding taller toilets, then we would have to renovate the stalls and would get into a lot of money. He then said at this phase, we would not be making changes to the restroom but could have people use the ADA compliant restroom near the City Council Chambers.
- ❖ City Manager Dr. Moore said if we need to put in the toilet in one of the stalls to help accommodate that we can do that.
- ❖ Jeremy Trumble then explained phase II they would update restrooms to full ADA space, complete the lobby space, Council Chambers and finish the work on the administrative side of the building and if funds became available for the recreation side of the building, you could always start working on that.
- ❖ Mayor Pro-Tem Gutjahr said we are giving up the large multi-purpose room that we host community events and said she would like to see the court room on a different side.
- ❖ Jeremy Trumble stated this is a living document and changes can happen as we take into consideration changing needs and continued the discussion.
- ❖ Manager Dr. Moore said we have also talked about getting the staff moved over now and explained until we get the grants that will pay for it, we are thinking about placing the Clerks into the server room, the City Manager would be in the current Code Enforcement Officer and

having him move to the Public Works space in the back. He explained how City Hall will function during construction and the reuse of current furniture.

- ❖ Mayor Pro tem Gutjahr said she really appreciates Jeremy Trumble keeping the changes and adaptation the plan to fit our need and budget.
- ❖ Councilor Ramsell said he agrees to keep listening to the staff and making City Hall functional and continued the discussion.
- ❖ Manager Dr. Moore said if we can move the public works department, then we can move over the fire admin offices over and have more room for recreation.
- ❖ Councilor Brown said code requirement improvements need to be looked at very closely and one of the reasons we could not put in an electric car charging station because the electrical system did not support it and believes that needs to be addressed as well. The discussion continued.
- ❖ Manager Dr. Moore said separate from this master plan we do have some grants to repair the roof, help with the fire suppression, and security measures.
- ❖ Councilor Winters said he does not like phase II. Council continued to discuss having further discussion on phase II.
- ❖ Manager Dr. Moore stated having public coming into the outside access the electrical panels will be a problem, with vandalism and safety being an issue. The discussion on design continued.

Accounts Payable report 5/24/2021 (Finance Officer)

- Finance Clerk Valadez began a discussion on items over \$500.00: Tyler Technologies for the implementation of the new time clock system in the amount of \$1,241.79.
- Mayor Pro tem Gutjahr asked if the Tyler Technologies charge was a one-time charge.
- Finance Clerk Valadez said she will look into that.
- Finance Clerk Valadez continued to explain the invoices over \$500.00: Wells Fargo for the lease of the server in the amount of \$2,497.73; MuniCode for agenda and meeting management in the amount of \$3,400.00 for an annual subscription; Valencia County for animal control in the amount of \$795.00; Home Depot for Library construction supplies in the amount of 953.94; A.P.E. Electric for work on 3 streetlights at the intersection of 304 and 47; 411 Equipment to diagnose the fire department in the amount of \$753.62; TLC Uniforms for 22 sweatshirts for the fire department; TLC Uniforms for flashlight, jacket and boot insignia in the amount of \$648.42; TLC Uniforms for EMS shirts and uniform patches in the amount of \$784.78 and all three charges for TLC are invoices that never got paid.
- Manager Dr. Moore explained that these invoices were not paid from 2020 and began a discussion.
- Finance Clerk Valadez continued to explain the invoices over \$500.00: APIC for the labor and replacement of 28 light fixtures on Hwy 304 in the amount of \$6,217.17.

Resolution 2021-xx Investment Policy (Finance Officer/Manager)

- Manager Dr. Moore explained that they have had many discussions with Department of Finance Administration regarding investment policies in the State, updated resolutions to include financial institutions within the County, being broader than the Municipality, one exception is the investment pool that the State has is available for us to utilize and taking a look at the financial institutions might get us better return than the State pull. He then said we want

to make sure wherever we chose to invest is fully insured, we are currently looking at what level we are collateralized, and we have found we are only at 50% right now.

- Mayor Pro tem asked if this should be an annual event.
- Manager Dr. Moore strongly suggested to add it during the budget time and continued the discussion.
- Councilor Brown said several months ago that the finance department did a search, and this would be an update to what was previously done and continued with the discussion.

Resolution 2021-xx NMFA Loan application (Finance Officer)

- Council began a discussion on the resolution 2021 NMFA loan.
- Manager Dr. Moore explained this is the wording that is required from NMFA Loan, and we have spoken with the attorney just to make sure the language will still be beneficial for us. He then explained the City takes care of the first part of the transaction in obtaining a letter from the Fire Marshall agreeing to reimbursement and allows for the fire protection fund to pay the loan.
- Councilor Winters asked if we need to have a need for another loan is another resolution required.
- Manager Dr. Moore said yes, this resolution is only for this loan and if we to need another loan, we would need another resolution and continued the discussion.

Resolution 2021-xx Reimbursement Tax Exempt (Finance Officer)

- Council began a discussion regarding Resolution 2021-xx Reimbursement Tax Exempt (Finance Officer)
- Manager Dr. Moore explained that this will be the reimbursement from the State Fire Marshalls office.

Ordinance 2021-xx Chapter 11 Article 5 Fire and Emergency (City Manager/Council)

- Manager Dr. Moore said there are 2 areas in this ordinance, we have a current budget and what we can afford, it authorizes several things, but it has to be in the budget but is not a recommendation to proceed. He explained it opens the door to future internal controls and growth and ability to meet financial needs and began a discussion.
- Councilor Brown said he strongly states that the EMS should be removed because that is something the Fire Chief can do administratively and is not something we want to mandate should the time come, we don't want to micromanage his command. He then said this map that was included in our handout is wrong and continued the discussion.
- Mayor Pro tem Gutjahr said regarding 11-5-5, it does not say that this is handled administratively within the department, however this is another option.
- Councilor Ramsell said this gives the possibility of allowing the Fire Chief to appoint and he would be okay making a statement like what was suggested.
- Mayor Pro tem Gutjahr said on page three it was going to have a chief of police added and began a discussion.
- Councilor Winters said this will be part of the public hearing tonight.

Firework Ordinance (Attorney/Council)

- Manager Dr. Moore said we are trying to get the wording is proper before we are getting the proclamation out in June.
- Councilor Brown said the proclamation would basically cover the ban and restrictive use of fireworks, covering the sale of fireworks and the article title should cover that it is restricting the sale.
- Mayor Pro tem Gutjahr said this already states that the type of fireworks permitted is in the ordinance and began a discussion.
- Councilor Ramsell said he does not see anything wrong with the ordinance, aerials being banned have been in play for a while, and we know that even if we do not sell them here, people will go outside the County and buy them and bring them back, and I agree that it would be good to have both the ordinance and the proclamation.
- Mayor Pro tem Gutjahr said primarily this is on selling and what can be used, and this will be moved to 14-day review and continued the discussion of the name of the ordinance.

Clerk update on agenda & minutes management (Clerk/Manager)

- Clerk Adair began a discussion regarding the new agendas and minutes management, explaining their will be attachments and hyperlinks making it easier to get to everything.
- Councilor Winters asked if there was going to be a cut off on the financial reports.
- Manager Dr. Moore explained he has been speaking with finance and they are currently getting mail from three different locations, and it will be consolidated into one location soon, and that will make it easier to receive invoices and make payments and get them into a report in time for the packets. The discussion continued.
- Municipal Clerk Adair explained we should be getting packets out by Friday and continued the discussion.

Manager Report

- Manager Dr. Moore said our Municipal Clerk added the council chambers a clock that we can see and is accurate.
- Manager Dr. Moore said the road work is 1/2 way done on the re-chip and seal on Hillandale and we have talked about the LED lights that have already been replaced, but we have three extra lights and several that needed to be replaced, so we used the lights in the intersection of 304 and 47, and we still have some that are still out on 47 but we have to fix wiring first. He then said we are going into the finalization of bidding for the roads, we currently 13 grants on the list, one would be to accept the master plan of the building, knowing that there will be tweaking of phase 2 that will be a project under our belt. He then explained he considers a project completed when it has been signed off on and the final paperwork finished, and he is working with the Deputy Clerk to create a progress chart on all the grants so that you can see in detail where we are with each project.
- Manager Dr. Moore said Finance did a terrific job on the budget and we were one of the first to submit our budget in the State of New Mexico and we are waiting to see if they will ask for corrections. He then said we are in the process of making sure our policies are separate from our procedures and are making sure they are properly implemented.
- Mayor Pro tem Gutjahr said it is nice to see the procedures, but they need to approve the policies and the procedures are up to the staff and began a discussion.

- Council began a discussion on the sign.
- Mayor Pro tem Gutjahr requested at the next workshop we solidify our plan for the sign and move forward with it

Council General Discussion & Future Agenda Items

- Councilor Brown said there was no sense in creating rumble strips on Hillandale before they finished the street work and asked to proceed with the signage, which would be at the intersections and a curve ahead at the base of Hillandale, reflective signs on the curve, and when the road work is completely finished, to add the rumble strips.
- Councilor Ramsell said he agrees that the curve needs those signs and he said they need on both sides. He then said as far as the rumble strips, they can be avoided because of how they are spaced and is concerned about people living in the area might complain about the noise. He explained the signage on the road might be enough.
- Councilor Winters said the road work on Hillandale is not the entire length of the road.
- Mayor Pro tem Gutjahr said if she lived on Hillandale she would want to be involved in the decision of traffic calming options and it would be helpful to send out brief survey, so everyone knows what is happening and have a say in it.
- Councilor Ramsell said the non-invasive things, such a road signs, that are cheap and easy might not require public opinion, but rumble strips might. The discussion continued.
- Councilor Brown said another item was double yellow line stripping when the road work is finished, especially on the eastern part, and also the western part be redone and get some new Horner and Hillandale pedestrian areas done as well and began a discussion.
- Councilor Ramsell said after seeing a couple of comments people have made on the roadwork flyer that was sent out, I can see that people do not realize the City has spent a lot of money on road work, they don't realize how the grant work and what they cover, and suggested we have a list on the website road work that we have completed, and show the grant money as well as the matching funds from the City so the public can see it easily, and maybe we can keep a rolling current total.
- Councilor Ramsell said the census should be coming out soon, possibly later in the week, he tried to locate us by Municipality and was not able to find us.
- Manager Dr. Moore said that we are part of a census designated place but not as a city location, and we need to talk to our Congress members our need to be a City on the Census, road map, and GIS database, and continued the discussion.
- Councilor Ramsell asked for a general idea/cost to change out the lights to LED. He then said there is a stop sign missing on Kagan & Suncrest.
- Councilor Winters reminded everyone that not a lot of validation work will be made to the Census until they are confirmed with a 2022 American survey.
- Mayor Pro Tem said on June 19 there will be an open house at Oasis Plaza, Universal will have theirs and the fire department will have theirs as well. She said she would like to update the magnets and will work on that next workshop. She began a discussion on the animal control form for people to be able to pick up their pets from the pound.

Adjourn

- The City Council workshop was adjourned at 5:20 pm.

Respectfully submitted,

Elizabeth (Lisa) Adair, Municipal Clerk
(Taken and Transcribed by Amy L. Lopez, Deputy Clerk)

Date: _____

Approved:

Mark Gwinn,
Mayor

Margaret (Peggy) Gutjahr,
Mayor Pro-tem/Councilor

Bill Brown,
Councilor

Joshua Ramsell,
Councilor

Jim Winters,
Councilor

Regular Workshop DRAFT Minutes 5/24/2021



City of Rio Communities Council Regular Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, May 24, 2021 6:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Mayor Pro-Gutjahr called to order the meeting at 6:00 pm

Pledge of Allegiance

- Chris DeFillippo led the pledge of allegiance.

Roll Call

- PRESENT: Mayor Pro Tem Peggy Gutjahr, Councilor Bill Brown, Councilor Joshua Ramsell, Councilor Jim Winters.
 Present: City Manager Dr. Martin Moore, Municipal Clerk Lisa Adair, Finance Clerk Angela Valadez, City Attorney Chris DeFillippo, and Valencia County News-bulletin Editor Clara Garcia.

Approval of Agenda

- Mayor Pro tem asked to amend the agenda ***0.01***
- Councilor Ramsell motion to approve the agenda with amendments. The motion was second by Councilor Winters. Vote: Yea: Mayor Pro Tem Gutjahr, Councilor Brown, Councilor Ramsell, Councilor Winters. with a 4-0 vote the agenda was approved as amended.

Approval of Minutes - for the or Special Workshop 4/21/2021, Special Business Meeting 5/10/2021 Workshop and City Council Regular Business Meeting of 5/10/2021

- Councilor Brown moved for the approval of the minutes for the special workshop 4/21/2021, special business meeting for 5/3/2021, the workshop and city council regular business meeting of 5/10/2021. The motion was second by Councilor Winters. Vote: Yea: Mayor Pro Tem Gutjahr, Councilor Brown, Councilor Ramsell, Councilor Winters. with a 4-0 vote the minutes for 4/21/2021 special workshop, 5/3/2021 special business meeting, 5/10/2021 regular workshop and regular business meeting were approved as written.

Public Hearing

- **Motion and roll call vote to recess Regular Business Meeting session and to go into Public Hearing:**
 - Councilor Ramsell moved with a roll call vote to recess the regular business meeting and go into the public hearing. The motion was second by Councilor Winters. Voting Yea: Mayor Pro Tem Gutjahr, Councilor Brown, Councilor Ramsell, Councilor Winters. With a 4-0 vote Council went into a public hearing at 6:06 pm.
- **Consideration of the proposed Ordinance 2021-XX Chapter 11 Article 5 Fire and Emergency**
 - Councilor Winters said there has been several discussions on this subject and it is time to put it out.
 - Mayor Pro tem Gutjahr said this Ordinance allow the City to solidify the cooperative agreement with the Fire Department to move forward with some areas of paid positions as well as working as a hybrid with volunteers.
- **Consideration of the proposed Resolution 2021-XX NMFA Loan Application**
 - Manager Dr. Moore explained that the NMFA works close with municipalities to give them the ability to purchase new fire apparatus, such as a fire truck, and it would a loan based on reimbursement and is subject to a public hearing. He then explained we want

the public to know that fire protection funds will be paying for the purchase and making sure the requirements are met, and in order to be able to do this there are strict guidelines. He further explained the process of obtaining and paying the loan back, how the type of loan works with payments for the new truck beginning after the current loan is paid off, and the discounted price on the truck we were able to get.

- Councilor Brown said we had reviewed this on several occasions and the time is right to purchase this apparatus.
- Councilor Ramsell said this is one of two vehicles primary response vehicles the fire department uses, and it is imperative for them to have a reliable vehicle, the State Fire Marshall agreed we needed a new one and certified the one we are trying to purchase.
- Manager Dr. Moore said there was verification from the Fire Marshal that it was time for the apparatus to be replaced.
- Councilor Winters reminded that we had purchased two rescue units four years ago and we upgraded to state of the art, and because the City had good credit, we were able to obtain a loan from the NMDA, and we are trying to work in a routine replacement schedule to replace some of units that are past their prime.
- Mayor Pro tem Gutjahr said in the last two years we are close to \$100,000 in repair on the old tanker and have been told that it will require another \$30,000 for an engine; it has served its purpose but is not costing us more money than it is worth.
- **Motion and roll call to go back into Regular Business Meeting session**
 - Councilor Winters to go back into the regular business meeting session. The motion was second by Councilor Ramsell. Voting Yea: Mayor Pro Tem Gutjahr, Councilor Brown, Councilor Ramsell, Councilor Winters. With a 4-0 vote Council returned to the regular business meeting at 6:15 pm.

Discussion, Consideration, and Decision – Ordinance 2021-xx Chapter 11 Article 5 Fire and Emergency

- Councilor Winters said there was a question to slight modification to the ordinance and asked that it be read.
- Municipal Clerk Adair read the modification on page 3, 11-5-4 #6: The Chief in cooperation with the Chief of Police or contracted law enforcement officer(s). She then said the map was modified to show the complete fire district of the fire department and will be Exhibit A.
- Councilor Ramsell moved to approve Ordinance 2021 Chapter 11 Article 5 Fire and Emergency with the changes. The motion was second by Councilor Winters. Voting Yea: Mayor Pro Tem Gutjahr, Councilor Brown, Councilor Ramsell, Councilor Winters. With a 4-0 vote Ordinance 2021-78 Chapter 11 Article 5 Fire and Emergency was passed, approved, adopted, and signed.

Discussion, Consideration, and Decision - Resolution 2021-XX NMFA Loan Application

- Councilor Ramsell to approve resolution 2021-10 NMFA loan application. The motion was second by Council Winters. Voting Yea: Mayor Pro Tem Gutjahr, Councilor Brown, Councilor Ramsell, Councilor Winters. With a 4-0 vote Resolution 2021-10 NMFA Loan Application was passed, approved, adopted, and signed.

Public Comment

- No Public Comments

Manager Report

- Manager Dr. Moore said he is happy to report the finance department had successfully submitted the budget to DFA and they appreciated. He then said we are working on the capital improvements and are currently working on five of them and a couple of them are out to bid and a couple are being closed out. He explained one of the projects is the library and the decorative stonework is done, electrical is in place, we have final connection to make with the lighting, we are bringing in a little outside help to get it finished. He then said the sign should be out for a written quote/scope of work and hope to have that to you by next meeting; Hillandale is working along nicely getting the chip and seal finished and there are other road projects and staff was able to get flyers out to the public, we are working on the personnel ordinance and finance policy, things are moving along well.
- Mayor Pro tem Gutjahr said the flyer that went out to the residents was very helpful.
- Clerk Adair said at the workshop Council was informed that there is a new agenda format and agenda packets, and the agenda packets will be available online for the public to review before the meeting which would allow them to make public comments at the meeting.

Discussion, Consideration, and Decision – Approval of Accounts Payable

- Councilor Ramsell said when you look at the accounts payable for this meeting, there is a charge regarding uniforms with TLC regarding sweatshirts with a name next to that order, and it does not mean that individual received 22 sweatshirts but was the individual that placed the order.
- Councilor Brown moved to approve the accounts payable as presented. The motion was second by Councilor Ramsell. Voting Yea: Mayor Pro Tem Gutjahr, Councilor Brown, Councilor Ramsell, Councilor Winters. With a 4-0 vote accounts payable was approved to be paid.

Discussion, Consideration, and Decision – Resolution 2021 – XX Reimbursement Tax Exempt

- Manager Dr. Moore read into the minutes Resolution 2021-11 Reimbursement Tax Exempt.
- Councilor Ramsell moved to approve Resolution 2021 Reimbursement Tax Exempt. The motion was second by Councilor Winters. Voting Yea: Mayor Pro Tem Gutjahr, Councilor Brown, Councilor Ramsell, Councilor Winters. with a 4-0 vote Resolution 2021-11 Reimbursement Tax Exempt was passed, approved, adopted, and signed.

Discussion, Consideration, and Decision – Resolution 2021 – XX Investment Policy

- Finance Clerk Valadez read into the minutes Resolution 2021-21 Investment Policy.
- Councilor Ramsell moved to approve Resolution 2021-12 Investment Policy. The motion was second by Councilor Winters. Voting Yea: Mayor Pro Tem Gutjahr, Councilor Brown, Councilor Ramsell, Councilor Winters. With a 4-0 vote Resolution 2021-21 Investment Policy was passed, approved, adopted, and signed.

Discussion, Consideration, and Decision – Ordinance 2021 – XX Chapter 11 Article 1 Fireworks Control – 14-day public review

- Councilor Ramsell moved to approve Ordinance 2nd Councilor Winters. Voting Yea: Mayor Pro Tem Gutjahr, Councilor Brown, Councilor Ramsell, Councilor Winters. With a 4-0 vote Ordinance 2021-xx Chapter 11 article 1 fireworks control was approved for a 14-day public review.

Discussion, Consideration, and Decision – Resignation of Thomas Zanotti from Economic Development Commission

- Mayor Pro tem Gutjahr said she was sorry to hear this.

- Councilor Brown said it is with regret that I move to accept the resignation of Thomas Zanotti from Economic Development Commission. He served well and we thank him for his contribution. The motion was second by Councilor Winters. Voting Yea: Mayor Pro Tem Gutjahr, Councilor Brown, Councilor Ramsell, Councilor Winters. With a 4-0 vote Council approved the resignation of Thomas Zanotti from the Economic Development Commission with regret.

Council Discussion

- Councilor Brown said there was one item of interest, the next meeting will be on June 14th, and we should receive our results of our application on the zip code by June 15th and it would be nice to get that notification as affirmative before the meeting but wanted to remind people that we should get notification shortly.
- Councilor Winters said it will probably come by mail.
- Councilor Winters said he would like to reinstate a letter of appreciation for those that resign and thank them for their service.
- Councilor Ramsell had no comments.
- Mayor Pro-tem Gutjahr said there will be an open house on the 19th of June for businesses in Oasis Plaza, Universal Waste and the Fire Department will be having an open house.

Executive Session - regarding possible threatening or pending litigation pursuant to NMSA 10-15-1(H)(7) and NMSA 10-15-1(H)(7) acquisition or disposal of real property or water rights by the public body

- **Motion and roll call vote to go into closed session**
 - Councilor Ramsell moved to go into executive session regarding possible threatening or pending litigation pursuant to NMSA 10-15-1(H)(7) and NMSA 10-15-1(H)(7) acquisition or disposal of real property or water rights by the public body by roll call vote. The motion was second by Councilor Winters. Vote: Yea: Mayor Pro Tem Gutjahr, Councilor Brown, Councilor Ramsell, Councilor Winters. With a 4-0 vote Council went into executive session at 6:47 pm.
- **Motion and roll call vote to go back into the regular business meeting session**
 - Councilor Ramsell moved to go back into regular business meeting session. The motion was second by Councilor Winters. Voting Yea: Mayor Pro Tem Gutjahr, Councilor Brown, Councilor Ramsell, Councilor Winters. With a 4-0 vote Council came back into the regular business meeting session at 7:37 pm.
- **Welcome everyone back and statement by the Mayor Pro-tem**
 - Mayor Pro-tem Peggy Gutjahr stated that on May 24, 2021, in a closed executive session was held on the following matters, one was the pending litigation pursuant to NMSA 10-15-1(H)(7), and the other was NMSA 10-15-1(H)(7) acquisition or disposal of real property or water rights by the public body.

Action Items - Consideration & Decision – Mayor Pro-tem recommendation regarding possible threatening or pending litigation pursuant to NMSA 10-15-1(H)(7)

- Mayor Pro-tem Gutjahr stated no action was taken.

Adjourn

- Councilor Ramsell motioned to adjourn. The motion was second by Councilor Winters. With a 4-0 vote the regular business meeting was adjourned at 7.38 pm.

Respectfully submitted,

 Elizabeth (Lisa) Adair, Municipal Clerk
 (Transcribed by Amy L. Lopez, Deputy Clerk)

Date: _____

Approved:

 Mark Gwinn,
 Mayor

 Margaret (Peggy) Gutjahr,
 Mayor Pro-tem/Councilor

 Bill Brown,
 Councilor

 Joshua Ramsell,
 Councilor

 Jim Winters,
 Councilor

This meeting was streamed on Facebook Live
<https://www.facebook.com/riocommunities>

Call to Order

- Mayor Pro tem Peggy Gutjahr called to order the city council special business meeting at 3:00 pm.

Pledge of Allegiance

- Councilor Ramsell led the Pledge of Allegiance.

Roll Call

- Present: Mayor Pro tem Peggy Gutjahr, Councilors; Bill Brown, Joshua Ramsell and Jim Winters. Present: City Manager Dr. Martin Moore, Municipal Clerk Lisa Adair, and City Attorney Chris DeFillippo.

Approval of Agenda

- Councilor Brown moved to approve the agenda for today as presented. The motion was second by Councilor Winters. Vote: Councilor Ramsell-yes; Councilor Winters-yes; Councilor Brown-yes and Councilor Gutjahr-yes. with a 4-0 vote the agenda was approved for the special business meeting session as presented.

Executive Session regarding pending litigation pursuant to NMSA Section 10-15-1 (H)(2) Limited Personnel Matters – Fire Chief and subject to the attorney/client privilege

- **Motion and roll call vote to go into close session**
 - Councilor Ramsell motioned with a roll call vote to go into close executive session regarding pending litigation pursuant to NMSA Section 10-15-1 (H)(2) Limited personnel matters – fire chief and subject to the attorney/client privilege. The motion was second by Councilor Winters. Vote: Councilor Brown-yes; Councilor Winters-yes; Councilor Ramsell-yes and Councilor Gutjahr-yes. With a 4-0 Council went into executive session at 3:03 pm.
- **Motion and roll call vote to go back into the special business meeting session**
 - Councilor Ramsell motioned with a roll call vote to go back into the special business meeting session. The motion was second by Councilor Brown. Vote: Councilor Winters-yes; Councilor Brown-yes; Councilor Ramsell-yes and Councilor Gutjahr-yes. With a 4-0 vote Council was back into the special business meeting session at 3.52 pm.
- **Welcome everyone back and statement by the Mayor Pro-tem**
 - Mayor Pro tem Gutjahr welcomed everyone back and stated on June 2, 2021 the City of Rio Communities had a special business meeting at which we had an executive session and all that was discussed was pending litigation pursuant to NMSA Section 10-15-1 H 2 limited personnel matters fire chief and subject to the attorney client privilege.

Consideration & Decision – Mayor Pro-tem recommendation regarding the limited personnel matters

- Mayor Pro tem Gutjahr stated no decision to be made.

Adjourn

- Councilor Brown moved to adjourn. The motion was second by Councilor Winters. With a 4-0 vote the City Council special business meeting was adjourned at 3:53 pm.

Respectfully submitted,

Elizabeth (Lisa) Adair, Municipal Clerk

Date: _____

Approved:

Mark Gwinn,
Mayor

Margaret (Peggy) Gutjahr,
Councilor Mayor Pro-tem

Bill Brown,
Councilor

Joshua Ramsell,
Councilor

Jim Winters,
Councilor

City of Rio Communities, New Mexico

Ordinance No. 2021 - xx

CHAPTER 11 HEALTH AND SAFETY

Article 1 FIREWORKS CONTROL ORDINANCE

- 11-1-1 DEFINITIONS
- 11-1-2 FIREWORK STANDS
- 11-1-3 PENALTY FOR VIOLATION OF ARTICLE
- 11-1-4 POSSESSION, TRANSPORTATION, DISCHARGE AND SALE RESTRICTED
- 11-1-5 MANUFACTURE PROHIBITED
- 11-1-6 LOCATION RESTRICTIONS
- 11-1-7 DISPOSAL OF UNUSED FIREWORKS
- 11-1-8 INSPECTION
- 11-1-9 SEIZURE OF FIREWORKS
- 11-1-10 EXCEPTIONS TO USE PROHIBITIONS
- 11-1-11 REQUIREMENTS FOR SALE, USE, POSSESSION OR STORAGE; REGULATIONS BY FIRE CHIEF
- 11-1-12 APPLICATIONS; NON-TRANSFERABILITY
- 11-1-13 BOND OR INSURANCE REQUIREMENT
- 11-1-14 TYPE OF FIREWORKS PERMITTED
- 11-1-15 PERMIT FEES AND CONDITIONS

11-1-1 Definition of "Firework"

As used in this article, "fireworks" means any combustible of explosive composition, or any substance or combination of substances, or device prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration or detonation, and shall include blank cartridges, toy pistols, toy cannons, toy canes or toy guns in which explosives are used, firecrackers, torpedoes, skyrockets, Roman candles, dago bombs, sparklers or other devices of like construction and any devices containing any explosive or flammable compound, or any tablet or other device containing an explosive substance; except that the term "fireworks" shall not include any auto flares, paper caps containing not in excess of an average of 0.25 of a grain of explosive content per cap and toy pistols, toy canes, toy guns or other devices for the use of such caps, the sale and use of which shall be permitted at all times.

11-1-2 Firework Stands

- (a) The fee for operating fireworks stands shall be as follows:

- (1) Each commercial stand of a size of 15 square feet or greater operated by anyone other than the owner (or his immediate family) of the land upon which the stand is located: \$100.00

No such stand shall exceed 200 square feet.

- (2) Each stand of a size of 40 square feet or greater but not exceeding 100 square feet operated by the owner of the land (or his immediate family) located on the land \$ 50.00

- (3) Each stand of a size of less than 40 square feet operated by the owner of the land (or his immediate family) located on the land \$ 10.00

"Square feet" as used in this section means that area within the corners of the stand measuring its dimensions along the outside edge of the outermost physical appurtenances of that stand. Only those fireworks permitted under this article shall be permitted to be sold at such stands.

- (b) This section is not intended to preclude established retail businesses from selling fireworks through preexisting locations.
- (c) It shall be considered fraud and a violation of this section for people in the business of selling fireworks to contract with landowners to contravene Subsection (a)(1) of this section, providing the fee for non-owner operators.

11-1-3 Penalty for Violation of Article

Any person violating the provisions of this article or failing or neglecting to comply with any orders issued pursuant to any section of this article shall be deemed guilty of a misdemeanor; and such person shall be guilty of a separate offense for each and every day or portion thereof during which any such violation is continued or permitted. Violation of this article, upon conviction by the Court, shall be punishable by a fine of not exceeding three hundred dollars (\$300.00) or by imprisonment not to exceed ninety (90) days or by both such fine and imprisonment in the discretion of the court.

11-1-4 Possession, Transportation, Discharge and Sale Restricted.

- (a) Generally. It shall be unlawful for any person to possess, own, transport, discharge, offer for sale, expose for sale, advertise for sale or sell within the City of Rio Communities limits, and within one mile of such limits, any type or form of explosive commonly known as fireworks, unless such item is approved by the provisions of this article. This section shall apply within one mile outside of the City of Rio Communities municipal boundary because the fireworks business is a danger to the general public, offensive and unwholesome.

- (b) Children under age 12. It shall be unlawful to sell any fireworks to children under 12 years of age unless accompanied by an adult.
- (c) Time period for retail sales. Fireworks may be sold at retail on the following dates each year, unless the Governing Body by proclamation or resolution has prohibited the sale of fireworks on any such dates due to the existence of drought conditions or for any other reason, as provided by law:
 - (1) June 20 to July 6, inclusive;
 - (2) New Year's Day and the five (5) days immediately preceding;
 - (3) Chinese New Year and the two (2) days immediately preceding;
 - (4) May 5; and
 - (5) September 16.
- (d) Temporary prohibitions or restrictions. The Governing Body, by proclamation or resolution, may from time to time prohibit or restrict the sale, possession or use of fireworks due to the actual presence or anticipated and predicted presence of severe or extreme drought conditions. The Governing Body, by proclamation or resolution, may from time to time prohibit or restrict the sale, possession or use of fireworks upon a finding that such prohibition or restriction is necessary to protect the health, safety, property and general welfare of the City of Rio Communities. Any such temporary prohibitions or restrictions shall be fully enforceable as an order adopted under this article, and the violation of any such temporary prohibitions or restrictions shall be deemed a violation of this article, punishable in accordance with Section 3.

11-1-5 Manufacture Prohibited

The manufacture of fireworks within the City of Rio Communities is prohibited.

11-1-6 Location Restrictions

- (a) Church, school, hospital. No fireworks shall be used within 300 feet of any church, hospital, or school building.
- (b) Gasoline, liquid storage. No fireworks shall be stored, kept, or discharged within 50 feet of any gasoline pump, gasoline filling station, or any building in which gasoline or volatile liquids are sold in quantities in excess of one gallon except in stores where cleaners, paints and oils are handled in sealed containers only.

11-1-7 Disposal of Unused Fireworks

Any fireworks that remain unfired after the display is concluded shall be immediately disposed of in a way safe for the particular type of fireworks remaining.

11-1-8 Inspections

The Fire Chief or his representative may, at all reasonable hours, enter and inspect the premises, building or any structure temporarily or permanently located at the site designated for the sale, packaging, or handling of fireworks.

11-1-9 Seizure of Fireworks

The Fire Chief shall seize, take, remove or cause to be removed at the expense of the owner all stocks of noncomplying fireworks offered or exposed for sale, stored, or held in violation of this article.

11-1-10 Exceptions to use Prohibitions

Nothing in this article shall be construed to prohibit the use of fireworks by transportation agencies, for signal purposes of illumination, for the sale or use of blank cartridges for a show or theater, for signal or ceremonial purposes in athletics or sports, or for use by military organizations.

11-1-11 Requirements for sale, use, Possession or Storage; Regulation by Fire Chief

Except as provided in this article, it shall be unlawful for any person to possess, store, offer for sale, expose for sale, sell at retail or use or explode any fireworks within the City of Rio Communities, except as specifically permitted by Section 14; provided, that the Fire Chief shall have the power to adopt reasonable rules and regulations for the granting of permits for supervised public displays by a jurisdiction, fair associations, amusement parks and other organizations or for the use of fireworks by artisans in pursuit of their trade. Every such use or display shall be handled by a competent operator approved by the Fire Chief and shall be of such character and so located, discharged, or fired so as, in the opinion of the Fire Chief after proper investigation, not to be hazardous to property or endanger any person.

11-1-12 Application; Non transferability

Applications for permits under this article shall be made in writing to the City of Rio Communities Clerk at least ten days in advance of the date of the display. After such privilege shall be granted, the sale, possession, use and distribution of fireworks for such display shall be lawful for that purpose only. No permit granted under this article shall be transferable.

11-11-13 Bond or Insurance Requirement.

The permittee under this article shall furnish a bond or certificate of insurance in an amount deemed adequate by the Fire Chief for the payment of all damages which maybe caused either to persons or property by reason of the permitted display and arising from any acts of the permittee, his agents, employees, or subcontractors.

11-1-14 Type of Fireworks Permitted

It is hereby provided that "safe and sane fireworks" shall be permitted within the City of Rio Communities. This shall mean and include all fireworks that are not self-propelling and the effects of which do not extend above ten feet in height from the ground; it shall include the following items:

- (1) Snakes, total pyrotechnic composition not to exceed 20 grams each in weight.
- (2) Smoke devices and spray balls, total pyrotechnic composition not to exceed 25 grams each in weight.
- (3) Wheels, total pyrotechnic composition not to exceed 60 grams in weight per driver unit, but any number of drivers may be on any one wheel. The inside bore of driver tubes shall not be over one-half inch.
- (4) Illuminating torches and colored fire in any form, total pyrotechnic composition of illuminating torches not to exceed 100 grams each in weight.
- (5) Sparklers and dipped sticks, total pyrotechnic composition not to exceed 100 grams each in weight. Pyrotechnic composition containing any chlorate or perchlorate shall not exceed five grains.
- (6) Cone-shaped and cylindrical fountains, total pyrotechnic composition not to exceed 75 grams each in weight. The inside tube diameter of cylindrical fountains shall not exceed three-fourths inch.
- (7) Railway fuses, fuses, truck flares, hardship distress signals, smoke candles, smoke signals and smoke pots.
- (8) All other fireworks similar to but not specifically permitted in this section shall be tested for approval by the Fire Chief prior to sale.
- (9) Ground audible devices:
 - a. Firecrackers. Small paper-wrapped or cardboard tube that may not contain more than 50 milligrams of pyrotechnic composition and may not exceed seven-eighths inch long by one-sixth inch diameter. Noise accompanied by a flash of light is produced upon ignition.

- b. Chaser Small paper-wrapped or cardboard tube that travels along the ground upon ignition. A whistling effect is often produced, and a small noise may be produced. The explosive composition used to create the noise may not exceed 50 milligrams.

11-1-15 Permit Fees and Conditions

- (a) No person, manufacturer, wholesaler, or retailer shall keep, store, transport, or sell within the City of Rio Communities any of the devices permitted by this article without first:
 - (1) Applying to the City of Rio Communities for a permit to keep, store, transport, or sell such devices.
 - (2) Demonstrating to the Fire Chief that the items to be handled under such permit comply with the terms of this Code.
 - (3) Certifying that no person under the age of 16 years shall be permitted under the authority of the permit to be issued to keep, store, transport, or sell such permitted devices.
- (b) Retailer's permit.
 - (1) A permit issued to keep, store, transport, or sell permitted devices under this article shall be applicable and shall be enforced from date of issuance beginning June 5 of the current year to July 4, expiring at 9:00 p.m. on July 4 of the current year. The retailer may store such permitted devices up to July 14 of the current year. The permit fee is \$100.00.
 - (2) Permits are not transferable in name or location. If the permit under this article is revoked, a new permit will not be issued to the same person for a period of 12 months.
- (c) The structure where fireworks are sold shall be protected by at least one five-gallon bucket of water or an approved fire extinguisher with at least a no. 5 ABC classification.
- (d) Smoking shall be prohibited within 25 feet of any fireworks stand or warehouse. "No Smoking" signs must be prominently displayed.

PASSED, APPROVED AND ADOPTED THIS XX DAY OF XX 2021 BY THE GOVERNING BODY OF THE CITY OF RIO COMMUNITIES, NEW MEXICO.

City of Rio Communities Governing Body

Mark Gwinn,
Mayor

Margaret (Peggy) Gutjahr,
Councilor Mayor Pro tem

Bill Brown,
Councilor

Joshua Ramsell,
Councilor

Jimmie Winters
Councilor

ATTEST:

Elizabeth (Lisa) Adair,
Municipal Clerk



CITY OF RIO COMMUNITIES

FROM THE OFFICE OF THE MAYOR

PROCLAMATION Regarding Fireworks Ban and Restricted Use During Severe Drought

- WHEREAS,** La Nina and the failed summer monsoon has resulted in the most significant drought since 2013, with one hundred percent (100%) of the state of New Mexico in severe drought, and Valencia County in 34% extreme drought and 64% in severe drought; and
- WHEREAS,** Drought combined with high wind conditions have caused the fire season to begin in March 2021; and
- WHEREAS,** The National Weather Service (NWS) forecasts temperatures in New Mexico to continue to range from above-to-well-above average temperatures; and drought conditions in New Mexico to persist through July 31; and
- WHEREAS,** Continued heavy fuel loading, low humidity, high heat, and winds increase the danger of wildland, brush, and grass fires, posing an extremely high fire risk in and around the City of Rio Communities; and
- WHEREAS,** These fires would threaten homes and structures, putting the health and safety of our residents at risk; and
- WHEREAS,** Pursuant to the New Mexico Fireworks Licensing and Safety Act, Section 60-2C-1 et. seq. NMSA 1978, as amended, the City of Rio Communities is authorized to ban or restrict the use and sale of certain fireworks when extreme or severe drought conditions exist as determined by the NWS indices and other relevant information supplied by the United States Forest Service; and
- WHEREAS,** New Mexico Statutes Annotated (NMSA) 60-2C-8.1B (1999) states that the governing body of a municipality, based on current drought indices published by the national weather service, shall “issue a proclamation declaring extreme or severe fire conditions within the boundaries of the incorporated municipality”; and the proclamation (NMSA 2C-60-8.1B1) “shall ban the sale and use of missile-type rockets, helicopters, aerial spinners, stick-type rockets, and ground audible devices within the affected drought area”; and

WHEREAS. (NMSA 60-2C-8.1B2) “shall give the governing body the power to (NMSA 60-2C-8.1B2a) “limit the use within its jurisdiction of any fireworks not listed in (NMSA 2C-60-8.1B1) to areas that are paved or barren or that have a readily accessible source of water for use” and (NMSA 60-2C-8.1B2c) to ban or restrict the sale or use of display fireworks”; and

WHEREAS, (NMSA 60-8.1C) The proclamation “shall be issued no less than 20 days prior to a holiday for which fireworks may be sold”;

NOW THEREFORE, BE IT HEREBY ORDAINED that the City of Rio Communities declares an exceptional drought condition exists in our municipality and high fire risk hazards represent a significant and immediate threat to the safety, health, and welfare to the residents of Rio Communities; and,

THEREFORE, in accordance with State Statute, the sale and use of specified permissible aerial and ground audible fireworks are banned within the city limits for 30 days from the date of proclamation enactment. Banned fireworks are aerial spinners; helicopters; mines; missile-type rockets; roman candles; shells; stick-type rockets and ground audible chasers and firecrackers; and,

THEREFORE, in accordance with State Statute and City Ordinance 2021 – 79 Chapter 11 Article 1 Fireworks Control, the use of permissible specified fireworks is restricted within the city limits for 30 days from the date of proclamation enactment. Restricted fireworks are cone fountains, crackling devices, cone fountains, crackling devices, cylindrical fountains, flitter sparklers, ground spinners, illuminating torches, toy smoke devices, and wheels, which may only be used in areas that are paved, barren or have an accessible source of water for use by the homeowner or the general public; and,

THEREFORE, any City approved display of fireworks requires a written permit from the City, and the display fireworks shall be purchased from a distributor or display distributor licensed by the State Fire Marshal and the Bureau of Alcohol, Tobacco and Firearms at the United States Department of Treasury, pursuant to NMSA 60-2C-9,1978.

DULY PROCLAIMED this 14th day of June, 2021.

Margaret “Peggy” Gutjahr,
Mayor Pro tem

Here's May report:

1. Rio Communities Newsletter-
 - A. Spotlight on local businesses- advertised
 - B. Grand Openings for Oasis Plaza new businesses and United Waste Systems
 - C. www.riocommunitiesedc.net added to masthead
2. Branding/logo action to be initiated by consultant hired by City Manager at a later date
3. Social Media: Loedi Silva is collecting resources to help local businesses market on the Internet
4. Rio Communities cooperation: Loedi Silva is meeting with Belen and Los Lunas Economic Development to cooperate with marketing and joint projects.
5. Welcome Wagon: Fran Rossberg is collecting flyers and information for the Welcome Wagon Bags to be distributed in June via Nextdoor.
6. Digital brochure update: Frank Logan edited Rau's presentation to 18 slides. Updates to be reviewed. To be added: revised city map, map of water and sewer lines, and Strengths, Weaknesses and Opportunities.

Kuan Tikkun

Chair

?

[Rio Communities](http://www.riocommunitiesedc.net)

The City of Rio Communities is a progressive community with a diverse history and culture that is striving for a clean, safe and productive city through dedicated leadership. Come see what we have to offer!

www.riocommunitiesedc.net

□



CITY OF RIO COMMUNITIES

Office of Planning and Zoning Commission

360 Rio Communities Blvd.
PO Box 565
Rio Communities, NM 87002
505-861-6803
www.riocommunities.net

MONTHLY REPORT TO CITY COUNCIL

June 10, 2021

1. As the City's Comprehensive (Master) Plan was written and published over 6-years ago, the Commission has committed to reviewing the Plan every five-years, beginning this year (2021).
2. Commission reviewed and finalized (hopefully for the last time), the infamous Animal Welfare Questionnaire. Final version has been forwarded to City Clerk for her action (making 2,500 copies)! Commission members Lawrence Gordon and John Thomson have volunteered to stuff envelopes when copies are ready.
3. Topic of RV storage on residential lots was discussed, specially:
 - Parking RVs on side yards, and
 - Using RVs as secondary residence.Commission will research RV parking/storage regulations for Valencia County and State for further guidance.
4. Discussion continues on sectioning City into distinct neighborhoods with applicable names. Commissioner Thompson is POC for this project.

Municipal Clerk Department Report June 14, 2021

For the month of May

- We had our final training on the MyCivic App, we are waiting for the developer to give us some final information so we can input into the workflow system before we can go live with the app.
- I have been manually editing addresses and streets in Google Maps. Slowly but surely all address will be changed to reflect Rio Communities and not Belen.
- We are still working with Incode on the Licenses and Permits.
- We did our final training on Municode' agenda and minutes management and are live with the City Council and next month we will be with the Commissions.
- The City Manager and I met with FBT before the City Council meeting on the 24th to go over some of the designs for the City Hall renovation.
- I updated several ordinances drafts to fit in our Cities format.
- Helped the procurement department in making sure all ITB were in the newspapers.
- Helped with articles for the newsletter
- I have coordinated with Valencia County for Rio Communities to be an Early and Day of Election site for the General Election. Early voting will start October 16 and Day of Election will be on November 2.
- I am sending a letter to the County Clerk announcing the positions available for the general election in November. (I will read the letter)

Finance Department
May 2021 Department Report

- Submitted interim budget
- Received interim budget approval from DFA
- Worked with HDR Engineers and Chief Procurement Officer on bid package for NMDOT Grant #D18398 for Golf Course Lane/Country Club Lane.
- On 06/03/21 Invitation to Bid was published and released for Golf Course Lane Improvements.
- Accounts Payable
- Reconciliation of bank accounts
- Biweekly Payroll / Payroll Reporting & Taxes
- Submitted request for reimbursement on Drainage Plan grant and close-out documents for L300249 – NMDOT Grant.
- Grant management and monthly reporting
- Worked on NMFA loan for Fire Truck
- Held Pre-Bid Conference for Invitation to Bid #2021-0103
- Worked on end of year adjustments
- Preparing for end of year and FY 2021 audit
- Attended trainings with Bidnet Direct
- Signed the City up for the free service with Bidnet Direct, a procurement website. We are now posting all procurement on this website.
- Working on finishing touches for Final Budget

Code Enforcement Dept.
Gordon Reeves / Officer

Public Works Dept.
Gordon Reeves / Director

Pavement Rehabilitation
Gordon Reeves / Project Manager

Reports; May 2021

Code Enforcement

1. Field work has identified weed and vehicle violations, storing of RV's & boats violations, and accessory building violations. The occupants of a dozen properties have been notified and are working with code enforcement to correct violations.

Public Works

1. Public workers have mowed city hall grass and performed weed control on city property.
2. Public workers have cleaned approximately a dozen illegal dumping areas around the city.
3. In preparation for using the legislative appropriation grant for streetlights, I am completing a Labor and Material cost analysis for Rio Communities Blvd (Hwy 47) LED streetlight fixture up-grade.
4. Highway 304 light fixtures have been installed.
5. Both the vacant full time and soon to be vacant part time Public Works positions are being advertised for Hire. Our part time worker has resigned effective June 19th from the part time position.
6. Potholes: list given to Contractor to Bid in May.
7. The City now has a stockpile of 250 waste tires set to be sent to recycle in JUNE. In addition, we have stockpiled mattresses, furniture, and appliances for removal.

Street Paving

1. Cities roads: The 2020/ 2021 Road contract word with Universal Constructors to chip seal and fog seal Hillandale and surrounding streets is completed. Please note that the purpose of this project was to extend the life of the existing pavement on these streets.

Library

1. Carpet is being installed the week of June 14, 2021.
2. We expect to complete installation of the book shelves the last week of June, depending on the availability of shelving material.
3. Countertops for the library computers are ready to be installed.

This is my report.
Gordon Reeves

Fire Department Monthly Report Submitted June 9, 2021

1. Our new Fire Tender (Tanker) truck has already been on numerous calls and operated well!
2. On June 19th from 11 a.m. to 3 p.m., the Fire Department is hosting an open house for the public. We cordially invite city staff and city council as well as the city manager to come by. Please also bring your family members with you. Free food and drinks will be provided!
3. We are continuing to replace outdated tools and gear.
4. We want to take a minute to thank City Council and the city manager and city staff for all their hard work and Support to the Fire Dept.

Monthly Statistics for RCFD April 1 – 30, 2021

Incident Type	Incident Count
ALARM	2
BRUSH FIRE	1
DISTURBANCE	2
DOMESTIC VIOLENCE	2
ILLEGAL BURN	1
INFORMATION	2
MEDICAL CALL	74
Total	84

Municipal Court

- For the month of May
- 14 traffic violation(s) were filed
- Amounts collected are:
- Correction fees \$60;
- Court Automation fees \$18;
- Judicial Education fees \$9;
- Court Fines of \$120
- giving a total of \$207.00 were collected in the courts



Rio Communities, NM

Accounts Payable Approval Report Item 8. By Fund

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Fund: 11000 - General Operating Fund				
Department: 1009 - Municipal Court				
Tyler Technologies	025-32929553	06/03/2021	Incode Court Maint	965.25
Tyler Technologies	025-329552	06/03/2021	Incode Court Maint	3,861.00
Department 1009 - Municipal Court Total:				4,826.25
Department: 2001 - Manager				
Verizon Wireless	9880196827	06/03/2021	City Manager	42.11
Department 2001 - Manager Total:				42.11
Department: 2002 - General Administration				
Woodlands Hardware	006288/1	06/01/2021	Supplies for General Admin	7.25
Robles, Rael, & Anaya	10506	06/01/2021	Attorney Fees- 4/30/21	1,833.88
Robles, Rael, & Anaya	10507	06/01/2021	Attorney Fees -	275.08
Green Acres Lawn Sprinkler	5.7.21	06/01/2021	Emergency water break-sprinkl...	185.22
Cooperative Educational Servic...	24-116071	06/02/2021	Park Study	1,885.90
Woodlands Hardware	006317/1	06/03/2021	Supplies for General Admin	36.50
Woodlands Hardware	006330/1	06/03/2021	Supplies for General Admin	12.23
Woodlands Hardware	006332/1	06/03/2021	Supplies for General Admin	3.41
Tyler Technologies	025-333821	06/03/2021	Permitting Training	386.33
Tyler Technologies	025-336167	06/03/2021	Permitting/Licensing/Code Enf...	7,676.65
Tyler Technologies	025-336167	06/03/2021	MyCivic Maint Fee	3,937.50
NM Water Service Company	0152646516	06/08/2021	City Hall	366.13
Sharp Electronics Corporation	9003327693	06/08/2021	City Copies	165.35
Robles, Rael, & Anaya	10593	06/09/2021	Attorney Fees	1,833.88
Robles, Rael, & Anaya	10594	06/09/2021	Attorney Fees	145.63
News-Bulletin	1051879	06/10/2021	ITB #2021-0103	256.74
News-Bulletin	1051879-1	06/10/2021	Invitation to Bid #2021-0102	185.00
Albuquerque Publishing Co.	1084514	06/10/2021	Invitation to bid #2021-0102	162.24
Sandra Schauer	00001105	06/14/2021	RC Newsletter-June 2021	3,763.87
Accustripe, Inc.	6844-49229	06/14/2021	Stripe parking lot	861.50
Accustripe, Inc.	6845-49229A	06/14/2021	Stripe parking lot	86.15
Valencia County Fire Dept.	INV0002586	06/14/2021	Hazard Mitigation Plan Update	1,391.65
NM Gas Co	BK Dft 7.17.21	06/17/2021	City Hall	73.37
PNM	INV0002570	06/18/2021	Streetlights-375 & 376	263.31
Comcast Business	INV0002573	06/18/2021	City Hall	408.48
Department 2002 - General Administration Total:				26,203.25
Department: 2004 - Finance/Budget/Accounting				
Verizon Wireless	9880196827	06/03/2021	Finance Department	182.92
Department 2004 - Finance/Budget/Accounting Total:				182.92
Department: 2008 - Municipal Clerk				
Amazon Business	14GF-4MGF-N7XP	06/01/2021	office supplies	773.79
Verizon Wireless	9880196827	06/03/2021	City Clerk	104.22
Department 2008 - Municipal Clerk Total:				878.01
Department: 2014 - Economic Development				
UKUU Creative	161	06/10/2021	Social Media-EDC	161.81
Department 2014 - Economic Development Total:				161.81
Department: 3001 - Law Enforcement				
Verizon Wireless	9880196827	06/03/2021	Code Enforcer	92.16
Department 3001 - Law Enforcement Total:				92.16
Department: 4004 - Library				
Mid-Valley Doors, LLC. dba Toby..	10578	06/01/2021	Door and Trim	237.30
Home Depot	617709803	06/01/2021	Stone Veneer	335.50

Accounts Payable Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Home Depot	620089177	06/10/2021	Nylon Recoil Kit-Zipbit-PVC air ...	171.37
Department 4004 - Library Total:				744.17
Department: 5101 - Public Works				
HD Supply White Cap	50015849102	06/03/2021	Tools and Cleaning equipment	259.98
HD Supply White Cap	50015883774	06/03/2021	Tools and Cleaning equipment	2,421.65
Department 5101 - Public Works Total:				2,681.63
Department: 5104 - Highways and Streets				
PNM	INV0002571	06/17/2021	Streetlights-0 HWY 304	46.71
PNM	INV0002572	06/17/2021	Streetlights-0 Avendia De Mesa...	63.24
PNM	INV0002568	06/18/2021	Street lights-Rio Communities	39.02
PNM	INV0002568	06/18/2021	Street lights-370,370A	95.49
PNM	INV0002568	06/18/2021	Street lights-104 HWY 47	127.73
PNM	INV0002568	06/18/2021	Street lights-371,372,373,374	163.67
PNM	INV0002568	06/18/2021	Street lights-110 Rio Communit...	75.57
Department 5104 - Highways and Streets Total:				611.43
Fund 11000 - General Operating Fund Total:				36,423.74
Fund: 20100 - Corrections				
Department: 0001 - No Department				
New Mexico Judicial Education ...	INV0002582	06/07/2021	May 2021	9.00
Administrative Office of the Cou...	INV0002583	06/07/2021	May 2021	18.00
Department 0001 - No Department Total:				27.00
Fund 20100 - Corrections Total:				27.00
Fund: 20200 - Environmental				
Department: 5009 - Environmental				
Universal Waste Systems, Inc.	0001056864	06/07/2021	30 YD Roll Off5/15/21	362.17
Department 5009 - Environmental Total:				362.17
Fund 20200 - Environmental Total:				362.17
Fund: 20900 - Fire Protection				
Department: 3002 - Fire Protection				
Craig Independent Tire Co.	8399	06/01/2021	Firestone traction tube FD	387.99
Verizon Wireless	9880196827	06/03/2021	Fire / EMS Department	139.12
NM Water Service Company	3889605549	06/08/2021	FD	63.34
Napa Auto Parts	425803	06/10/2021	Battery	192.96
Napa Auto Parts	426248	06/10/2021	Air Filter-Oil Filter-oil-Glass clea...	57.91
NM Gas Co	529640	06/17/2021	FD-	36.08
PNM	INV0002569	06/18/2021	FD-108 Rio Comm. Blvd	849.23
PNM	INV0002569	06/18/2021	FD-1651 Rio Comm Blvd-Substat..	192.90
Comcast Business	INV0002584	06/26/2021	FD-Telecommunications	231.82
Department 3002 - Fire Protection Total:				2,151.35
Fund 20900 - Fire Protection Total:				2,151.35
Fund: 21100 - Law Enforcement Protection				
Department: 3001 - Law Enforcement				
Craig Independent Tire Co.	00460	06/01/2021	Tires	545.02
Department 3001 - Law Enforcement Total:				545.02
Fund 21100 - Law Enforcement Protection Total:				545.02
Fund: 29700 - County EMS GRT				
Department: 2002 - General Administration				
Verizon Wireless	9880196827	06/03/2021	EMS Cell Phones	168.78
Quill	16937944	06/08/2021	2 Fire File Cabinets for Fire Adm...	2,874.98
Department 2002 - General Administration Total:				3,043.76
Fund 29700 - County EMS GRT Total:				3,043.76
Grand Total:				42,553.04

Report Summary

Fund Summary

Fund	Expense Amount
11000 - General Operating Fund	36,423.74
20100 - Corrections	27.00
20200 - Environmental	362.17
20900 - Fire Protection	2,151.35
21100 - Law Enforcement Protection	545.02
29700 - County EMS GRT	3,043.76
Grand Total:	42,553.04

Account Summary

Account Number	Account Name	Expense Amount
11000-1009-56010	Software	4,826.25
11000-2001-57160	Telecommunications	42.11
11000-2002-54010	Maintenance & Repairs - ...	59.39
11000-2002-54030	Maintenance & Repairs - ...	1,132.87
11000-2002-55020	Contract - Attorney Fees	4,088.47
11000-2002-55030	Contract - Professional Se...	1,885.90
11000-2002-55999	Contract - Other Services	5,155.52
11000-2002-56010	Software	11,614.15
11000-2002-57050	Employee Training	386.33
11000-2002-57090	Printing/Publishing/Advert..	769.33
11000-2002-57160	Telecommunications	408.48
11000-2002-57170	Utilities - Electricity	263.31
11000-2002-57171	Utilities - Natural Gas	73.37
11000-2002-57173	Utilities - Water	366.13
11000-2004-57160	Telecommunications	182.92
11000-2008-56020	Supplies - General Office	773.79
11000-2008-57160	Telecommunications	104.22
11000-2014-55999	Contract - Other Services	161.81
11000-3001-57160	Telecommunications	92.16
11000-4004-54010	Maintenance & Repairs - ...	744.17
11000-5101-56040	Supplies-Furniture/Fixture...	2,681.63
11000-5104-57170	Utilities - Electricity	611.43
20100-0001-21040	Admin Office of Courts Pa...	18.00
20100-0001-21045	Judicial Education Payable	9.00
20200-5009-55999	Contract - Other Services	362.17
20900-3002-54040	Maintenance & Repairs - ...	638.86
20900-3002-57160	Telecommunications	370.94
20900-3002-57170	Utilities - Electricity	1,042.13
20900-3002-57171	Utilities - Natural Gas	36.08
20900-3002-57173	Utilities - Water	63.34
21100-3001-54040	Maintenance & Repairs - ...	545.02
29700-2002-56040	Supplies-Furniture/Fixture...	2,874.98
29700-2002-57160	Telecommunications	168.78
Grand Total:		42,553.04

Project Account Summary

Project Account Key	Expense Amount
None	42,553.04
Grand Total:	42,553.04

Authorization Signatures

MAYOR & COUNCILORS

MARK GWINN, MAYOR

MARGARET "PEGGY" GUTJAHR, MAYOR PRO-TEM/COUNCILOR

BILL BROWN, COUNCILOR

JOSHUA RAMSELL, COUNCILOR

JIM WINTERS, COUNCILOR

ATTEST:

ELIZABETH "LISA" ADAIR, MUNICIPAL CLERK

CITY OF RIO COMMUNITIES, NM
RESOLUTION 2021 - XX

PARTICIPATION IN CAPITAL OUTLAY PROGRAM ADMINISTERED
BY NEW MEXICO DEPARTMENT OF TRANSPORTATION

WHEREAS, the City of Rio Communities and the New Mexico Department of Transportation enter into a Cooperative Agreement.

WHEREAS, the total cost of the project will be \$60,000.00 to be funded by the parties hereto as follows:

a. New Mexico Department of Transportation's share shall be 100% or \$60,000.00

and

b. *The City of Rio Communities'* proportional matching share shall be 0% or \$0.00

TOTAL PROJECT COST IS \$60,000.00

The City of Rio Communities shall pay all costs, which exceed the total amount of \$60,000.00.

Now therefore, be it resolved in official session that The City of Rio Communities determines, resolves, and orders as follows:

That the project for this Cooperative agreement is adopted and has a priority standing.

The agreement terminates on **June 30, 2023 (for Laws of 2019)** and the City of Rio Communities incorporates all the agreements, covenants, and understandings between the parties hereto concerning the subject matter hereof, and all such covenants, agreements and understandings have been merged into the written agreement.

NOW therefore, be it resolved by the City of Rio Communities to enter into Cooperative Agreement Control Number C3193421 with the New Mexico Department of Transportation for Capital Outlay (**Laws of 2019**) to plan, design, purchase, equip and install safety street lighting in Rio Communities within the control of the Governing Body in City of Rio Communities, Valencia County, New Mexico.

PASSED, APPROVED AND ADOPTED THIS xx DAY OF xxx 2021 BY THE GOVERNING BODY OF THE CITY OF RIO COMMUNITIES, NEW MEXICO.

City of Rio Communities Governing Body

Mark Gwinn,
Mayor

Margaret (Peggy) Gutjahr
Mayor Pro-tem

Bill Brown,
Councilor

Joshua Ramsell,
Councilor

Jimmie Winters,
Councilor

ATTEST:

Elizabeth F. Adair,
Municipal Clerk

**Proposed Project
Electronic Sign Purchase and Installation
At 360 Rio Communities Boulevard
For Consideration and Decision on June 14, 2021**

Message Board

- Viewing area not to exceed 6' x11'.
- Full color
- Two sided
- \$50,000 (estimate)

Labor

- Fabricate the framework.
- Transport
- Install on existing monument
- \$6,000 (estimate)

Electrical

- Install 2- 20 Amp circuits
- Install wiring
- \$2,500 (estimate)

Landscaping below the message Board

- Up to 60 linear feet of extruded curb
- Decorative Gravel
- Landscape boulders (in stock)
- \$1,500 (estimate)

**Total project estimate.
Not to Exceed \$60,000 excluding GRT**



RIO COMMUNITIES
PARKS MASTER PLAN

PREPARED BY



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INTRODUCTION

Scope

In 2019, Rio Communities commissioned a Parks Master Plan to develop a vision and framework for parks and open space areas located within their boundaries. Currently, Rio Communities has no developed, community owned park facilities. Furthermore, there are limited parcels or tracts of land held by Rio Communities which can be developed into park facilities.

The plan aims to identify potential park sites and serve as a guide in creating a series of park and open space areas to serve the community. The Parks Master Plan establishes a range of facilities, including community parks, neighborhood parks, pocket parks, and trails. Each of these facilities serve a different need and offer a different set of amenities. The location and design will guide future park development.

This document includes an existing condition discussion, followed by design considerations, an implementation section with funding sources, and an Opinion of Probable Construction Cost for each of the proposed park/trail facilities.

Overview

Rio Communities is located in the southern part of Valencia County and encompasses approximately 6.1 square miles. According to the Census (2010) it has an estimated population of 4,723.

Rio Communities is nestled along the Rio Grande Valley between the communities of Albuquerque and across from Belen on the east side of the river. It was founded in 2013 as a bedroom community and has since grown into a vibrant town.

The community has a number of park facilities which were developed initially as private parks, funded by the developer(s), and maintained financially by the established Homeowner's Associations (HOA). As the developers pulled out of the community, the HOA's were no longer able to maintain the park facilities and these sites now sit abandoned and in disrepair. This has created the need for a public park system that is maintained by the community serving its citizens to gather and recreate outdoors.

Vision Statement
Provide safe, attractive, inclusive and fun outdoor recreational spaces throughout the community that encourage a healthy lifestyle, meet the diverse needs of Rio Community residents, connect people to the outdoors, preserve the natural resources and open spaces, and highlight its cultural resources.

FIGURE 1. CONTEXT MAP



PUBLIC INVOLVEMENT

Overview

Rio Communities has had strong interest in developing a park system to fill the demand for outdoor recreation. Individuals both within the community and municipal leadership are keenly focused on taking steps to implement a park system. The council has appointed a 'Park Committee' comprised of local citizens. Also, there have been investigations into funding sources, implementation of a public survey, and a tour of potential park site locations.

Survey Summary

The Council issued a park survey to citizens prior to MRWM's involvement to get a sense of community needs. The survey results have been distilled down into concise objectives to meet goals, including but not limited to developing a safe community, creating an aesthetic community, and sustaining and improving infrastructure. The results are included in this document. The full survey is located in the Appendix.

Site Visit

During this master planning exercise, there has been much discussion related to the first steps to obtaining and developing a park site. Due to numerous thoughts and opinions, it was decided to host a site tour of the 5 most suitable sites for park development. On this tour, the pros and cons of each site as related to its conceptual design were discussed.



L2: Plan And Develop A Safe Community

2.13	Construct covered shelters at school and public bus stops.
2.14	Provide clearly marked pedestrian crosswalks, sidewalks, other public pedestrian walkways, and bicycle trails.
2.15	Identify and mitigate all potentially dangerous intersections.

L3: Create An Aesthetic Community

3.4	Encourage cleaning (trash removal), infill and development of vacant lots with suitable low-maintenance landscaping that mitigates weeds. Encourage the planting of native plants and vegetation in vacant lots and open spaces.
3.7	Develop and implement a Highway Beautification Plan for roadways, medians, and intersections. Maintain and mow roadways and right-of-ways to property lines. Support the development of Neighborhood Beautification Programs.
3.10	Identify each neighborhood with signs and encourage unity through distinctive landscaping or other means.
3.11	Develop community gardens as a means to improve neighborhood aesthetics and cohesion, and as a source of fresh produce for higher housing density areas.

L4: Diversity Local Economy

4.6	Develop a city center concept around the new municipal multipurpose complex that encourages small service oriented business and specialty shops.
4.7	Establish a cultural and tourism "Welcome" center in or around the new municipal multipurpose complex. Encourage arts in the center.

4.8	Establish a program that promotes special events, festivals, arts and crafts, fairs, farmer's markets, and other activities that specifically promote local business.
-----	---

L5: Sustain And Improve Infrastructure

5.4	Identify all city owned real property (to include all parks and open spaces, whether city or privately owned), and assets (e.g. vehicles, equipment, supplies, etc.)
5.5	Develop a plan for the potential development of all vacant land, parks, and open spaces.

L6: Provide Quality Health Care Resources and Options

6.8	Establish educational programs that target all ages, but with primary focus on aging adults and their related health issues.
6.9	Establish exercise programs targeted to older adults.

L8: Enhance Youth Activities

8.2	Establish a volunteer committee tasked with exploring, defining, and acquiring available large spaces for baseball, basketball, soccer, and other similar outdoor activities. Committee would also be responsible for establishing an equipment list based on space acquired.
8.4	Create a master plan for youth recreation.
8.5	Survey Rio Communities' youth population (5-8, 9-11,12-15 and older) about their interests and desires for recreation activities.

L10: Improve Public Mobility And Transportation

10.2	Promote use of "Park and Ride" at Municipal Complex.
10.6	Connect bikeways between Rio Del Oro bikeway and UNM-VC. Research legal restrictions of moped use public bikeways.

10.8	Work with Planning and Zoning to create a standard for all new or replacement sidewalks to be a minimum of 6 feet in width to better accommodate people with disabilities.
------	--

L11: Create Recreational Activities

11.2	Sponsor bicycle weekend rides (e.g. Manzano, Hwy 47, and Hwy 304)
11.3	Support "Heart Healthy" events (e.g. family walks along established trails.)
11.9	Sponsor photo workshops weekend competition, utilizing UNM-VC college staff for assistance.
11.10	Work toward joint use of recreational facilities in the public schools and any governmental agency that work with us.
11.11	Develop trails for running, jogging, and walking either as stand-alone facilities or part of a recreational complex.
11.12	Add picnic sites and parks designed for all ages, including very small children. Funding sources should range from legislative to private donations.
11.13	Develop a master plan for all types of recreational activities, including possible acquisition mechanisms. Secure a wide range of input from youth to senior citizens.
11.16	Work with Middle Rio Grande Conservancy District to develop an over-all open space plan that includes our city and highlights the Rio Grande River.
11.17	Work with Valencia County, Belen, and Tome to develop nature trails that benefit the entire region.

L12: Preserve Our Cultural Heritage

12.1	Promote regional, citywide and neighborhood arts and cultural events, activities and educational endeavors.
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12.3	Provide the Municipal Multipurpose Complex City to support art and cultural activities.
12.5	Solicit design concepts from the community for the development of city facilities, thoroughfares, public parks and walkways.

L13: Protect Natural Resources

13.2	Develop a water drainage plan that protects natural arroyos and drainage plains from alteration and encroachment. Plan should protect groundwater recharge areas around wells and other sensitive areas.
13.3	Institute a Water Conservation and utilization program.
13.5	Activity support recycling efforts within Rio Communities. Research local trash hauling sources that are committed to recycling efforts.
13.6	Promote low-cost xeriscaping within Rio Communities by holding yearly beautification contests.
13.10	Encourage conservation of energy resources and the reduction of air pollution by providing alternative transportation methods (e.g. pedestrian walkways and bicycling lanes) within the city.
13.13	Preserve the night sky for viewing
13.14	Encourage the use of native and drought tolerant plants and water saving irrigation techniques in both residential and commercial areas.
13.15	Institute water saving practices at all public facilities. Encourage all residents and commercial operations to conserve water by using xeriscaping and low-flow fixtures.

EXISTING CONDITIONS

Land Use & Zoning

The community is comprised of predominantly residential uses with pockets of commercial areas. Most of the residential uses are zoned as Planned Development and Single-Family Low Density (R-1). There are a few areas zoned for Parks, Recreation & Open Space (PRO), most of which are located within the Planned Development (P-D) areas. Most of the commercial uses are Community Commercial (C-1).

Land Ownership & Site Consideration

As mentioned previously, much of Rio Communities is currently privately owned and approximately half the land considered for park and trail facilities is also held privately. This requires the community to purchase the land before pursuing development.

FIGURE 2. ZONING



OPPORTUNITIES

Park Facilities

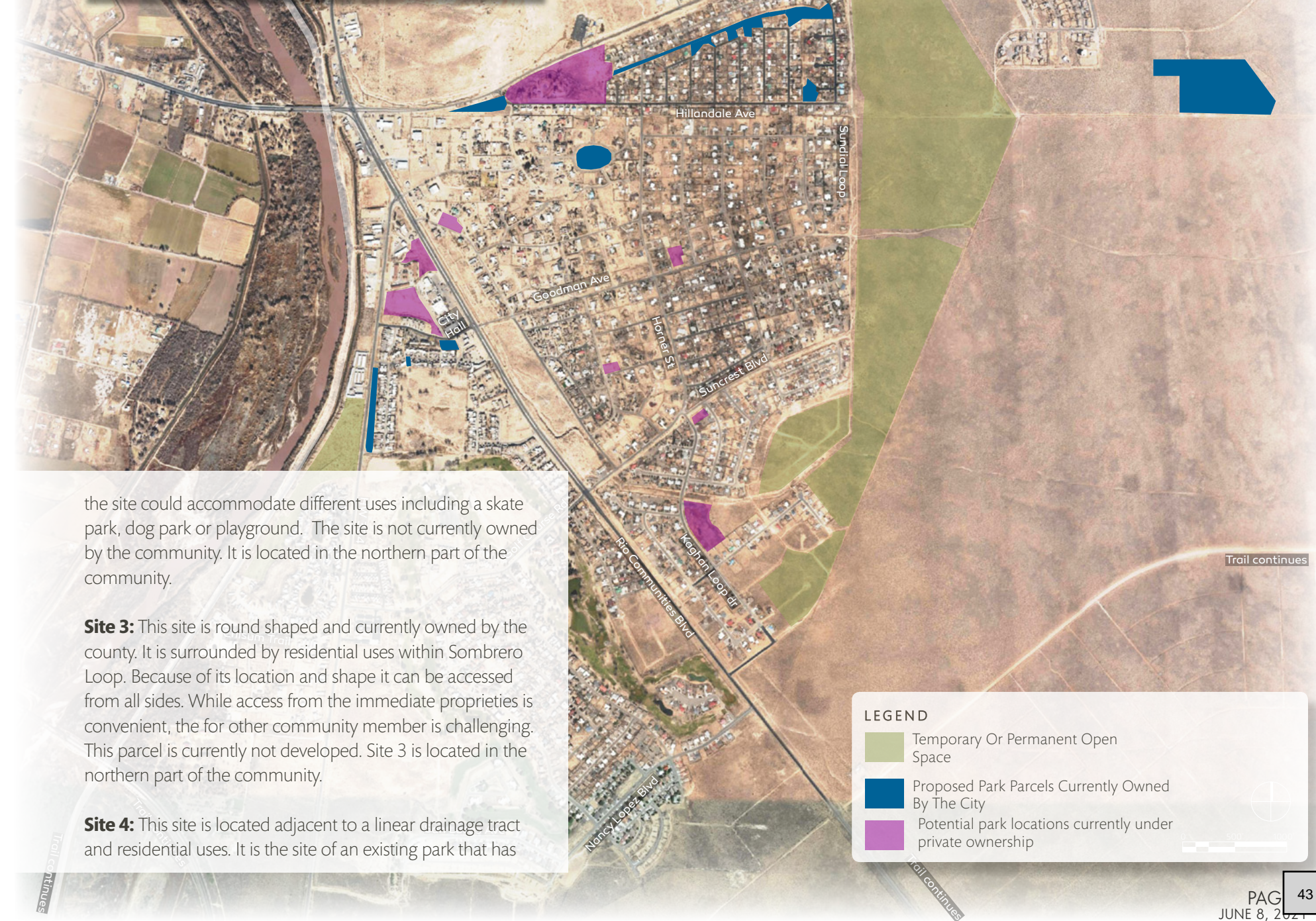
Taking into account the lands held by Rio Communities, looking at the existing abandoned park sites and identifying other parcels, there are several opportunities for park sites. These various sites are distributed across the community and have their distinct advantages and disadvantages for development.

Site 1: This site is a linear parcel currently owned by the community. It meanders between residential uses and connects

to an existing park at the confluence of Manzano Expy and Hillendale Ave. There are informal trails within the parcel. Because it is linear with pockets of larger areas, it could serve as a linear park and accommodate the adjacent residential uses. This parcel is currently not developed. Site 1 is located in the northern part of the community.

Site 2: This site is a corner tract designated as a park. The park has been abandoned and is in disrepair. There are some mature trees, a dilapidated picnic area, and parking. While oddly shaped,

FIGURE 3. LAND OWNERSHIP



the site could accommodate different uses including a skate park, dog park or playground. The site is not currently owned by the community. It is located in the northern part of the community.

Site 3: This site is round shaped and currently owned by the county. It is surrounded by residential uses within Sombrero Loop. Because of its location and shape it can be accessed from all sides. While access from the immediate proprietries is convenient, the for other community member is challenging. This parcel is currently not developed. Site 3 is located in the northern part of the community.

Site 4: This site is located adjacent to a linear drainage tract and residential uses. It is the site of an existing park that has

LEGEND

- Temporary Or Permanent Open Space
- Proposed Park Parcels Currently Owned By The City
- Potential park locations currently under private ownership



been abandoned by the HOA. It has a mature growth of trees, a concrete pad, dirt trail, and parking. This parcel is not currently owned by the community. It is located in the southern part of the community.

Site 5: This site is located on a corner lot adjacent to higher density residential uses, the senior center and city hall. The center includes commercial and civic uses. It is a smaller lot and is currently owned by the community. The site is not developed. Because of its size, it could be developed as a pocket park. It is located in the east part of the community.

Site 6: This site is located adjacent to the senior center, city hall, residential and commercial uses. It is bordered by 304 to the east and Horizon Vista Blvd to the west. It is one of the larger parcels currently owned by the community. The size, location and access of this site makes it suitable for a neighborhood park. This parcel is not currently owned by the community. It is located in the east part of the community.

Site 7: This site is located adjacent to Rio Communities Blvd, the main thoroughfare. It is located adjacent to the senior center, city hall, residential and commercial uses. Because of the location and visibility of this site it is well suited to be utilized as a park serving the community. The site is undeveloped and is not currently owned by the community. It is located in the east part of the community.

Site 8: This site is located at the developed edge of the community. Rio Communities boundaries reach beyond this site with future residential uses surrounding it. The land identified is currently used as informal open space. Residents utilize the area to walk, hike and run. Amenities could be added and trails formalized. It could serve as official open space for Rio Communities with the addition of parking and rest areas. This land is not currently owned by the community.

Site 9: This site is located in the eastern portion of Rio Community within an undeveloped area of residential uses. The site encompasses approximately 27 acres. This site could serve as a recreational complex and accommodate a number of soccer and / or baseball fields when fully developed. It could become a draw for all of Rio Communities and offer amenities that other parks lack.

All parks should be constructed to serve a wide range of users and be accessible. This means that parks should provide accessible walkways and ramps. All walkways should have a minimum width of 5 feet. All activity areas should accommodate users with special needs and be designed with their requirements in mind.

Trail Facilities

Rio Communities is located along the proposed Rio Grande Trail that is anticipated to travel along the entire length of the State. The current proposed trail alignment switches from the east to the western river bank right before it enters Rio Communities. This would mean that the trail is less accessible to the community when constructed. Therefore the community should request to reconsider the alignment, to allow better access.

There are no other trails constructed within the boundaries of Rio Communities. The Opportunities map identifies locations for trail facilities. Wide sidewalks could also serve as trails.

Trails should be constructed to be accessible. This requires the trail surface to be smooth and the width to accommodate different type of users. It is best practice to allow 12 to 14 feet width for multi-use trails. A minimum width of 8 feet is recommended.

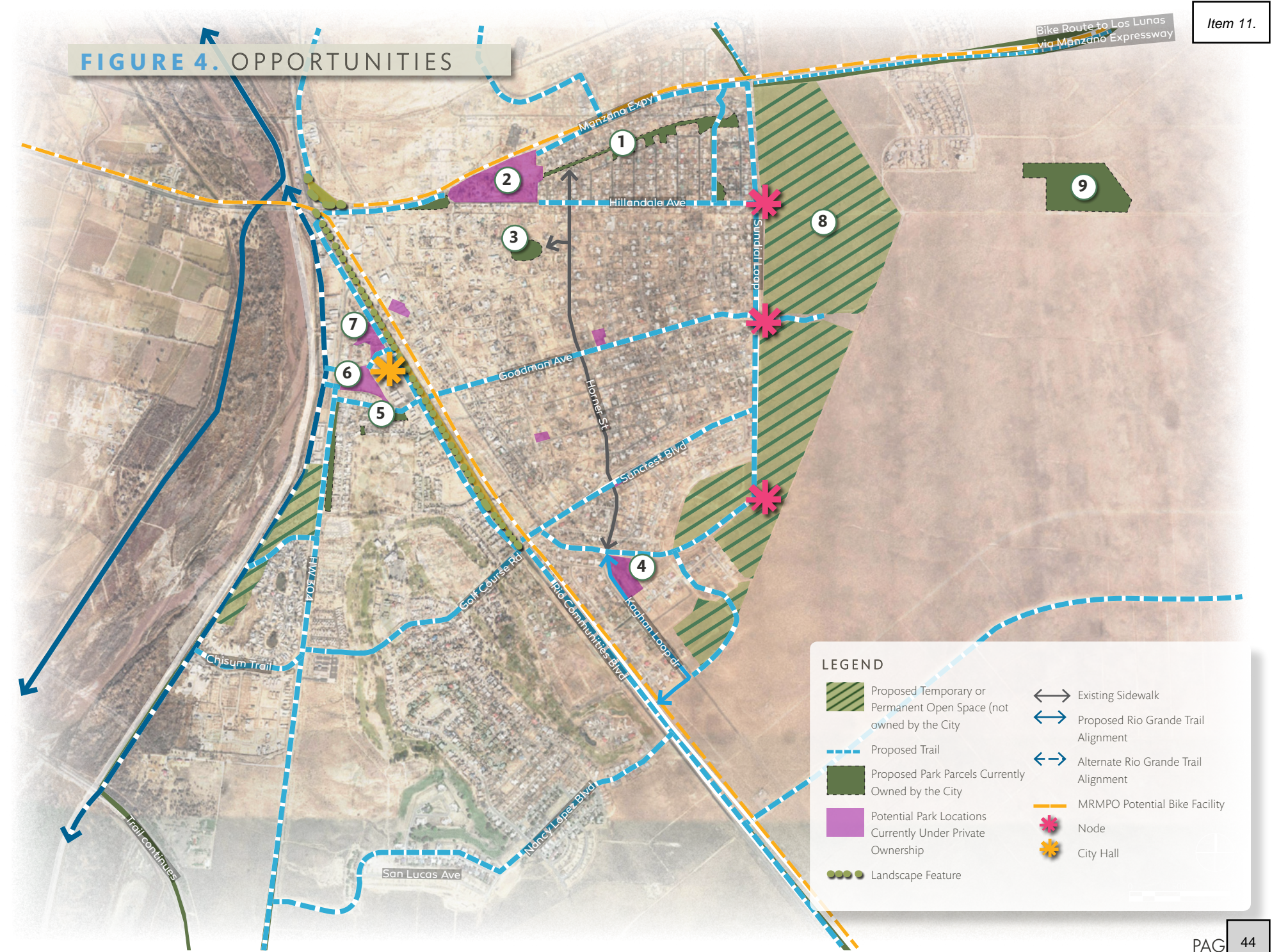


FIGURE 4. OPPORTUNITIES



DESIGN CONSIDERATIONS

Overview

A park system is comprised of sites or facilities of different sizes/scales, functions, and with locations meant to give equitable access and opportunity for outdoor recreation to users in the community it serves. Therefore, it is necessary to create a system based on a hierarchy of scale, programming, and locations which eliminate duplicity of park amenities. This is guided by categorizing parks into 3 basic park types outlined below.

Community Park

A Community Park is meant to serve a larger number and wider range of users with programming for varying amenities. The park should be centrally located and should offer ample parking. Community Parks include amenities such as developed parking areas, larger playgrounds, restroom facilities and infrastructure for events amongst others.

A community park generally serves an area within 1- to 2-mile radius. Approx. area - 5 Acre or larger



Play Equipment



Group pavilion



Fitness equipment

Design Consideration

Due to its proximity to the Senior Center and City Hall, this park will be activated by users of all ages. Thusly, it is important to provide a range of fixed and flexible programming options that appeal to a broad age range. In addition to providing access from the existing parking and development on the east side of the park, it is also crucial to provide a reasonable amount of parking along the frontage of Highway 304 on the western edge of the site. The site slopes from east to west with a natural drainage feature along the southern edge of the parcel. The design works with the natural topographical patterns and drainage ways.

FIGURE 5. DESIGN CONSIDERATIONS - COMMUNITY PARK - SITE 6

PROGRAM ELEMENTS

- > Centrally located near city services and major roadways.
 - > Larger capacity playground.
 - > Large group pavilion in addition to small picnic pavilions.
 - > Expanded fixed programming opportunities, i.E. Sport court and fitness equipment/exercise stations.
 - > Flexible turfgrass open spaces.
 - > Concrete walking path with shaded bench seating.
- Approximate full build-out Cost : \$1,200,000

KEY NOTES

1. Proposed Parking Lot.
2. Play Area.
3. Family Picnic Pavilion.
4. Group Pavilion.
5. Bench Seating.
6. Proposed Basketball Court.
7. Exercise Station, Typ.
8. Open Play/ Flexible Space, Turfgrass.
9. Amphitheater.
10. Native/ Revegetation Area.
11. Dry Stream Bed/ Drainage Swale.
12. 6'-0" Wide Concrete Walking Path.





Play equipment



Shaded bench seating.



Small pavilion

Neighborhood Park

The Neighborhood Park provides recreational and social functions to a neighborhood and serves the immediate community it is located within. The Neighborhood Park focuses on informal active and passive spaces that serve the neighborhoods' recreation needs. These parks are programmed to serve a wide range of users, with spaces for recreational activities such as field games, court games, picnicking, and playground areas. Athletic fields can also be integrated that serve the community athletic organizations, youth, and other stakeholders.

A neighborhood park generally serves an area within ¼ to ½ mile radius. Approx. area - 2 - 5 Acre

Design Consideration

This park is proposed at the existing location of a park which contributed to the site selection. Some of the attributes that make this parcel suitable for a Neighborhood Park is its adjacency to an arroyo which could provide future opportunities for trail linkage. Additionally, the existing parking area can be re-constructed to serve the new park. The size of the site is also ideal for the typical amenities/programming associated with a Neighborhood Park.

FIGURE 6. DESIGN CONSIDERATIONS - NEIGHBORHOOD PARK - SITE 4



PROGRAM ELEMENTS

- > Smaller capacity playground
- > Family sized picnic pavilions
- > Concrete walking path with shaded bench seating
- > Flexible turfgrass open spaces
- > Shaded bench seating
- > Quieter activities promoted

KEY NOTES

1. Existing Parking Lot To Remain.
2. Future Trail Connection.
3. Existing Crusher Fines Trail To Remain.
4. Seating Area.
5. Play Area.
6. Family Picnic Pavilion.
7. Shaded Bench Seating.
8. Proposed Evergreen Tree, Typ.
9. Proposed Canopy Tree, Typ.
10. Open Play/ Flexible Space, Turfgrass.
11. Berm.
12. Native/ Revegetation Area.
13. 6'-0" Wide Concrete Walking Path





Paved trail



Bike trail

Trails

Trails can come in different forms. They can be paved or unpaved, multi-use or geared toward a single user group. What type to choose depends on the intended use, location and extend. Trail amenities also depend on the type of trail and use. Furnishings, shade structure, interpretive signage, and landscape improvements are often implemented along shorter trails, directional signage and rest areas along longer trails. Dirt trails that are intended to have the smallest impact on their environment often come with reduced amenities to keep as much of the trail environment in its original state as possible.

Design Consideration

This linear park site is referred to as 'The Sawtooth'. The site comprises a long and narrow parcel with areas that open up into wider spaces with access points throughout the neighborhood. This site is ideal for a trail, with would provide recreation opportunities and a link to the immediate neighborhood and potentially beyond. At the eastern end of the site, it offers a larger space where a pocket park could be installed. This space could include active and passive open space areas and on-street parking and serve the immediate neighborhood.

FIGURE 7. DESIGN CONSIDERATIONS - LINEAR PARK - SITE 1

- PROGRAM ELEMENTS**
- > Pavement
 - > Improved landscape
 - > Trash receptacles
 - > Benches & rest areas
 - > Interpretive signage



KEY NOTES

1. Primary trail access with parallel parking.
2. Play area with shaded bench seating.
3. 8'-0" Wide concrete hike/bike trail.
4. Secondary trail access.
5. Shaded bench seating @ 300' intervals typ.
6. Connection to park or trail along roadway.





Play ground with shaded bench seating.



Pocket Park

A pocket park serves a concentrated population living in close proximity. Pockets parks have become popular in recent years as they can be installed in small areas and oddly shaped lots. They can also be geared towards a specific population or age group. Amenities include playgrounds, furnishings, gazebos, ornamental landscape features, and community garden areas, amongst others. A pocket park generally serves an area within a ¼ mile radius.

Approx. area - 0.5-2 Acre

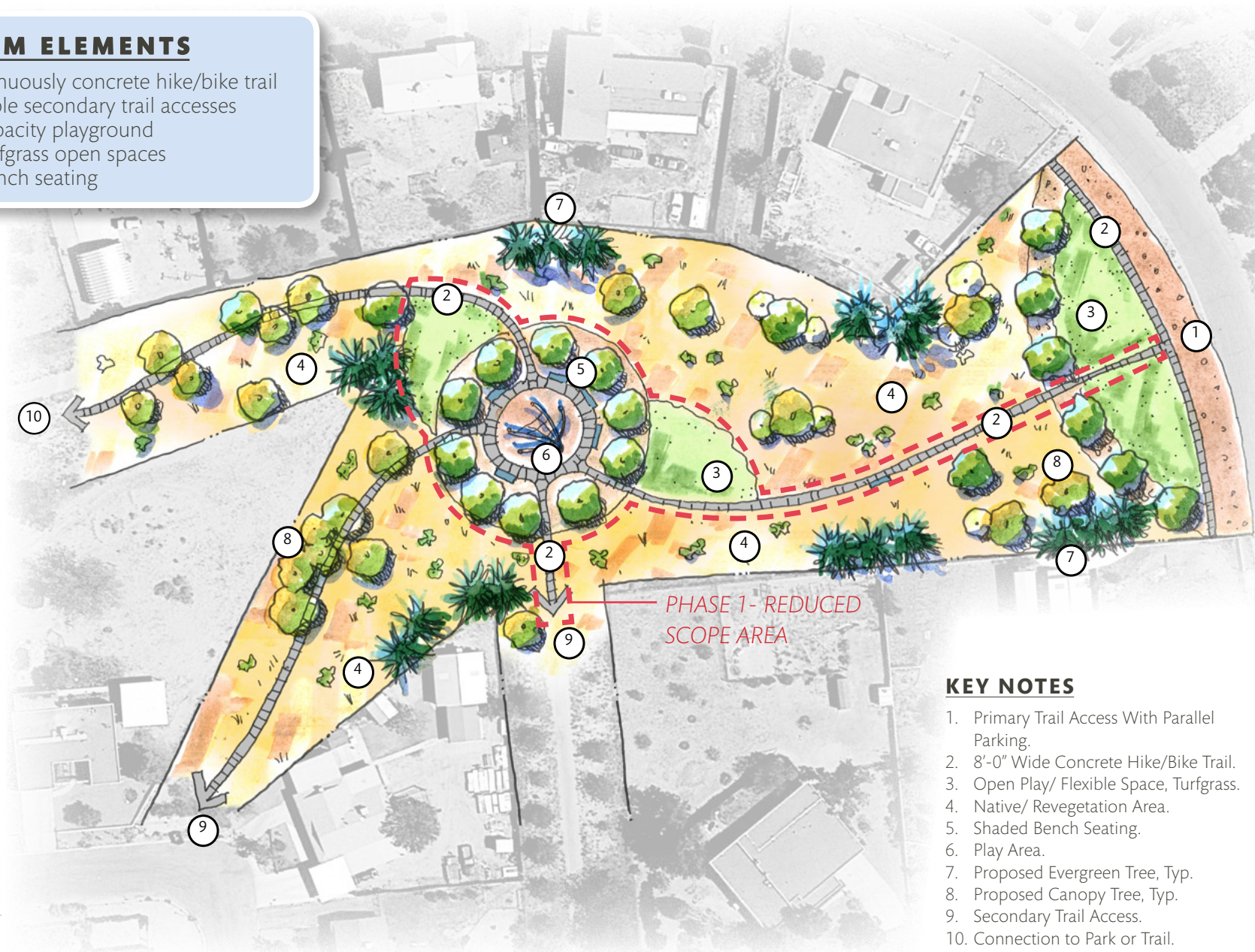
Design Consideration

Typical of most Pocket Parks, this site is smaller and makes efficient use of space to provide a selected range of amenities that can be accessed by nearby residents. There are three 'immediate' access points into the site and a connection to the larger trail system in 'The Sawtooth'. This is an advantage as the Pocket Park can potentially be accessed by the wider community.

FIGURE 8. DESIGN CONSIDERATIONS - POCKET PARK - SITE 1

PROGRAM ELEMENTS

- > Long continuously concrete hike/bike trail with multiple secondary trail accesses
- > Smaller capacity playground
- > Flexible turfgrass open spaces
- > Shaded bench seating



KEY NOTES

1. Primary Trail Access With Parallel Parking.
2. 8'-0" Wide Concrete Hike/Bike Trail.
3. Open Play/ Flexible Space, Turfgrass.
4. Native/ Revegetation Area.
5. Shaded Bench Seating.
6. Play Area.
7. Proposed Evergreen Tree, Typ.
8. Proposed Canopy Tree, Typ.
9. Secondary Trail Access.
10. Connection to Park or Trail.





Play ground

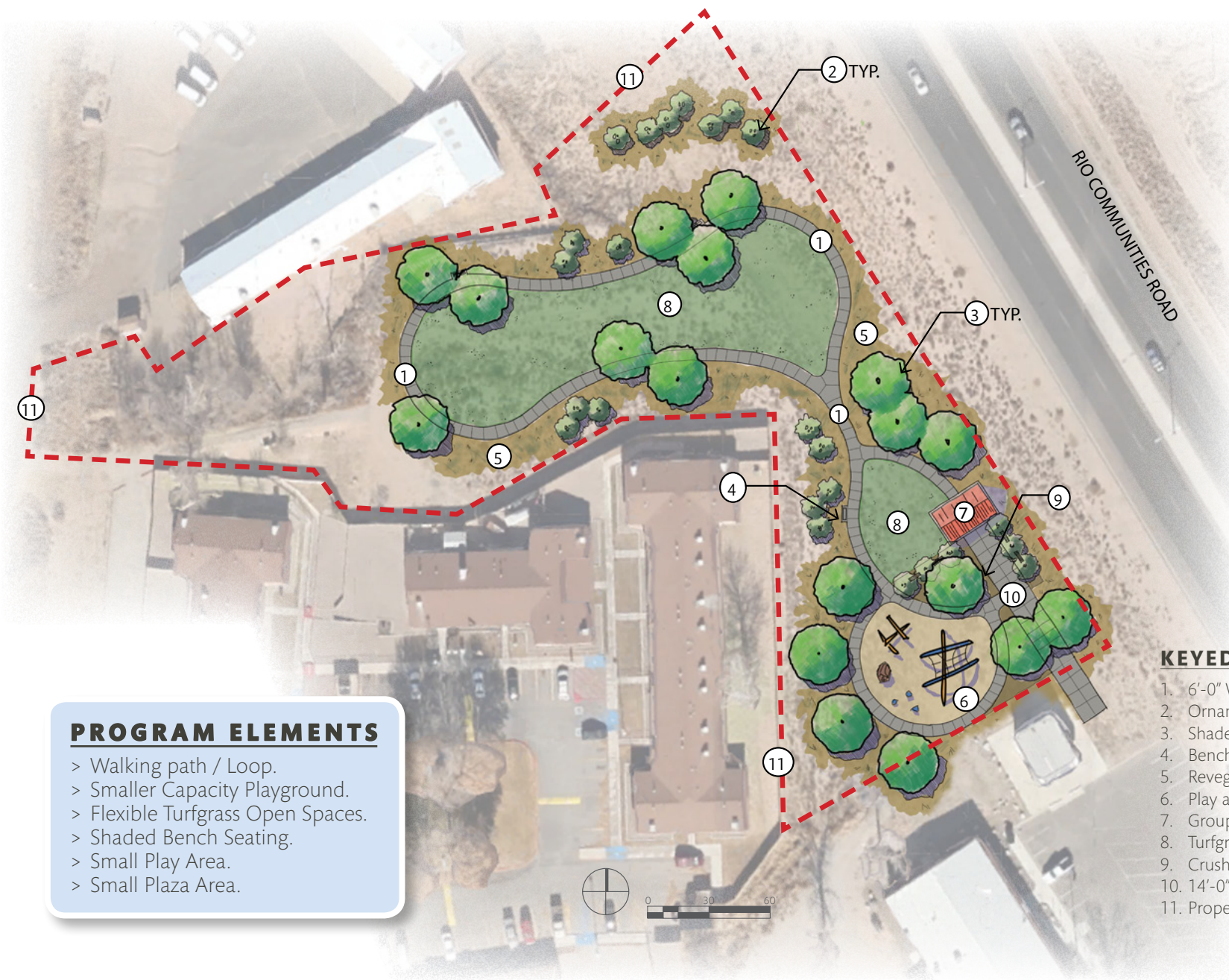


Shade structure with seating

Design Consideration

This site is adjacent to Rio Communities Blvd, a major roadways and the City Hall complex which makes this site particularly interesting. Shared parking opportunities exist in the adjacent parking area which supports City Hall and a local coffee shop. Furthermore, the coffee shop backs up to the park site and is near what will be the main access point to the park. This retail use is complimentary to the park and will provide a venue for refreshments to users and has the potential to attract coffee shop customers to use the park.

FIGURE 9. DESIGN CONSIDERATIONS - POCKET PARK - SITE 7



- PROGRAM ELEMENTS**
- > Walking path / Loop.
 - > Smaller Capacity Playground.
 - > Flexible Turfgrass Open Spaces.
 - > Shaded Bench Seating.
 - > Small Play Area.
 - > Small Plaza Area.

- KEYED NOTES**
1. 6'-0" Wide concrete sidewalk
 2. Ornamental tree
 3. Shade tree
 4. Bench seating
 5. Revegetation seeding as required
 6. Play area
 7. Group pavilion
 8. Turfgrass lawn
 9. Crusher fines plaza area
 10. 14'-0" Wide concrete walk
 11. Property line



RECOMMENDATIONS



FIGURE 10. RECOMMENDATIONS

Recommendations Summary

The master plan recommends that Rio Communities develop a range of outdoor, recreational spaces that meet the diverse needs of the community to encourage a healthy lifestyle. The community should prioritize parks, trails, and open space areas that serve the greatest number of people. While there is a great need for outdoor recreation facilities throughout the community, parks that are in close proximity to existing activity centers and are conveniently accessible should be developed first. This strategy supports the efficient use of limited maintenance resources and creates a highly visible “first step” to the development of a larger park system. Accordingly, this plan recommends acquiring and developing Site 7 first. When additional land is acquired, properties that provide benefits to the greatest number of residents should be prioritized.

Action Matrix

TASK	ACTION	TIME FRAME	RESPONSIBILITY	FUNDING	
A	Acquire land and developed park to serve immediate needs of the community	<i>Acquire and Develop Site 7</i>	Short-term	Rio Communities	Utilize existing/available funding
B	Acquire land/sites for future park development	<i>Acquire Site 2, 4, 6</i>	Short-term	Rio Communities	Capital Outlay
C	Identify funding for future projects		Short-term / Long-term	Rio Communities	Capital Outlay
D	Develop park system	<i>Develop Site 2, 4, 6</i>	Long-term	Rio Communities	Capital Outlay
E	Develop Trail System	<ul style="list-style-type: none"> > Identify hierarchy of trails (Multi-use, paved, unpaved) > Prioritize trail sections that have the potential for highest usage > Utilize existing facilities, including drainage/utility easements, sidewalks) > Make trails ADA accessible 	Long-term	Rio Communities	Capital Outlay
F	Formalize Open Space	<ul style="list-style-type: none"> > Adopt Use Agreement for Site 8 > Develop parking, rest area and trails 	Long-term	Rio Communities	Capital Outlay
G	Develop Recreational Complex	<ul style="list-style-type: none"> > Study site 9 capacity > Develop program and site 	Long-term	Rio Communities	Capital Outlay

IMPLEMENTATION

To implement a consistent parks and trail system, the community will have to invest resources and prioritize projects as funding becomes available. There are a number of funding sources that Rio Communities can tap, deepening on the type and scale of project.

Funding Sources

GAMETIME PLAYGROUND GRANTS:

Provides up to 100% matching funds on eligible play equipment.

VALENCIA SOIL & WATER CONSERVATION DISTRICT:

Provides cost-share funding of up to \$5,000 in the form of tax reimbursements for each approved conservation initiative that can be incorporated into parks and trails. These include but are not limited to:

- > Rainwater harvesting;
- > Pollinator planting
- > Habitat restoration
- > Community gardens
- > Noxious weed control

NEW MEXICO STATE ECONOMIC GRANT

Special projects and outdoor infrastructure fund grant:

- > \$5,000 -\$25,000 Award.
- > 50% Cash match required.

- > Up to 50% in-kind matching is allowed.
- > Shovel-ready plans required.

Eligible project types include but are not limited to:

- > Trails
- > River parks
- > Wildlife viewing areas

CAPITAL OUTLAY GRANTS

Legislative Capital Outlay funding is utilized for the creation or improvement of a fixed asset that will last at least ten years. This funding can be used for purchasing equipment or land or making improvements to roads, water and sewer systems, and buildings.

Typical capital outlay projects includes the following amongst others:

- > Planning, designing, constructing, equipping and furnishing community centers, senior centers, fire stations, libraries, courthouses and other buildings;
- > Street improvements;
- > Park renovations or equipment;
- > Acequia improvements;
- > Water and wastewater systems.

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OPINION OF PROBABLE CONSTRUCTION COST
Full Build-Out Cost - Neighborhood Park - Site 4

Rio Communities - Neighborhood Park
Opinion of Probable Construction Cost, August 2020

General Conditions				
Item	Quantity	UNIT	Unit Cost	Total
Mobilization	1	LS	\$35,000.00	\$35,000.00
Demolition	1	LS	\$10,000.00	\$10,000.00
Grading	1	LS	\$10,000.00	\$10,000.00
Layout and Staking	1	LS	\$2,000.00	\$2,000.00
Subtotal : 65% Design				\$57,000.00
10% Contingency				\$5,700.00
Subtotal 65% Design w/ Contingency				\$62,700.00
7.8958% NMGR				\$4,950.67
Total General Conditions				\$67,650.67

Note: Prices are based on current market conditions and are subject to change.

Hardscape				
Item	Quantity	UNIT	Unit Cost	Total
Electrical	1	LS	\$15,000.00	\$15,000.00
Lighting (security lighting)	1	LS	\$25,000.00	\$25,000.00
Concrete walks	12,690	SF	\$7.50	\$95,175.00
Crusher Fines w/ Binder	6,818	SF	\$2.50	\$17,045.00
Asphalt Paving	1,993	SY	\$25.00	\$49,825.00
Concrete Curbing	686	LF	\$15.00	\$10,290.00
Native Revegetation Seeding	42,500	SF	\$0.75	\$31,875.00
Shade Structures (approx 12'x16')	3	EA	\$15,000.00	\$45,000.00
Picnic Tables	3	EA	\$2,500.00	\$7,500.00
Benches	7	EA	\$1,500.00	\$10,500.00
Trash Receptacles	4	EA	\$800.00	\$3,200.00
Subtotal : 65% Design				\$310,410.00
10% Contingency				\$31,041.00
Subtotal 65% Design w/ Contingency				\$341,451.00
7.8958% NMGR				\$26,960.29
Total Hardscape				\$368,411.29

Note: Prices are based on current market conditions and are subject to change.

TOTAL PROJECT COST \$789,082.12

Landscape				
Item	Quantity	UNIT	Unit Cost	Total
Irrigation controller, P.O.C Equipment, etc.	1	LS	\$15,000.00	\$15,000.00
Irrigation	84,296	SF	\$1.50	\$126,444.00
Evergreen Trees	8	EA	\$175.00	\$1,400.00
Canopy Trees, 2" cal.	50	EA	\$350.00	\$17,500.00
Accent Trees	6	EA	\$175.00	\$1,050.00
Turfgrass Seeding	84,296	SF	\$0.75	\$63,222.00
Subtotal : 65% Design				\$224,616.00
10% Contingency				\$22,461.60
Subtotal 65% Design w/ Contingency				\$247,077.60
7.8958% NMGR				\$19,508.75
Total Landscape				\$266,586.35

Note: Prices are based on current market conditions and are subject to change.

Play Equipment & Surfacing				
Item	Quantity	UNIT	Unit Cost	Total
Play Equipment & Installation	1	LS	\$55,000.00	\$55,000.00
EWf surfacing	5,942	SF	\$3.00	\$17,826.00
Subtotal : 65% Design				\$72,826.00
10% Contingency				\$7,282.60
Subtotal 65% Design w/ Contingency				\$80,108.60
7.8958% NMGR				\$6,325.21
Total Play Equipment & Surfacing				\$86,433.81

Note: Prices are based on current market conditions and are subject to change.

Total Project Cost				\$789,082.12
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OPINION OF PROBABLE CONSTRUCTION COST
Phase 1 Reduced Scope Cost - Neighborhood Park - Site 4

Rio Communities - Neighborhood Park - PH1
Opinion of Probable Construction Cost, August 2020

General Conditions				
Item	Quantity	UNIT	Unit Cost	Total
Mobilization	1	LS	\$5,500.00	\$5,500.00
Demolition	1	LS	\$2,500.00	\$2,500.00
Grading	1	LS	\$2,500.00	\$2,500.00
Layout and Staking	1	LS	\$1,000.00	\$1,000.00
Subtotal : 65% Design				\$11,500.00
10% Contingency				\$1,150.00
Subtotal 65% Design w/ Contingency				\$12,650.00
7.8958% NMGR				\$998.82
Total General Conditions				\$13,648.82

Note: Prices are based on current market conditions and are subject to change.

Hardscape				
Item	Quantity	UNIT	Unit Cost	Total
Concrete walks	2,681	SF	\$7.50	\$20,107.50
Shade Structure (approx 12'x16')	1	EA	\$15,000.00	\$15,000.00
Picnic Table	1	EA	\$2,500.00	\$2,500.00
Benches	4	EA	\$1,500.00	\$6,000.00
Trash Receptacles	2	EA	\$800.00	\$1,600.00
Subtotal : 65% Design				\$45,207.50
10% Contingency				\$4,520.75
Subtotal 65% Design w/ Contingency				\$49,728.25
7.8958% NMGR				\$3,926.44
Total Hardscape				\$53,654.69

Note: Prices are based on current market conditions and are subject to change.

TOTAL PHASE 1 COST \$135,116.48

Landscape				
Item	Quantity	UNIT	Unit Cost	Total
Irrigation controller, P.O.C Equipment, etc.	1	LS	\$12,000.00	\$12,000.00
Irrigation	4,431	SF	\$1.50	\$6,646.50
Turfgrass Seeding	4,431	SF	\$0.75	\$3,323.25
Subtotal : 65% Design				\$21,969.75
10% Contingency				\$2,196.98
Subtotal 65% Design w/ Contingency				\$24,166.73
7.8958% NMGR				\$1,908.16
Total Landscape				\$26,074.88

Note: Prices are based on current market conditions and are subject to change.

Play Equipment & Surfacing				
Item	Quantity	UNIT	Unit Cost	Total
Play Equipment & Installation	1	LS	\$25,000.00	\$25,000.00
EWf surfacing	3,389	SF	\$3.00	\$10,167.00
Subtotal : 65% Design				\$35,167.00
10% Contingency				\$3,516.70
Subtotal 65% Design w/ Contingency				\$38,683.70
7.8958% NMGR				\$3,054.39
Total Play Equipment & Surfacing				\$41,738.09

Note: Prices are based on current market conditions and are subject to change.

Total Project Cost				\$135,116.48
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OPINION OF PROBABLE CONSTRUCTION COST
Full Build-Out Cost - Pocket Park - Site 1

Rio Communities - Pocket Park
Opinion of Probable Construction Cost, August 2020

General Conditions				
Item	Quantity	UNIT	Unit Cost	Total
Mobilization	1	LS	\$18,000.00	\$18,000.00
Demolition	1	LS	\$5,000.00	\$5,000.00
Grading	1	LS	\$5,000.00	\$5,000.00
Layout and Staking	1	LS	\$1,000.00	\$1,000.00
Subtotal : 65% Design				\$29,000.00
10% Contingency				\$2,900.00
Subtotal 65% Design w/ Contingency				\$31,900.00
7.8958% NMGR				\$2,518.76
Total General Conditions				\$34,418.76

Note: Prices are based on current market conditions and are subject to change.

Hardscape				
Item	Quantity	UNIT	Unit Cost	Total
Electrical	1	LS	\$10,000.00	\$10,000.00
Lighting (security lighting)	1	LS	\$15,000.00	\$15,000.00
Concrete walks	7,940	SF	\$7.50	\$59,550.00
Gravel Mulch	3,351	SF	\$2.50	\$8,377.50
Crusher Fines w binder	11,392	SF	\$2.50	\$28,480.00
Native revegetation seeding	72,888	SF	\$0.75	\$54,666.00
Benches	5	EA	\$1,500.00	\$7,500.00
Post & Cable Fencing	227	LF	\$10.00	\$2,270.00
Trash Receptacles	2	EA	\$800.00	\$1,600.00
Subtotal : 65% Design				\$187,443.50
10% Contingency				\$18,744.35
Subtotal 65% Design w/ Contingency				\$206,187.85
7.8958% NMGR				\$16,280.18
Total Hardscape				\$222,468.03

Note: Prices are based on current market conditions and are subject to change.

TOTAL PROJECT COST \$333,846.84

Landscape				
Item	Quantity	UNIT	Unit Cost	Total
Irrigation controller, P.O.C Equipment, etc.	1	LS	\$10,000.00	\$10,000.00
Irrigation	4,711	SF	\$1.50	\$7,066.50
Evergreen Trees	19	EA	\$175.00	\$3,325.00
Canopy Trees, 2" cal.	40	EA	\$350.00	\$14,000.00
Accent Trees	7	EA	\$175.00	\$1,225.00
Turf grass	4,711	SF	\$0.75	\$3,533.25
Subtotal : 65% Design				\$39,149.75
10% Contingency				\$3,914.98
Subtotal 65% Design w/ Contingency				\$43,064.73
7.8958% NMGR				\$3,400.30
Total Landscape				\$46,465.03

Note: Prices are based on current market conditions and are subject to change.

Play Equipment & Surfacing				
Item	Quantity	UNIT	Unit Cost	Total
Play Equipment & Installation	1	LS	\$20,000.00	\$20,000.00
EWF surfacing	1,898	SF	\$3.00	\$5,694.00
Subtotal : 65% Design				\$25,694.00
10% Contingency				\$2,569.40
Subtotal 65% Design w/ Contingency				\$28,263.40
7.8958% NMGR				\$2,231.62
Total Play Equipment & Surfacing				\$30,495.02

Note: Prices are based on current market conditions and are subject to change.

Total Project Cost				\$333,846.84
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OPINION OF PROBABLE CONSTRUCTION COST
Phase 1 Reduced Scope Cost - Pocket Park - Site 1

Rio Communities - Pocket Park - PH1
Opinion of Probable Construction Cost, August 2020

General Conditions				
Item	Quantity	UNIT	Unit Cost	Total
Mobilization	1	LS	\$7,500.00	\$7,500.00
Demolition	1	LS	\$1,500.00	\$1,500.00
Grading	1	LS	\$300.00	\$300.00
Layout and Staking	1	LS	\$1,000.00	\$1,000.00
Subtotal : 65% Design				\$10,300.00
10% Contingency				\$1,030.00
Subtotal 65% Design w/ Contingency				\$11,330.00
7.8958% NMGR				\$894.59
Total General Conditions				\$12,224.59

Note: Prices are based on current market conditions and are subject to change.

Hardscape				
Item	Quantity	UNIT	Unit Cost	Total
Concrete walks	3,517	SF	\$7.50	\$26,377.50
Crusher Fines w binder	6,618	SF	\$2.50	\$16,545.00
Benches	3	EA	\$1,500.00	\$4,500.00
Trash Receptacles	2	EA	\$800.00	\$1,600.00
Subtotal : 65% Design				\$49,022.50
10% Contingency				\$4,902.25
Subtotal 65% Design w/ Contingency				\$53,924.75
7.8958% NMGR				\$4,257.79
Total Hardscape				\$58,182.54

Note: Prices are based on current market conditions and are subject to change.

TOTAL PHASE 1 COST \$129,505.04

Landscape				
Item	Quantity	UNIT	Unit Cost	Total
Irrigation controller, P.O.C Equipment, etc.	1	LS	\$10,000.00	\$10,000.00
Irrigation	4,711	SF	\$1.50	\$7,066.50
Canopy Trees, 2" cal.	10	EA	\$350.00	\$3,500.00
Turf grass	4,711	SF	\$0.75	\$3,533.25
Subtotal : 65% Design				\$24,099.75
10% Contingency				\$2,409.98
Subtotal 65% Design w/ Contingency				\$26,509.73
7.8958% NMGR				\$2,093.15
Total Landscape				\$28,602.88

Note: Prices are based on current market conditions and are subject to change.

Play Equipment & Surfacing				
Item	Quantity	UNIT	Unit Cost	Total
Play Equipment & Installation	1	LS	\$20,000.00	\$20,000.00
EWF surfacing	1,898	SF	\$3.00	\$5,694.00
Subtotal : 65% Design				\$25,694.00
10% Contingency				\$2,569.40
Subtotal 65% Design w/ Contingency				\$28,263.40
7.8958% NMGR				\$2,231.62
Total Play Equipment & Surfacing				\$30,495.02

Note: Prices are based on current market conditions and are subject to change.

Total Project Cost				\$129,505.04
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OPINION OF PROBABLE CONSTRUCTION COST
Full Build-Out Cost - Pocket Park - Site 7

Opinion of Probable Construction Cost, March 2021

General Conditions				
Item	Quantity	UNIT	Unit Cost	Total
Mobilization	1	LS	\$30,000.00	\$30,000.00
Demolition	1	LS	\$5,000.00	\$5,000.00
Grading	1	LS	\$10,000.00	\$10,000.00
Layout and Staking	1	LS	\$2,000.00	\$2,000.00
Subtotal				\$47,000.00
20% Contingency				\$9,400.00
Subtotal				\$56,400.00
7.8958% NMGR				\$4,453.23
Total General Conditions				\$60,853.23

Note: Prices are based on current market conditions and are subject to change.

Hardscape				
Item	Quantity	UNIT	Unit Cost	Total
Electrical	1	LS	\$10,000.00	\$10,000.00
Lighting (security lighting)	1	LS	\$25,000.00	\$25,000.00
Concrete walks	7,059	SF	\$7.50	\$52,942.50
Crusher Fines w/ Binder	1,720	SF	\$2.50	\$4,300.00
Shade Structure (incl. slab)	1	EA	\$27,000.00	\$27,000.00
Picnic Tables	6	EA	\$1,750.00	\$10,500.00
Benches	8	EA	\$1,500.00	\$12,000.00
Trash Receptacles	4	EA	\$800.00	\$3,200.00
Subtotal				\$144,942.50
20% Contingency				\$28,988.50
Subtotal				\$173,931.00
7.8958% NMGR				\$13,733.24
Total Hardscape				\$187,664.24

Note: Prices are based on current market conditions and are subject to change.

Landscape				
Item	Quantity	UNIT	Unit Cost	Total
Irrigation controller, P.O.C Equipment, etc.	1	LS	\$12,000.00	\$12,000.00
Bubbler Irrigation for Trees	45	EA	\$150.00	\$6,750.00
Turf Irrigation	14,180	SF	\$1.50	\$21,270.00
Temp Irrigation for Native Revegetation Seeding	17,000	SF	\$0.75	\$12,750.00
Canopy Trees, 2" cal.	18	EA	\$350.00	\$6,300.00
Accent Trees	27	EA	\$175.00	\$4,725.00
Turfgrass Seeding	14,180	SF	\$0.75	\$10,635.00
Native Revegetation Seeding (in disturbed areas)	17,000	SF	\$0.75	\$12,750.00
Subtotal				\$87,180.00
20% Contingency				\$17,436.00
Subtotal				\$104,616.00
7.8958% NMGR				\$8,260.27
Total Landscape				\$112,876.27

Note: Prices are based on current market conditions and are subject to change.

Play Equipment & Surfacing				
Item	Quantity	UNIT	Unit Cost	Total
Play Equipment & Installation	1	LS	\$28,000.00	\$28,000.00
EWV surfacing	3,350	SF	\$3.00	\$10,050.00
Subtotal				\$38,050.00
20% Contingency				\$7,610.00
Subtotal				\$45,660.00
7.8958% NMGR				\$3,605.22
Total Play Equipment & Surfacing				\$49,265.22

Note: Prices are based on current market conditions and are subject to change.

Design				
Item	Quantity	UNIT	Unit Cost	Total
Design Fees - Construction Documents	1	LS	\$33,000.00	\$33,000.00
Subtotal				\$33,000.00
20% Contingency				\$6,600.00
Subtotal				\$39,600.00
7.875% NMGR				\$3,118.50
Total Design				\$42,718.50

Note: Prices are based on current market conditions and are subject to change.

Total Project Cost				\$453,377.47
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