



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

Please silence all electronic devices.

Mayor - Joshua Ramsell

Mayor Pro Tem - Margaret R. Gutjahr

Council - Arthur Apodaca, Lawrence R. Gordon, Jimmie Winters

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Consent Agenda Items

- [1.](#) Minutes for the City Council Workshop & Regular Business Meeting (02/27/23)
- [2.](#) Approval of Accounts Payable

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

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

Manager Report

- [3.](#) Code Enforcement
- [4.](#) Municipal Court Department

Action Items

- [5.](#) Discussion, Consideration, and Decision – Ordinance 2023 - xx GRT Chapter 3 Rev & Finance Article 5 Municipal GRT (.50) - 14-day public review
- [6.](#) Discussion, Consideration, and Decision – Resolution 2023 - xx Cooperative Agreement (NMDOT Co-op Agreement)

Council Discussion

Executive Session - For the purpose of a) the Public works Director separation agreement and release pursuant to NMSA 10-15-1(H)(2) - Limited Personnel Matters and b) for the discussion of the purchase, addition or disposal of real property or water rights by the public body pursuant to NMSA 10-15-1(H)(8)

Motion and roll call vote to go into close session

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

Welcome everyone back and statement by the Mayor: The Governing Body of the City of Rio Communities, New Mexico, hereby states that on March 13, 2023 a Closed Executive Session was held and the matters discussed were for the purpose of the Public works Director separation agreement and release pursuant to NMSA 10-15-1(H)(2) - Limited Personnel Matters and for the discussion of the purchase, addition or disposal of real property or water rights by the public body pursuant to NMSA 10-15-1(H)(8)

Action Items

- [7.](#) Discussion, Consideration, and Decision - a) the Public works Director separation agreement and release - b) for the discussion of the purchase, addition or disposal of real property or water rights by the public body

Adjourn

Please join us from the comfort and safety of your own home by entering the following link: @ <https://www.facebook.com/riocommunities>

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



City of Rio Communities Council Workshop
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, February 27, 2023 3:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Mayor Joshua Ramsell called the regular workshop to order at 3:03 pm.

Attendees

- PRESENT: Mayor Joshua Ramsell, Mayor Pro-tem Margaret R. Gutjahr, Councilor Arthur Apodaca, Councilor Lawrence Gordon, Councilor Jimmie Winters.
- City Manager Dr. Martin Moore, Municipal Clerk Elizabeth Adair, Finance Officer Stephanie Finch, Fire Chief Andrew Tabet, City Attorney Randy Van Vleck.

Presentations: Greater Valencia County Chamber of Commerce - Rhona Espinoza

- Mrs. Rhona Espinoza Executive Director of the Greater Valencia County Chamber of Commerce handed the Council her business cards and began her presentation by introducing the other members of her board with her.
- Mrs. Espinoza explained when she started there was only 45 members and now the membership has grown to over 300 and further highlighted 21 members of the chambers that are residents of Rio Communities. She then said they have had many luncheons in Rio Communities with a big Luncheon at the Tierra Del Sol Golf Course as well as an annual tournament.
- Mrs. Espinoza said in December at their Board retreat there was a recommendation to change the name to Greater Valencia County Chambers of Commence and voted on a new logo as well.
- Mrs. Espinoza asked Rio Communities Council to participate in a smaller scale then they asked the City of Belen. She further said for the council to appoint someone for the board and then they will draw up a contract and will make quarterly reports, and the contract for nonprofits is \$140.
- President Andrew Spears stated he would like to expand and help all the businesses in the county.
- Councilor Apodaca said he thinks it's great he's representing all of Valencia County.
- Mrs. Espinoza explained that they are going to reach out to Los Lunas Schools as well and explained that the board members are from all over the county.
- Councilor Gutjahr asked how many are on the board and how will we benefit from joining.
- Mrs. Espinoza explained there are 15 board members and 4 from Rio Communities who enjoy being on our board and we reaserch to see how changes are not good for our businesses and if a city is going to have an ordinance that is not good for our business stratiges. She continued by saying we are the voice of the businesses in our chambers and have articles in the new paper every month that introduces our new members. She finished by saying we are here to assist them and during Covid she helped them write Covid grants as well as she is from a small business back round.

- Mr. Winters asked if home base businesses are welcome in the organization and how are they represented.
- Mrs. Espinoza said there are several and started to explain they help in any way the small businesses need.
- Councilor Gordon asked if they work with the incubators.
- Mrs. Espinoza said yes, Ben just became a member and had him as our speaker at our holiday luncheons and we talked about partnering together.
- Councilor Gutjahr asked if they were able to set a meeting up with Los Lunas.
- Mrs Espinoza said not yet, but have some set up with Los Lunas, Bosque Farms, and Peralta. She explained they get \$1,500k a year from Belen but for the smaller municipalities we ask for \$1,000k.

Audit Report Presentation – SJT Group

- Jeremiah Armijo SJT Group Senior Audit Manager began a presentation on the 2022 audit for the City of Rio Communities. He said he will be going through the audit and going over these topics: Service Team, Management Responsibilities, Auditor's Responsibilities, Required Communications, Audit Results, Financial Statement Analysis.
- Mr. Armijo started by explaining who helped with the audits for this fiscal year, and going over management responsibilities as they are responsible for accounting policies, internal controls, accounting systems, significant estimates, and management representation letter.
- Mr. Armijo continued to explain what the auditor's responsibilities are starting with providing an opinion about whether the financial statements are materially correct, reasonable, but not absolute, assurance that the financial statements are materially correct, and understanding of internal controls sufficient to plan the audit; evaluation of control design; and verification of implementation of key controls, and finally perform tests of compliance related to various State Statues and requirements including: Procurement code (chapter 13 NMSA 1978), Travel and per diem (chapter 10-8 NMSA 1978), and State Audit Rule (2.2.2 NMAC).
- Mr. Armijo started to explain the required communications such as audit adjustments, reclassification adjustments, passed adjustments, disagreements with management, consultations with other accountants and difficulties performing audits. He continued to explain the new accounting standards (GASB 87, Leases), as well as Significant Transactions such as donation from Bill Brown Estate -\$331,000, Received federal American Rescue Plam award-\$561,000, Purchase of a Ferrera fire pumper truck-\$460,000, County Club Lane Road improvements- \$241,000, Purchase of three vehicles-\$98,000, Purchase of land near fire department, \$92,000, and Purchase of marquee sign- \$50,000.
- Mr. Armijo explained the audit results, stating the city had a unmodified (clean) opinion on the financial statements, internal controls, no material weaknesses identified, no significant deficiencies reported, findings required to be reported under 12-6-5 NMSA 1978 with nothing to report.
- Mr. Armijo went over the financial statement balances and year to year trends with the statement of net positions, assets total, deferred outflows, deferred, liabilities, deferred inflows, and net position is \$12 mil, as to last year \$11 mil. He continued to explain the assets starting with cash increase from \$2,591,761 to \$3,507,528, receivables increase

from \$186,147 to \$209,939, capital assets increased from \$8,722,953 to \$9,264,761, leases-right to use increased from \$0 to \$62,821. He further went over accounts payable increase from \$5,233 to \$15,280, accrued payroll liabilities increased from \$19,465 to \$25,809, other current liabilities increased from \$65,935 to \$636,025, long term debt increased from \$0 to \$540,303.

- Mr. Armijo explained the net position is split up by invested in capital assets, restricted and unrestricted being as such from 2020 invested in capital assets was at \$8.1mil and as of 2022 it increased to \$9.0 mil, for restricted in 2020 it was at \$0.6 mil and decreased to \$0.4, and for unrestricted it declined from \$2.3 to \$2.2 in the years of 2020 to 2021 and increased to \$2.6 in 2022. He continued to describe Statement of Activities - Revenue, FY 2022 by stating operating grants and contributions is at 38%, capital grants are at 24%, GRT is at 12%, property tax is at 7%, franchise tax is at 6%, state shared taxes is at 11%, and other taxes are at 2%. He went on by explaining the Statement of Activities-Expenses, FY 2022 starting with general government at 38%, public safety at 36%, public works at 23%, culture and recreation at 3%. He stated one of the biggest changes to this year is due to the makerspace, library and those activities grouped with the culture and recreation. He further explained the change in net position for 3 years 2020 \$-22,551, 2021 \$497,535, and 2022 \$576,357 and due to the increase was from Bill Browns donation as well as capital grants the city has had over the year.
- Mr. Armijo said overall the city is financially stable, as well as you all are being good stewards of the cities resources. He then thanked council for then to be the cities auditors.
- Councilor Gordon told Finance Officer Finch great job.
- Finance Officer Finch said it takes a village and it took all of us to do this.
- Mayor Ramsell said he is very happy that 2 years in a row the city has very good audits and thanked Dr. Moore and the staff for making it happen.
- Mr. Armijo said the State Finance Auditors have approved the paperwork and it has been released.
- Mayor Ramsell said the audit is required every year for the city and now is available for public to view. He continued to say about 19%-20% of city funds is paid by city taxpayers and it's nice to see that majority of the money the city receives is either from grants, donations or other means.

Accounts payable report

- Finance Officer Finch went over everything over \$500.00; Wells Fargo in the amount of \$2,497.73; Sandra Schauer in the amount of \$2,991.50; Tyler Technologies in the amount of \$519.30; 2 accounts for H&E in the amount of \$6,328.80; Sharp In the amount of \$1,320; Ray's Fire Extinguishers in the amount of \$1,548; H&M in the amount of \$1,186; HDR in the amount of 3,161.20; FBT in the amount of \$11,556.66; 7 accounts in the amount of \$41,077; APIC in the amount of \$11,253.43.

Resolution 2023 - XX IPA Audit Acceptance Approval

- Finance Officer Finch explained this is just the formality that has to be done for DFA for the city to approve the audit by resolution.

Authorization to Appropriate funds for purchase and installation of a new sound system in Council Chambers

- Manager Dr. Moore said we have received a formal request for the ability to hear better by residents and have had some quotes come in for a new audio system and are requesting an amount not to exceed \$50,000 which can be utilized out of the rescue plan fund for audio/visual upgrades for council.
- Councilor Gordon asked would this include mics and speakers.
- Manager Dr. Moore said this will include 10-12 new mics, new speakers in the ceiling, sound quality cabinet, as well as IT upgrades.
- Councilor Winters said will this include new monitors.
- Manager Dr. Moore said he is not sure but did identify the need for new monitors.
- Councilor Gutjahr said the biggest complaint has been hearing through Facebook during the meeting you can not hear but after the meeting on the Facebook recording you can hear and with this change the issue needs to be addressed.
- Manager Dr. Moore said that is an IT improvement that is in issue overall in the city and with upgrades there are some issues that Comcast is working on. He continued to say there is fiber in the city building but has not received word if it is up and running as of yet.
- Clerk Adair said with talking with IT they have discussed getting the city a YouTube page and being able to put it on the website as well but will have to get with an application that allows us to stream on multiple platforms.
- Councilor Gutjahr asked if this will happen the same time the upgrades are taking place or is this something that will have to wait till later.
- Both Manager Dr. Moore and Clerk Adair said it will happen with the upgrades.

Jr. Appropriation Bill for Community Programs

- Manager Dr. Moore explained what we are looking at purchasing from our Jr. appropriation bill that we received are a computer lab, coding avengers program, 3D printers which the ones we have now are not as fast as we would like if are teaching a class, STEM programs, volunteer biased groups who requested jewelry making, weaving, soap and candle making as well as resin making, chess club (lead by a council member, 20 chess sets are asked since it has been a success), and Lego club.
- Councilor Gutjahr said regarding the LEGO camp, when Optimus club has theirs in the summer go to the finals, the kids build so much things just usings Legos and electricity.
- Manager Dr. Moore said we learned a few things regarding the tables and chairs and will be adding those to the bill as well.
- Councilor Gutjahr reminded that this was a grant from Representative Matthew McQueen.
- Councilor Apodaca said the challenge is are we going to have the volunteers to run the programs.
- Manager Dr. Moore said in future he will be coming back for approval on electrical and IT improvements.
- Finance Officer Finch explained that the grant will expire by end of June, and funds need to be expended by mid-April and if approved we will start the ordering process this week.

Public Comment

- Marie Otero explained her biggest concern that has not been brought up is more police patrol, there has been more break in and need more streetlights as well, she did have a list of things the city needs and wanted to give a copy to everyone. She continued to say these are just concerns as she just moved in the city, yards are trashy, dogs running loose, speeders and her biggest concern is the solar farm which only gives the community 10%, and what happens to the other 90%.

Council General Discussion & Future Agenda Items

- Councilor Apodaca had nothing to report.
- Councilor Gutjahr said we are going to talk at one workshop on priorities.
- Councilor Gordon had nothing to report.
- Councilor Winters had nothing to report.
- Mayor Ramsell gave a big thank you to public works with the winds we had in the city they were right away clearing streets from debris as well as the fire department had about 18 calls in the amount of about 8 to 9 hours with some in the city but some across the district.
- Manager Dr. Moore said the fire volunteers also gave help in the debris clean up as well.
- Fire Chief Tabet said they had trucks out, as well as cutting down tree branches and keeping them out of roadways.

Manager Report

Purchase and Installation of new HVAC unit

- Manager Dr. Moore said the construction we have 3 different contractors we are working at this time, TLC - server room, HGI - construction phase 1, Roof care - the roof is complete for one part of the building now they will be doing the next part, and the last part is the completion of the police station which only has a few more things to do but the furniture is in and ready to assemble.
- Manager Dr. Moore further said the cost of putting the new HVAC unit in the server room was approx. \$11k which was more than we wanted but that is up and running now. He continued to describe the different areas of construction in the building starting with the room where the extra library books were kept will become part of the summer program rooms and will cost about \$28k, then the Judges chambers are not secure and not workable and the max capacity of 6 people and to increase capacity they will be knocking a wall down and adding the appropriate functions to ensure safety as well as finding a way to have additional sitting room for defendants when weather is bad and this would cost about \$30k. He further explained the florescent lights will be getting looked at and waiting on a quote for those as well as more electrical outputs in the makerspace. He further said one area is energy efficiency to the building and have not seen a price for that as of yet, but as people know there are some gaps in the doors that need to be addressed, some glass are tampered glass as some are not, so with these few upgrades we are looking at the best way for us to save money for the city.
- Councilor Apodaca asked when the completion date is for phase 1.
- Manager Dr. Moore said it is projected to be completed May 22.

Adjourn

- The Council regular workshop was adjourned at 4:44 pm.

Respectfully submitted,

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

Date: _____

Approved:

Joshua Ramsell,
Mayor

Margaret R. Gutjahr,
Mayor Pro-tem/Councilor

Arthur Apodaca,
Councilor

Lawrence R. Gordon,
Councilor

Jimmie Winters,
Councilor



City of Rio Communities Council Regular Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, February 27, 2023 6:00 PM
Minutes

Please silence all electronic devices.

Call to Order

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

Pledge of Allegiance

- Councilor Gordon led the Pledge of Allegiance.

Roll Call

- PRESENT: Mayor Joshua Ramsell, Mayor Pro-tem Margaret R. Gutjahr, Councilor Arthur Apodaca, Councilor Lawrence Gordon, Councilor Jimmie Winters.
 - City Manager Dr. Martin Moore, Municipal Clerk Elizabeth Adair, Finance Officer Stephanie Finch (virtual), Fire Chief Andrew Tabet, City Attorney Randy Van Fleck, Valencia County News-Bulletin Editor Clara Garcia.

Approval of Agenda

- Motion made by Councilor Gordon to approve the agenda as written. Seconded by Councilor Apodaca. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote the agenda for the regular business meeting was approved as presented.

Approval of Consent Agenda - Minutes for the City Council Workshop & Regular Business Meeting (02/13/23), Approval of Accounts Payable

- Motion made by Mayor Pro-tem Gutjahr to approve the consent agenda as listed. Seconded by Councilor Winters. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote the consent agenda was approved as presented.

Public Comment

- Steve Gladwell of Blanda Ct.: made a few comments regarding the industrial 3 zoning starting with the February 16th meeting with planning and zoning that the residents do not want the zoning, #2 with Mr. Yates properties he finds it difficult he will only accept 2 no's for an answer and with this the city may have to prepare for legal challenges by Mr. Yates himself, and #3 he hopes the city has proper legal aid and if not maybe the residents have to take a defense fund to help, #4 Mr. Yates stated on February 16th that he will be willing to put in writing that he will not introduce any fossil fuel related projects, #5 if there is any consideration for Mr. Yates proposal there would have to be a lot of things Mr. Yates would have to put in writing such as no vehicle wrecking yards, any meat processing or rendering plant, or any eye sore that comes along with industrial 3 zoning. He continued to say it seems strange to him that Mr. Yates already bought all the properties and if council moves forward how can he promise anything to the people that whoever is leasing the property would not put anything industrial 3 related unless he has it in writing. He stated he finds it hard to believe that once it gets passed by council that the renters or leasers can do whatever they want with the properties which

would be beyond Mr. Yates unless there was legal agreements Mr. Yates states that can be positive for the community. He said with industrial 3 he can not see anything positive unless it is left residential zoning and the west side being commercial as the commercial part can enhance the residential part of the property, but Mr. Yates has big bucks as well as a good legal team so be vigilant as well as prepared, and he is not saying Mr. Yates is Darth Vader but he is a businessman. He finished by saying he is a walker in the committee and talks to his neighbors and walking down Lee Trevino you can see the Manzano mountains and hates to one day walk down and see wrecked vehicles or some oil tank farm or any other eye sore that the community was not set up for so lets keep this community clean and a nice community for your grandkids and kids and if you would go to South Broadway and ask residents how many people would like to buy there homes the answer would probably be slim to none.

- Jerramah Lindscott said he was reading over the comprehensive plan over the last few weeks and had a few questions especially section 5-4-13 protect natural resources and stated there is a lot of stuff as in plans for conservation but the main objective states to manage or protect the desert, trees, water and ecosystems but nothing for restoration. He then asked if the city has any plans for restoration technics or if the city has interest in restoration technics and he asked regarding 13.08 which talks about illegal dumping and has some questions about such as well and could not find specifics on what that entailed and has heard someone state the city not having resources incase of an emergency spill which he is asking if there is a plan in place for such and then stated he is very interested in learning about the water restoration as he just bought land and turned it into a beautiful green property but wanted more information as to what can be done. He finished by saying he would like to set up a meeting with someone.
- Mayor Ramsell explained he will be directed to Dr. Moore for a meeting to discuss any issues or concerns.

Presentations

Audit Report Presentation – SJT Group

- Jeremiah Armijo SJT Group Senior Audit Manager began a presentation on the 2022 audit for the City of Rio Communities. He started off by going through the audit and going over these topics: Service Team, Management Responsibilities, Auditor's Responsibilities, Required Communications, Audit Results, Financial Statement Analysis. He then explained the people who are in charge of the audit are himself (Jeremiah Armijo, CPA, Senior Manager/Team Lead, Josh Trujillo, CPA, CGFM, FHFMA, Principal-Quality Control Reviewer, Joel Cameron, Manager and Dante Mileta, Senior Accountant, then went straight into management responsibilities which are the accounting policies, internal controls, accounting systems, significant estimates, and management representation letter.
- Mr. Armijo went over the responsibilities for auditors which are providing an opinion about whether the financial statements are materially correct, reasonable, but not absolute, assurance that the financial statements are materially correct, and understanding of internal controls sufficient to plan the audit; evaluation of control design; and verification of implementation of key controls, and finally perform tests of compliance related to various State Statues and requirements including: Procurement code (chapter 13 NMSA 1978), Travel and per diem (chapter 10-8 NMSA 1978), and

State Audit Rule (2.2.2 NMAC). He began to explain the required communications such as audit adjustments (11), reclassification adjustments (9), passed adjustments, disagreements with management, consultations with other accountants and difficulties performing audits as well as the new accounting standards (GASB 87, Leases), as well as Significant Transactions such as donation from Bill Brown Estate -\$331,000, Received federal American Rescue Plan award-\$561,000, Purchase of a Ferrera fire pumper truck-\$460,000, County Club Lane Road improvements- \$241,000, Purchase of three vehicles-\$98,000, Purchase of land near fire department; \$92,000, and Purchase of marquee sign- \$50,000. He continued the presentation by explaining the audit results stating the city received unmodified (clean) opinion on the financial statements internal controls, no material weaknesses identified, no significant deficiencies reported, findings required to be reported under 12-6-5 NMSA 1978 with nothing to report and continued his presentation with statement of net positions such as assets, deferred outflows, liabilities, deferred inflows and the net position of the city which is stated as such with the assets starting at a cash increase from \$2,591,761 to \$3,507,528, receivables increase from \$186,147 to \$209,939, capital assets increased from \$8,722,953 to \$9,264,761, leases-right to use increased from \$0 to \$62,821. He further went over accounts payable increase from \$5,233 to \$15,280, accrued payroll liabilities increased from \$19,465 to \$25,809, other current liabilities increased from \$65,935 to \$636,025, long term debt increased from \$0 to \$540,303. He then went over the net position (in millions) over the 3 year span from 2020 to 2022 starting with invested in capital assets, restricted and unrestricted being as such from 2020 invested in capital assets was at \$8.1mil and as of 2022 it increased to \$9.0 mil, for restricted in 2020 it was at \$0.6 mil and decreased to \$0.4, and for unrestricted it declined from \$2.3 to \$2.2 in the years of 2020 to 2021 and increased to \$2.6 in 2022.

- Mr. Armijo continued his presentation with the Statement of Activities - Revenue, FY 2022 by stating operating grants and contributions is at 38%, capital grants are at 24%, GRT is at 12%, property tax is at 7%, franchise tax is at 6%, state shared taxes is at 11%, and other taxes are at 2% and explained the Statement of Activities-Expenses, FY 2022 starting with general government at 38%, public safety at 36%, public works at 23%, culture and recreation at 3%. He did explain the biggest change in the city was adding the makerspace and the library as well as different group activities. He further stated the increase (decrease) in net positions for years 2020 \$-22,551, 2021 \$497,535, and 2022 \$576,357 and due to the increase was from Bill Browns donation as well as capital grants the city has had over the year and overall the city is in good standing and thanked council for allowing the opportunity for his company to do the audits 2 years in a row.
- Councilor Gutjahr gave a complement to the Finance Office for the amazing work they do as well as for the city manager who oversees the work.
- Mayor Ramsell said this is awesome work by our finance office and by city staff overall because without everyone participating this could not have happened so a big thank you to them as well as Dr. Moore. He continued to say with looking at taxpayers funding it only makes up 19% of the city funds and everything else the city is doing is from grants as well as other forms of money received which takes some work from the staff to not only apply for the grants but to also manage, report and expend properly.

Resolution 2023 - XX IPA Audit Acceptance Approval

- Motion made by Mayor Pro-tem Gutjahr to approve Resolution 2023-07 for the audit. Seconded by Councilor Gordon. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote Resolution 2023-07 IPA Audit Acceptance Approval was passed, approved, adopted, and signed.

Authorization to Appropriate funds for purchase and installation of a new sound system in Council Chambers

- Manager Dr. Moore said we are in need of an upgrade to the sound system in the council chambers which would be, speakers, a better and more permanent setup in the overflow room, microphone systems, sound board and mixer system, a cabinet for storage, taking a look at the visual side, permanent monitors, and IT improvements and upgrades which not to exceed \$50,000 and also getting a YouTube channel for residents who do not have access to Facebook. He continued to say when phase 2 the council chambers will be extended and the system will be able to have plug and play capabilities.
- Councilor Apodaca said it is a greatly improvement for the city.
- Councilor Gutjahr said she likes the idea for the availability to use Facebook and YouTube.
- Motion made by Councilor Apodaca to approve the authorization to appropriate funds for purchase and installation of a new sound system in Council Chambers not to exceed \$50,000. Seconded by Councilor Winters. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote Council approved the purchase and installation of a new sound system in Council Chambers not to exceed \$50,000.

Jr. Appropriation Bill for Community Programs

- Manager Dr. Moore explained we are looking at is a \$50,000 grant we received from Representative McQueen, and are looking adding a computer lab with approximately 30 computers, coding software, 3D printing, STEM programs with schools, volunteer biased groups who requested jewelry making, weaving, soap and candle making as well as resin making, chess club, and Lego club (which will be building the sets for future stop motion classes) as well as makerspace furniture.
- Mayor Ramsell said this started last year with surprise funding from Representative McQueen and said this is very exciting knowing there isn't many programs in our area for youth especially for children as young as pre-kindergarten all the way up to adults who can use this equipment.
- Motion made by Councilor Gordon to approve the Jr. Appropriation Bill for community programs. Seconded by Mayor Pro-tem Gutjahr. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote the Jr. appropriation bill for community programs has been approved.

Public Hearing: For the purpose of the request for a rezoning from Commercial 1 zone to Commercial 3 zone - Applicant - Founders Land Acquisition Company LLC (FLAC): Legal description UPC 1009028306055000000 Tract: UNNUMBERED S: 16 T: 5N R: 2E 0.48 ACRE PLAT N-663, 2350 HIGHWAY 47 Rio Communities NM , 87002

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

- ❖ Motion made by Mayor Pro-tem Gutjahr with a roll call vote to recess the regular business meeting session and go into the public hearing for consideration for Founders Land Acquisition Company LLC (FLAC) for commercial 3 zone. Seconded by Councilor Winters. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters With a 4-0 vote Council went into the public hearing at 7:00 pm.

Consideration of: Founders Land Acquisition Company LLC (FLAC): Commercial 3 zone

- ❖ Alex Romero gave his presentation on the zoning of 2350 Highway 47 which was zoned C-2 and we purchased the property with intention on leasing it to a license cannabis retail tenant but came apparent the property is not zoned as advertised but is zoned C-1, which contradicts the materials we were provided and the property is a small rectangle which is surrounded by C-3 zoning so we are requesting it be changed from C-1 zoning to a C-3 zoning to align the property as advertised.
- ❖ Mr. Romero said the current state of the property, there are currently a decent number of folks to tend to frequent that area by the Rio and is absolutely beautiful but there are a lot of loiters there as well as vergencies and people who dump trash and what have you on that property. The tenants are licensed and operators who will insure the property is maintained and safe as well as have consist presents on the property as well as enhance security with NM rules and regulations and the CCD who have very strict rules and regulations also. They will have motion cameras, 24 hours surveillance because there is product that is potentially dangerous to some and innocent to others so it will be kept very securely and in order to do so there will be enhanced security which the records are kept I believe 24 hours after so in the event something happens there would be record of such.
- ❖ Mr. Romero said this will create 7 more jobs for Rio Communities and for community engagement they are looking forward to engaging and communicating with Rio Communities in ensure safe and profitable operations at 2350 Highway 47 and as a business it is our job to invest success in the community and ensuring our presents maintains a sustained positive impact. This is the quick and dirty of where we are right now and are looking forward to renovating the building for quite some time as at the time we were unable to do so due to the zoning challenge we have and the miss representation of the property prior to purchasing which we deeply regret but are not looking forward to be a member of this community and appreciate the consideration of the request.
- ❖ Councilor Gordon asked if you would consider keeping the recording for a week in case you find something later on.
- ❖ Mr. Romero said it's 90 days, and knew it was a minimum of 24 hours but 90 days is what the CCD requires.

- ❖ Christopher Hsu said they do plan on having back up supplies on site in the event power went out the surveillance will not be interrupted.
- ❖ Mr. Romero said the recordings are stored in a cloud but not physically on site.
- ❖ Mr. Hsu said he is looking forward to this for quite some time and said he is from New Mexico, graduated from UNM and grew up here, he did move to Colorado about 6 to 7 years ago and spent time out there learning the industry as well as the ins and outs of the regulatory compliance aspect on how to operate successfully in a small community as well. He has experience opening up shops in Colorado especially with community engagement with focus on education as well as support for resources lacking in communities such as Rio Communities. He continued to say if you go to Albuquerque there are a lot of fly by night kind of shops but that's not what they are looking for here and are looking to be an established part of the community and provide resources whether it be for the police department, fire department, city council, we are ready to educate in any matter we can.
- ❖ Councilor Winters said the only thing we are doing at this time is approving or disapproving the zone from C1- to C-3.
- ❖ Mr. Hsu said correct and will be applying for the special use permit once the zoning is approved.

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

- ❖ Motion made by Councilor Gordon to go back into the regular business meeting session. Seconded by Councilor Winters. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote Council returned to the regular business meeting session at 7:10 pm.

Regarding applicant Founders Land Acquisition Company LLC (FLAC) for rezoning from Commercial 1 to Commercial 3

- Motion made by Mayor Pro-tem Gutjahr to approve the application from Founders Land Acquisition LLC (FLAC) for rezoning from Commercial 1 to Commercial 3. Seconded by Councilor Winters. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote Council approves applicant Founders Land Acquisition Company LLC (FLAC) for a rezoning from Commercial 1 to Commercial 3.

Manager Report

- Ralph Mims asked Mr. Hsu since they mentioned adding 7 jobs, what type of jobs are you looking to bring to Rio Communities.
- Mr. Romero replied the tenants have opened about 15 other shops around the states as well as 2 other country with 100% success and found Mr. Hsu to be part of the team due to his expertise on running compliant and operational retail.
- Mr. Hsu said the types of jobs are more retail focused which involve customer service and tells people he trains business professionals as well as his degree is in operation management which helps people find what they want to do in the future.
- Mr. Mims asked what are the job salaries and why Rio Communities.
- Mr. Hsu said with research he is appalled in NM so we are shooting for a 20% higher then most where the least employed will be making \$16-\$17 an hour. He explained he did grow up in Gallup and supports small towns but the reason they pick Rio Communities is because Eric has done some things with the Bosque involuntary

monitoring program as well as worked with students from the community on vegetation on the bosque as well.

Purchase and Installation of new HVAC unit

- Manager Dr. Moore began explaining the reason for getting a new HVAC unit in the server room is because of the heating during the winter, which the heating vents are not designed to be in that room, so with talking to TLC they gave a quote of \$11k for a new unit and with the police department getting their own server the room will be hazardous with the heat. He further explained phase 1 has begun and started with demolition as well as floor construction and will be preparing to frame this week.

Council Discussion

- Councilor Apodaca had nothing to report.
- Councilor Gutjahr had nothing to report.
- Councilor Gordon had nothing to report.
- Councilor Winters had nothing to report.
- Mayor Ramsell gave a big thank you to the fire department, the volunteers and staff, that were out over the weekend cleaning the city as well as responding to multiple calls and to public works who helped out as well.
- Mayor Ramsell said he would like to direct Dr. Moore and the Planning and Zoning with the writing for the I-3 zoning since it has not been looked at for quite some time,

Executive Session - For the discussion of the purchase, addition or disposal of real property or water rights by the public body pursuant to NMSA 10-15-1(H)(8)

Motion and roll call vote to go into close session

- Motion made by Mayor Pro-tem Gutjahr with a roll call vote to go into close Executive Session for the discussion of the purchase, addition or disposal of real property or water rights by the public body pursuant to NMSA 10-15-1(H)(8). Seconded by Councilor Apodaca. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote Council went into closed executive session at 7:21 pm.

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

- Motion made by Councilor Apodaca with a roll call vote to go back into the regular business meeting session. Seconded by Mayor Pro-tem Gutjahr. Voting Yea: Mayor Pro-tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote Council went back into the regular business meeting session at 7:49 pm.

Welcome everyone back and statement by the Mayor:

- Mayor Ramsell stated: The Governing Body of the City of Rio Communities, New Mexico, hereby states that on February 27, 2023 a Closed Executive Session was held and the matters discussed were For the purpose of the discussion of the purchase, addition or disposal of real property or water rights by the public body pursuant to NMSA 10-15-1(H)(8).

Action Items From Executive Session - For the discussion of the purchase, addition or disposal of real property or water rights by the public body pursuant to NMSA 10-15-1(H)(8)

- Mayor Ramsell said there is no recommendations at this time.

Adjourn

- Motion made by Councilor Winters to adjourn. Seconded by Councilor Gordon. With a unanimous vote the regular business meeting was adjourned at 7:50 pm.

Respectfully submitted,

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

Date: _____

Approved:

Joshua Ramsell,
Mayor

Margaret R. Gutjahr,
Mayor Pro-tem/Councilor

Arthur Apodaca,
Councilor

Lawrence R. Gordon,
Councilor

Jimmie Winters,
Councilor



Rio Communities, NM

Accounts Payable Approval Report

By Fund

Item 2.

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Fund: 11000 - General Operating Fund				
Department: 1001 - Governing Body				
NM Municipal League	17366	03/08/2023	Registration - Lawrence Gordon	120.00
Lawrence R. Gordon Jr.	INV0003972	03/09/2023	Travel-NM Municipal Day 2/17/...	157.00
Department 1001 - Governing Body Total:				277.00
Department: 1009 - Municipal Court				
Magdalena Giron	INV0003971	03/08/2023	Court Translation Services	183.91
Department 1009 - Municipal Court Total:				183.91
Department: 2001 - Manager				
Verizon Wireless	9928168045	03/01/2023	CM Telecommunications	127.07
NM Municipal League	17388	03/06/2023	Registration - Martin Moore	120.00
Department 2001 - Manager Total:				247.07
Department: 2002 - General Administration				
Shred-it US JV LLC	8003412388	03/01/2023	Document Shredding	118.83
H&E Equipment	97140354	03/01/2023	Equipment Rental	162.28
Bank of America, N.A.	INV0003950	03/02/2023	Adobe Creative Software	517.37
Bank of America, N.A.	INV0003951	03/02/2023	Kitchen/Pantry Supplies	30.96
Bank of America, N.A.	INV0003952	03/02/2023	Speaker for City Hall	96.29
Woodlands Hardware	010288/1	03/06/2023	CH Supplies	16.20
Maloy Mobile Storage Inc.	0313202-IN	03/06/2023	container	1,428.52
Amazon Business	1YDW-GQ34-FJ1V	03/06/2023	8 1/2 x 11 inch 4 pack clip boar...	20.99
Amazon Business	1YDW-GQ34-FJ1V	03/06/2023	table cover council chamber	26.99
Amazon Business	1YDW-GQ34-FJ1V	03/06/2023	clipboards pack of 6 letter size ...	16.56
Woodlands Hardware	010302/1	03/08/2023	CH Supplies	1.95
NM Local Government Law	975	03/08/2023	Legal Services - FY 2022-2023	6,533.99
Sharp Electronics Corporation	9004226966	03/09/2023	Contract# 8000563882 VOIP CH...	1,131.87
Sharp Electronics Corporation	9004226967	03/09/2023	Contract #8000595693 - Aquos ...	114.00
Sharp Electronics Corporation	9004226967	03/09/2023	Contract #8000595693 - CH Hel...	171.00
Sharp Electronics Corporation	9004226968	03/09/2023	City Hall Copies	204.94
NM Gas Co	INV0003947	03/15/2023	Natural Gas	2,335.21
NM Water Service Company	INV0003967	03/15/2023	CH Water	253.97
Comcast Business	INV0003966	03/18/2023	CH Telecommunications	492.34
PNM	INV0003962	03/21/2023	CH Electricity	508.12
Department 2002 - General Administration Total:				14,182.38
Department: 2004 - Finance/Budget/Accounting				
Verizon Wireless	9928168045	03/01/2023	Finance Telecommunications	80.06
Amazon Business	1PRF-QRRQ-7MPQ	03/09/2023	Office Equipment/Supplies	317.79
Department 2004 - Finance/Budget/Accounting Total:				397.85
Department: 2008 - Municipal Clerk				
Amazon Business	1VJX-YNLP-7W1R	03/01/2023	Amazon Basics computer speak...	14.91
Amazon Business	1VJX-YNLP-7W1R	03/01/2023	Amazon Basics Computer speak...	14.91
Amazon Business	1VJX-YNLP-7W1R	03/01/2023	USB hub - Lisa	15.89
Amazon Business	1VJX-YNLP-7W1R	03/01/2023	USB hub - Lalena	15.89
Amazon Business	1VJX-YNLP-7W1R	03/01/2023	USB hub - Chey	15.89
Amazon Business	1VJX-YNLP-7W1R	03/01/2023	Amazon Basic Computer speake...	17.93
Amazon Business	1VJX-YNLP-7W1R	03/01/2023	AAA Batteries	25.42
Amazon Business	1VJX-YNLP-7W1R	03/01/2023	Wood Box - Clerks office for the...	15.69
Amazon Business	1VJX-YNLP-7W1R	03/01/2023	AA Batteries	27.70
NM Municipal League	17347	03/08/2023	Registration - Lisa Adair	120.00
Department 2008 - Municipal Clerk Total:				284.23
Department: 2012 - Planning & Zoning				
Amazon Business	1YDW-GQ34-FJ1V	03/06/2023	name plate Chad Good	14.86

Accounts Payable Approval Report

Item 2.

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Amazon Business	1YDW-GQ34-FJ1V	03/06/2023	name plate Thomas Scroggins	14.86
Amazon Business	1YDW-GQ34-FJ1V	03/06/2023	name plate Melodie Good	14.85
Amazon Business	1YDW-GQ34-FJ1V	03/06/2023	name plate Lena Benavidez	14.85
Amazon Business	1YDW-GQ34-FJ1V	03/06/2023	name plate Scott Adair	14.85
Department 2012 - Planning & Zoning Total:				74.27
Department: 2014 - Economic Development				
Bank of America, N.A.	3677127	03/02/2023	renewal for EDC - hosting site	179.88
Bank of America, N.A.	INV0003955	03/02/2023	ICSC Membership	125.00
UKUU Creative	362	03/06/2023	Website/Social Media Reference	161.25
Department 2014 - Economic Development Total:				466.13
Department: 3002 - Fire Protection				
Verizon Wireless	9928168045	03/01/2023	CE Telecommunications	82.06
WEX Bank	87673920	03/02/2023	CE Fuel	132.95
Department 3002 - Fire Protection Total:				215.01
Department: 3004 - Animal Control				
Valencia County Fiscal Office	AC2023-34	03/06/2023	Animal Control	3,635.65
Department 3004 - Animal Control Total:				3,635.65
Department: 4004 - Library				
Amazon Business	1VJX-YNLP-7W1R	03/01/2023	USB hub- Renee	15.89
Amazon Business	1YDW-GQ34-FJ1V	03/06/2023	name plate Bobby Caldwell	14.85
Amazon Business	1YDW-GQ34-FJ1V	03/06/2023	name plate Deborah Benavidez	14.85
Amazon Business	1YDW-GQ34-FJ1V	03/06/2023	name plate Merita Wilson	14.85
Amazon Business	1YDW-GQ34-FJ1V	03/06/2023	name plate Lisa LaManna	14.85
Amazon Business	1YDW-GQ34-FJ1V	03/06/2023	name plate Rita White	14.86
Amazon Business	1YDW-GQ34-FJ1V	03/06/2023	name plate Lisa Tabet-Chavez	14.85
Sharp Electronics Corporation	9004226967	03/09/2023	Contract #8000595693 - Aquos ...	57.00
Sharp Electronics Corporation	9004226967	03/09/2023	Contract #8000595693 - Library...	150.00
Department 4004 - Library Total:				312.00
Department: 5101 - Public Works				
Woodlands Hardware	010238/1	03/01/2023	Chainsaw	1,415.97
Woodlands Hardware	010266/1	03/01/2023	PW Supplies	26.55
Verizon Wireless	9928168045	03/01/2023	PW Telecommunicationns	249.14
Woodlands Hardware	010221/1	03/02/2023	PW Supplies	9.60
Woodlands Hardware	010268/1	03/02/2023	PW Supplies	21.66
WEX Bank	87673920	03/02/2023	PW Fuel	65.86
Bank of America, N.A.	INV0003954	03/02/2023	Go Daddy upgrade for Martin ...	8.17
Wagner Equipment Co.	P10C0856188	03/02/2023	Hydraulic oil	20.48
Woodlands Hardware	009913/1	03/08/2023	PW Supplies	29.45
Woodlands Hardware	010306/1	03/09/2023	PW Supplies	31.98
Department 5101 - Public Works Total:				1,878.86
Department: 5104 - Highways and Streets				
HEI, Inc	SRVCE009232	03/09/2023	Repair Street Lights	8,099.57
PNM	INV0003943	03/17/2023	SL Electricity	67.29
PNM	INV0003946	03/17/2023	SL Electricity	47.02
PNM	INV0003956	03/21/2023	SL Electricity	109.74
PNM	INV0003957	03/21/2023	SL Electricity	175.11
PNM	INV0003958	03/21/2023	SL Electricity	210.20
PNM	INV0003959	03/21/2023	SL Electricity	125.98
PNM	INV0003960	03/21/2023	SL Electricity	39.84
Department 5104 - Highways and Streets Total:				8,874.75
Fund 11000 - General Operating Fund Total:				31,029.11
Fund: 20100 - Corrections				
Department: 0001 - No Department				
New Mexico Judicial Education ...	INV0003964	03/06/2023	Judicial Education Fee-February...	15.00
Administrative Office of the Cou...	INV0003970	03/08/2023	Municipal Court Fee-February 2...	30.00
Department 0001 - No Department Total:				45.00
Fund 20100 - Corrections Total:				45.00

Accounts Payable Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Fund: 20900 - Fire Protection				
Department: 3002 - Fire Protection				
Cummins Inc	37-81664	03/01/2023	Maintenance on Ferrera Pumper	1,312.94
Verizon Wireless	9928168045	03/01/2023	FD Telecommunications	121.05
WEX Bank	87673920	03/02/2023	FD Fuel	1,188.13
Southern Tire Mart, LLC.	5020059120	03/06/2023	new tires for 3522	1,035.90
UniqueFleet, LLC.	21631	03/08/2023	Vehicle Maint - FD	546.28
UniqueFleet, LLC.	21633	03/08/2023	Vehicle Maint - FD	1,442.64
UniqueFleet, LLC.	21634	03/08/2023	Vehicle Maint - FD	975.12
UniqueFleet, LLC.	21635	03/08/2023	Vehicle Maint - FD	975.12
UniqueFleet, LLC.	21636	03/08/2023	Vehicle Maint - FD	574.37
UniqueFleet, LLC.	21637	03/08/2023	Vehicle Maint - FD	604.36
UniqueFleet, LLC.	21638	03/08/2023	Vehicle Maint - FD	1,816.99
UniqueFleet, LLC.	21639	03/08/2023	Vehicle Maint - FD	2,190.43
UniqueFleet, LLC.	21655	03/08/2023	Vehicle Maint - FD	718.00
UniqueFleet, LLC.	21656	03/08/2023	Vehicle Maint - FD	712.02
UniqueFleet, LLC.	21657	03/08/2023	Vehicle Maint - FD	1,441.40
Rentokil North America Inc.	33652449	03/09/2023	FD Pest Control	130.36
Rentokil North America Inc.	33652584	03/09/2023	FD Pest Control	129.07
Rentokil North America Inc.	35408435	03/09/2023	FD Pest Control	192.15
Sharp Electronics Corporation	9004226966	03/09/2023	Contract# 8000563882 VOIP CH...	169.13
Sharp Electronics Corporation	9004226967	03/09/2023	Contract #8000595693 - Aquos ...	57.00
NM Gas Co	INV0003948	03/15/2023	Natural Gas	1,592.79
NM Water Service Company	INV0003968	03/15/2023	FD Water	64.32
PNM	INV0003961	03/21/2023	FD Electricity	143.90
Department 3002 - Fire Protection Total:				18,133.47
Fund 20900 - Fire Protection Total:				18,133.47
Fund: 29700 - County EMS GRT				
Department: 2002 - General Administration				
Boundtree Medical	84875422	03/01/2023	Medical Supplies	568.04
Verizon Wireless	9928168045	03/01/2023	EMS Telecommunications	214.27
McKesson Medical-Surgical Gov...	20364980	03/02/2023	Medical Supplies	199.65
WEX Bank	87673920	03/02/2023	EMS Fuel	173.95
Department 2002 - General Administration Total:				1,155.91
Fund 29700 - County EMS GRT Total:				1,155.91
Fund: 30300 - State Legislative Appropriation Project				
Department: 2002 - General Administration				
Amazon Business	1QH4-XVH1-QJKW	03/01/2023	Fire Tablets for Library	492.96
Amazon Business	19G4-DDDN-NT9G	03/06/2023	Community Program 2023 Mate..	1,892.27
Amazon Business	1GLQ-NPDM-49TP	03/06/2023	Community Program 2023 Mate..	3,863.92
Amazon Business	1YVV-19HX-16KG	03/06/2023	Community Program 2023 Mate..	151.09
Digital Eduction USA Inc	INV-3319	03/08/2023	Class License for Computer Cod...	1,350.00
Department 2002 - General Administration Total:				7,750.24
Fund 30300 - State Legislative Appropriation Project Total:				7,750.24
Fund: 39900 - Other Capital Projects				
Department: 2002 - General Administration				
Amazon Business	1LYK-1V3Q-QJGQ	03/01/2023	Office Supplies - Police Depart...	1,028.30
TLC Plumbing & Utility Commer...	SM548033202	03/02/2023	HVAC Unit for Server Room	11,009.08
Department 2002 - General Administration Total:				12,037.38
Fund 39900 - Other Capital Projects Total:				12,037.38
Grand Total:				70,151.11

Report Summary

Fund Summary

Fund	Expense Amount
11000 - General Operating Fund	31,029.11
20100 - Corrections	45.00
20900 - Fire Protection	18,133.47
29700 - County EMS GRT	1,155.91
30300 - State Legislative Appropriation Project	7,750.24
39900 - Other Capital Projects	12,037.38
Grand Total:	70,151.11

Account Summary

Account Number	Account Name	Expense Amount
11000-1001-53010	Travel - Elected Officials	157.00
11000-1001-57050	Employee Training	120.00
11000-1009-55999	Contract - Other Services	183.91
11000-2001-57050	Employee Training	120.00
11000-2001-57160	Telecommunications	127.07
11000-2002-54060	Maintenance Supplies	18.15
11000-2002-55020	Contract - Attorney Fees	6,533.99
11000-2002-55030	Contract - Professional Se...	1,416.87
11000-2002-55999	Contract - Other Services	118.83
11000-2002-56010	Software	517.37
11000-2002-56020	Supplies - General Office	64.54
11000-2002-56040	Supplies-Furniture/Fixture...	96.29
11000-2002-56060	Supplies - Kitchen	30.96
11000-2002-57090	Printing/Publishing/Advert..	204.94
11000-2002-57160	Telecommunications	492.34
11000-2002-57170	Utilities - Electricity	508.12
11000-2002-57171	Utilities - Natural Gas	2,335.21
11000-2002-57173	Utilities - Water	253.97
11000-2002-57998	City Wide Clean-Up	1,590.80
11000-2004-56040	Supplies-Furniture/Fixture...	317.79
11000-2004-57160	Telecommunications	80.06
11000-2008-56020	Supplies - General Office	164.23
11000-2008-57050	Employee Training	120.00
11000-2012-56020	Supplies - General Office	74.27
11000-2014-55999	Contract - Other Services	161.25
11000-2014-57150	Subscriptions & Dues	304.88
11000-3002-56120	Supplies - Vehicle Fuel	132.95
11000-3002-57160	Telecommunications	82.06
11000-3004-55999	Contract - Other Services	3,635.65
11000-4004-55030	Contract - Professional Se...	207.00
11000-4004-56020	Supplies - General Office	105.00
11000-5101-56010	Software	8.17
11000-5101-56040	Supplies-Furniture/Fixture...	1,415.97
11000-5101-56120	Supplies - Vehicle Fuel	65.86
11000-5101-56121	Supplies - Vehicle Lubrica...	20.48
11000-5101-56999	Supplies - Other	119.24
11000-5101-57160	Telecommunications	249.14
11000-5104-54050	Maintenance & Repair - F...	8,099.57
11000-5104-57170	Utilities - Electricity	775.18
20100-0001-21040	Admin Office of Courts Pa...	30.00
20100-0001-21045	Judicial Education Payable	15.00
20900-3002-54040	Maintenance & Repairs - ...	13,309.67
20900-3002-55030	Contract - Professional Se...	677.71
20900-3002-56120	Supplies - Vehicle Fuel	1,188.13
20900-3002-56122	Supplies - Vehicle Tires	1,035.90
20900-3002-57160	Telecommunications	121.05
20900-3002-57170	Utilities - Electricity	143.90

Account Summary

Account Number	Account Name	Expense Amount
20900-3002-57171	Utilities - Natural Gas	1,592.79
20900-3002-57173	Utilities - Water	64.32
29700-2002-56070	Supplies - Medical	767.69
29700-2002-56120	Supplies - Vehicle Fuel	173.95
29700-2002-57160	Telecommunications	214.27
30300-2002-58070	Library/Museum Acquisiti...	492.96
30300-2002-58999	Other Capital Purchases	7,257.28
39900-2002-54050	Maintenance & Repair - F...	11,009.08
39900-2002-56020	Supplies - General Office	1,028.30
Grand Total:		70,151.11

Project Account Summary

Project Account Key	Expense Amount
None	61,865.53
2023-003-50000	1,028.30
ZG9318-50000	7,257.28
Grand Total:	70,151.11

Authorization Signatures

MAYOR & COUNCILORS

JOSHUA RAMSELL, MAYOR

MARGARET "PEGGY" GUTJAHR, MAYOR PRO-TEM

LAWRENCE GORDON, COUNCILOR

ARTHUR APODACA, COUNCILOR

JIM WINTERS, COUNCILOR

ATTEST:

ELIZABETH "LISA" ADAIR, MUNICIPAL CLERK

Municipal Court Monthly Report

- For the month of **February** 2023:
- **10 Code violation(s) were filed.**
- **Amounts collected:**
 - Correction fees \$100.
 - Court Automation fees \$30.
 - Judicial Education fees \$15.
 - Court Fines of \$75
 - **Total of \$220.00 was collected in the courts.**

CITY OF RIO COMMUNITIES

ORDINANCE NO. 2023 - XX

CHAPTER 3 REVENUE AND FINANCE

ARTICLE 5 MUNICIPAL GROSS RECEIPTS TAX

- SECTION 1 IMPOSITION OF TAX
- SECTION 2 GENERAL PROVISIONS
- SECTION 3 SPECIFIC EXEMPTIONS
- SECTION 4 DEDICATIONS
- SECTION 5 EFFECTIVE DATE

ADOPTING A MUNICIPAL GROSS RECEIPTS TAX

3-5-1 Imposition of Tax.

There is imposed on any person engaging in business in this municipality for the privilege of engaging in business in this municipality an excise tax equal to one-fourth of one percent (0.50%) of the gross receipts reported or required to be reported by the person pursuant to the New Mexico Gross Receipts and Compensating Tax Act as it now exists or as it may be amended. The tax imposed under this ordinance is pursuant to the Municipal Local Option Gross Receipts Taxes Act as it now exists or as it may be amended and shall be known as the "municipal gross receipts tax."

3-5-2 General Provisions.

This ordinance hereby adopts by reference all definitions, exemptions and deductions contained in the Gross Receipts and Compensating Tax Act as it now exists or as it may be amended.

3-5-3 Specific Exemptions.

No municipal gross receipts tax shall be imposed on the gross receipts arising from:

- A. Transporting persons or property for hire by railroad, motor vehicle, air transportation or any other means from one point within the municipality to another point outside the municipality;
- B. A business located outside the boundaries of a municipality on land owned by that municipality for which a state gross receipts tax distribution is made pursuant to Subsection C of Section 7-1-6.4 NMSA 1978; or
- C. Direct broadcast satellite services.

3-5-4 Dedication.

Revenue from the municipal gross receipts tax will be used for the unrestricted purpose listed below:

General Fund.

3-5-5 Effective Date.

The effective date of the municipal gross receipts tax shall be July 1, 2023.

PASSED, APPROVED AND ADOPTED THIS XX DAY OF XXX 2023 BY THE GOVERNING BODY OF THE CITY OF RIO COMMUNITIES, NEW MEXICO.

City of Rio Communities Governing Body

Joshua Ramsell,
Mayor

Margaret R. Gutjahr,
Councilor Mayor Pro tem

Arthur Apodaca,
Councilor

Lawrence R. Gordon,
Councilor

Jimmie Winters
Councilor

ATTEST:

Elizabeth F. Adair,
Municipal Clerk



CITY OF RIO COMMUNITIES

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

March 14, 2022

Peter J. Kubiak
LGRF Coordinator
7500 Pan American Freeway NE
PO Box 91750
Albuquerque NM 87199

RE: 2022-2023 Cooperative Agreement Program Project Proposal

The City of Rio Communities is pleased to present the following application for funding under the Cooperative Agreement Program for 2023-2024. This proposal was prepared by HDR Engineering who conducted the requisite site inspection and performed a thorough analysis of road use and conditions.

Following are aerial photographs and a street view that depict the specific project location, in this instance— a single project— Don Diego is one of the streets that is at the top of the priority list for removal and replacing approximately 2,400 linear ft of existing roadway pavement. Additionally, Resolution 2023-XX is included that certifies full acceptance of this single project by our governing body.

As Mayor, I hereby certify that the enclosed proposed scope of work is necessary for the public good and their convenience and is integral to the economic development of our community.

If you have questions or concerns, please contact me at 505-861-6803.

Thank-you in advance for your assistance in our efforts to improve our community.

Sincerely,

Joshua Ramsell
Mayor of Rio Communities

State of New Mexico

**City of Rio Communities
Resolution 2023 - XX
NMDOT Cooperative Agreement Program**

Item 6.

Whereas, the governing body in and for the City of Rio Communities, State of New Mexico, requests participation in the Cooperative Agreement Program; has approved the location, scope preliminary cost estimate of the work in the attached document, and;

Whereas, the scope of work contained herein has been reviewed by the City Council as being vital to the public good and their convenience, and;

Whereas, The City of Rio Communities is responding to invitation from the New Mexico Highway and Transportation Department, District Three, Albuquerque, New Mexico, to participate in the 2023-2024 Cooperative Agreement Funding Program by submitting the following project proposal, and;

Whereas, The City of Rio Communities has agreed to provide matching funds at a rate of twenty-five percent (25%) of the total cost of the project.

NOW THEREFORE, BE IT HEREBY RESOLVED that the Governing Body of the City of Rio Communities, State of New Mexico, hereby authorizes the submission of an application to the New Mexico State Highway and Transportation Department and does hereby commit to the funding of such projects as specified in the application.

PASSED, APPROVED AND ADOPTED THIS 13th DAY OF MARCH 2023 BY THE GOVERNING BODY OF THE CITY OF RIO COMMUNITIES, NEW MEXICO.

Joshua Ramsell, Mayor

Margaret R. Gutjahr, Mayor Pro-tem

Arthur Apodaca, Councilor

Lawrence R. Gordon, Councilor

Jimmie Winters, Councilor

ATTEST:

Elizabeth F. Adair, Municipal Clerk



2023-2024 Road Paving Improvements

NMDOT Cooperative Agreement Program

March 15, 2023

**City of Rio Communities
360 Rio Communities Blvd.
Rio Communities, NM 87002
505-861-6803**

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Vicinity Map



Scope of Work

Don Diego Road is one of the streets that is at the top of the priority list for immediate repair. The city intends to develop a construction plan set to remove and replace approximately 2,400 linear feet of existing roadway pavement from Dulcinea Lane (BOP) to Kaghan Loop Drive (EOP). Due to the high severity and extent of distress in the pavement, the road will require full reconstruction. There are no apparent drainage structures nor other infrastructure for stormwater runoff conveyance within the project limits. Field review has indicated several depressed sections with the roadway section which appear to result in ponded water after storm events. Therefore, the profile of the road will be revised and modified as needed to provide a construction staking plan which will provide positive conveyance of stormwater concentrating along the gutter pan of the roadway.

Project Preliminary Cost Estimate

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST ESTIMATE			
Rio Communities: Don Diego Rd Reconstruction			
DESIGN COST ESTIMATE SUMMARY			
SHORT DESCRIPTION	SUBTOTAL AMOUNT	GR TAX 7.7500%	TOTAL AMOUNT
ENGINEERING SERVICES	\$83,707.00	\$6,487.29	\$90,194.29
SURVEY & SUE	\$32,500.00	\$2,518.75	\$35,018.75
GEOTECHNICAL REPORT	\$13,000.00	\$1,007.50	\$14,007.50
TOTAL =	\$129,207.00	\$10,013.54	\$139,220.54

Project Justification

A site review was performed to assess the severity and extent of material and structural distress in the existing pavement. After a careful evaluation, it was determined that the existing pavement has reached its life span and it needs immediate replacement.



Figure 1: Subgrade exposure



Figure 2: Excessive cracking and subgrade exposure



Figure 3: Alligator cracking



Figure 4: Alligator cracking and subgrade failure

Project Certification

Letter of Intent