



City of Rio Communities Council Regular Business Meeting

City Council Chambers - 360 Rio Communities Blvd

Rio Communities, NM 87002

Monday, January 27, 2025 6:00 PM

Minutes

Please silence all electronic devices.

Mayor - Joshua Ramsell

Mayor Pro Tem - Lawrence R. Gordon

Council - Arthur Apodaca, Thomas Nelson, Matthew Marquez

Call to Order

Mayor Pro Tem Gordon called the meeting to order at 6:03 pm

Pledge of Allegiance

Councilor Nelson led the pledge of allegiance

Roll Call

Governing Body

Mayor Joshua Ramsell

Councilor Lawrence Gordon

Councilor Thomas Nelson

Councilor Art Apodaca

Councilor Matthew Marquez

Staff

Manager Dr. Martin Moore

Deputy Clerk Lalena Aragon

Police Chief Felix Nunez

Fire Chief Andrew Tabet

City Attorney Cori Strife

Finance Officer Roy Hubbard

Approval of Agenda

Motion made by Councilor Apodaca to approve the agenda as written. Seconded by Councilor Nelson

Voting Yea:

Councilor Gordon

Councilor Apodaca

Councilor Nelson

Councilor Marquez

Motion passed with a 4-0 vote.

Approval of the Consent Agenda

Motion made by Councilor Gordon to approve the consent agenda. Seconded by Councilor Apodaca

Voting Yea:

Councilor Gordon

Councilor Apodaca

Councilor Nelson

Councilor Marquez

Motion passed with a 4-0 vote.

Public Comment:

Zeke Esquibel from New Mexico Water Authorities stated that he would like to talk a little bit about the utility easement and how it may affect the water department and is requesting Council doesn't make a decision on this before talking with the New Mexico Water Authorities.

Manager Report

Donald Chavez talked about meeting with the state legislator and explained they have a Bill for the NM Dahl Sheep and stated that they are New Mexico heritage breed of livestock and stated he is wanting to go back to the State legislator to get some more protection on them. He stated that he has caught a few and is working to keep them alive before they go into extinction and also talked about having a nature center and an exhibit for the Dahl Sheep, he then went over the history of the Dahl Sheep. Mr. Chavez requested the Council talk with the State legislators to get funding for an exhibition for the Dahl Sheep in our community.

City Manager Dr. Moore talked about the streetlights on Horner and stated that the project will be started. He then talked about Goodman Ave. project and stated work will be started.

City Manager Dr. Moore gave an update on the Code of Conduct and ethics and stated it is being prepared and will have them ready in February. He then talked about the appointment of the Municipal Judge and Judge pro tem and stated the Mayor has been looking for someone to fill these positions and they will be bringing this up as an action item in February.

Councilor Marquez asked if the Council could have the information on the Judge before they are appointed.

Mayor Ramsell stated that the information on the Judge will go out to Council.

Councilor Marquez asked about the EDC website and asked if Sunny 505 has given City Permissions.

Action Items

Discussion, Consideration, and Decision – Truck Bypass Agreement to Grant Public Road and Utility Easement, Grant Easement for Public Road Supplement Easement and Vacation Agreement

City Manger Dr. Moore went over the contract and explained the areas in the contract that was updated by Council request.

City Manger went over the rail crossing and stated that the landowner set aside the City be responsible for the maintenance.

Councilor Nelson stated that parcel 18b needs to be removed and that parcel is not connected to the road.

Councilor Marquez stated that if 18b is not connected to that lot that needs to be taken out and asked City Manager Dr. Moore to explain what alternate summary procedures are.

City Manager Dr. Moore explained that an alternate summary procedure is the existing procedure in the City of Rio communities without a reset division of lots, provided that, you don't have any increase in the number of lots permissible and what that means is a walk through for a single plat process as opposed to a preliminary plat process.

Councilor Nelson asked Dr. Moore to read the top two lines of the Agreement.

City Manager Dr. Moore read: "The subdivision tracks 18A/18B to one or more resub division. Utility easements will be completed and access to new road easements on the extended railroad easement to replant on resub division cost. Consist of the combination of recombination portions of previously planted that it does not increase the total number of lots and is eligible for the alternate summary procedure under Subdivisions Ordinance 621, provided the proposed subdivision meets the criteria for

the alternate summary procedure which provides an exemption for new understanding, new subdivision review and approval procedure”.

City Attorney Strife explained that an alternative summary plat procedure is: they bring it to the City for approval and it would go back to planning and zoning with the final plat. So, they would go through planning and zoning and the council, so this is like a planning phase and the final phase. In this case, what we are saying is that if they're not changing the way the property is laid out. She explained with 18a and 18b why those are connected even though 18b is not implicated in this situation what it is saying is that as long as 18a and 18b remain in the same 2 parcels and that they're not increasing anything or adjusting their acreage to redraw that line and so if it was 66 acres and they wanted to change it to say 48 acres, they would have to go through the same approval process. She explained that it is a benefit to the city if they want to change the way 18b is laid out; the city will have the ability to have access to those easements.

City Manager explained the warranty of title issue and explained that the City would own the road and not the land itself.

Councilor Nelson asked if they own the land, they will still be taxed but it says property will be exempt from taxes.

City Attorney Strife explained that the road will be exempt because you can't tax the City, but the 98 acres of land would still be taxable because the City owns the road not the land.

Councilor Nelson stated that he thinks that NM Water engineers need to work with the city engineers before we go forward on this.

Council Marquez asked if NM Water could voice their concerns. He then asked why Playa Vista was the one who requested the zone change and now the easement is requested by Petroyates.

City Attorney Strife explained that Petroyates is a shareholder and that is why his name is on this agreement.

Councilor Marquez asked how much it would cost to resurface the road when it needs to be resurfaced and stated that it would cost \$1 million to repave the road. Marquez stated if the roads are being used by the Yates and the Wind turbine, should the city add that they are responsible for maintaining the road and not be the responsibility of the city?

City Attorney Strife stated that this is a planning stage so no and since this part of the community will be paying taxes on the property and this isn't the appropriate time to add this to the agreement and should have been brought up in an earlier conversation.

Councilor Nelson stated that the road isn't on City property so they would not be paying City taxes and that they are getting tax breaks.

Councilor Marquez explained that the cost of maintaining the road would not match the taxes.

City Attorney stated that is a valid concern but in this stage it is just to get the approval to build this road and to be able to have citizens use the road.

Councilor Nelson stated that he would like to see where the Department of Transportation signed off on this road and where the bond is for this road.

City Manager Dr. Moore stated that the State of New Mexico is funding this road.

Councilor Nelson asked for that documentation and asked why all the parcels are listed.

City Attorney explained all the parcels are listed because those are the parcels that were listed in the rezone the City did a few months back re-zoned.

Councilor Nelson talked about the sewer line and stated that the City needs to take that into consideration.

City Manager Dr. Moore stated that we are not touching the NM Water easements.

Councilor Nelson asked NM Water if they had a proposal for an additional water line to go out towards that way.

Mr. Esquibel from NM Water stated that they do have future plans to do an interconnection.

City Attorney Strife explained that what is in place now will not go away and referred to paragraph four.

Mrs Apodaca from NM Water stated so we are clear you are not asking us to relocate any of our infrastructure then we are ok with that and stated that with their future planes they would still like to meet with the engineers.

Councilor Nelson talked about how the trucks could affect the sewer line.

Councilor Marquez stated that this needs to be addressed now so the City isn't responsible if there was a sewer line breakage.

Motion made by Councilor Gordon to approve truck bypass agreement to grant public road and utility easement, grant easement for public road supplement easement and vacation agreement. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Gordon

Councilor Apodaca

Councilor Nelson

Councilor Marquez

Motion passed with a 4-0 vote

Discussion, Consideration, and Decision – Resolution 2025- 03 Declare 94 Olson a Dangerous and Nuisance Dangerous Property

City Manager Dr. Moore explained this has been in front of the Council before and there were a few changes in the language and is requesting approval.

Motion made Councilor Apodaca approve resolution 2025-03 Declaring 94 Olson a dangerous property. Seconded by Councilor Gordon.

Voting Yea:

Councilor Gordon

Councilor Apodaca

Councilor Nelson

Councilor Marquez

Motion passed with a 4-0 vote

Discussion, Consideration, and Decision – Resolution 2025-04 Budget Adjustment

Discussion, Consideration, and Decision – Resolution 2025-05 Second Quarter Financial Report

City Manager Dr. Moore stated that there were a few small bumps in the road.

Finance officer Hubbard stated there were a few glitches with the software he recommends moving the two action items to a special meeting.

Motion made by Councilor Nelson to table these items. Seconded by Councilor Marquez.

Voting Yea:

Councilor Gordon

Councilor Apodaca

Councilor Nelson

Councilor Marquez

Motion passed with a 4-0 vote

Discussion, Consideration, and Decision – City Spring Event

City Manager Dr. Moore explained there was some discussion awhile back on having a Spring event and he is asking Council for direction on how to handle this.

Councilor Marquez stated that he talked to Dr. Moore, and he brought the agenda, Councilor Marquez went over the agenda he made for the Spring event that included overtime for the Police, Public Works and the Fire Department, he talked about using the Axillary 5013c to help with the cost of the event and stated he has talked to the librarian about utilizing items in the makers space to for engraving and other projects that may be needed. He stated that the committee he has put together for this event includes himself, Monique Marquez, Loedi Silva and Randy Gettings.

City Attorney explained in order for the City to hold an event there needs to be a committee that has been vote on by Council.

Council Discussion

Councilor Marquez stated that he would like to see the EDC website up and running.

Councilor Gordon talked about the Martin Luther King visual in Belen and thanked everyone in the community who attended.

Councilor Nelson asked for a take home vehicle policy and employee list.

Councilor Marquez asked if the City is going to the Round house. He stated that he spoke with Senator Stefanics, and she was under the impression that Dr. Moore was going to the Round House on Friday.

Councilor Apodaca asked about the Veterans Memorial.

City Manager Dr. Moore stated that he is looking at having something for the Council in February with a proposal.

Mayor Ramsell EDC website to contact City Hall and talked about the truck bypass and there is no nuclear waste being transported through the City. The bypass road will be used to keep big trucks from going through the city,

Executive Session - For the purpose of Appointment of Clerk Treasurer and Police Chief Evaluation pursuant to NMSA 10-15-1(H)(2) - Limited Personnel Matters

Motion and roll call vote to go into closed session

Motion made by Councilor Nelson to go into closed session for the purpose of Appointment of Clerk Treasurer and Police Chief Evaluation. Seconded by Councilor Gordon.

Voting Yea:

Councilor Gordon
Councilor Apodaca
Councilor Nelson
Councilor Marquez

Motion passed with a 4-0 vote at 8:15 pm.

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

Motion made by Councilor Nelson. Seconded by Councilor Gordon 8:41 pm.

Voting Yea:

Councilor Gordon
Councilor Apodaca
Councilor Nelson
Councilor Marquez

Motion passed with a 4-0 vote at 8:41 pm.

Welcome everyone back and statement by the Mayor:

Motion made by Councilor Gordon to accept the welcome back statement by the Mayor. Seconded by Councilor Nelson.

Voting Yea:

Councilor Gordon
Councilor Apodaca
Councilor Nelson
Councilor Marquez

Motion passed with a 4-0 vote at

Action Items



Discussion, Consideration, and Decision – Appointment of Clerk Treasurer

No decision was made.

Adjourn

Motion made by Councilor Gordon to adjourn. Seconded by Councilor Apodaca. Motion carried at 8:43 pm.

Respectfully submitted,

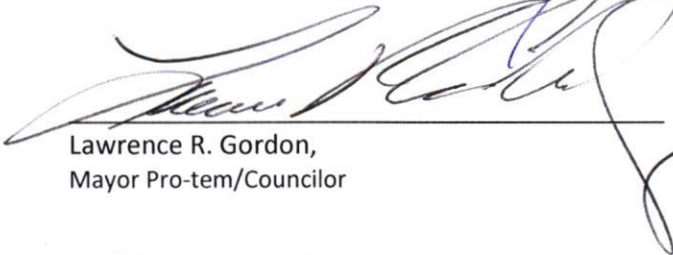

Dr. Martin Moore, Acting Municipal Clerk 
(Taken and Transcribed by Lalena Aragon, Deputy Clerk)

Date: 3/10/2025

Approved:



Joshua Ramsell,
Mayor

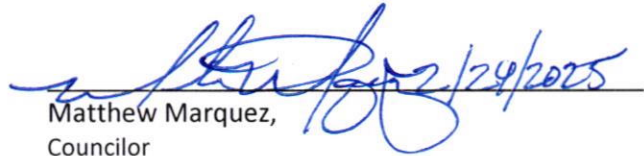


Lawrence R. Gordon,
Mayor Pro-tem/Councilor

Arthur Apodaca,
Councilor

Thom 2-24-25

Thomas Nelson,
Councilor



Matthew Marquez,
Councilor