



City of Rio Communities Council Regular Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday March 09, 2026, 6:00 PM
Minutes

Please silence all electronic devices.

Mayor - Joshua Ramsell
Mayor Pro Tem - Lawrence R. Gordon
Council – Michael Melendez, Thomas Nelson, Matthew Marquez

Call to Order

Mayor Ramsell called the meeting to order at 6:03pm

Pledge of Allegiance

Councilor Nelson led the pledge of allegiance.

Roll Call

Governing Body

Mayor Joshua Ramsell
Councilor Matthew Marquez
Councilor Lawrence Gordon
Councilor Thomas Nelson
Councilor Michael Melendez

Staff

Manager Dr. Martin Moore
City Attorney Randall Van Vleck

Approval of Agenda

Motion made by Councilor Nelson to approve agenda with Minutes Removed. Seconded by Councilor Marquez.

Voting Yea:

Councilor Marquez
Councilor Nelson
Councilor Gordon
Councilor Melendez

Motion Passed with a 4-0 Vote

Consent Agenda

Motion made by Councilor Gordon to approve consent agenda with the minutes removed. Seconded by Councilor Nelson.

Voting Yea:

Councilor Melendez
Councilor Marquez
Councilor Nelson
Councilor Gordon

Motion passed with a 4-0 vote

Public Comment

No public comment at this time.

Motion made by Councilor Marquez to Postpone Public Hearing - For the purpose of Replat for Proposed Location: UPC 101002603027400000 Subd: TIERRA DEL SUR PHASE 1 Lot: 3 Block: 1 D-5-27 1999 REV, UPC 1010026040261000000 Subd: TIERRA DEL SUR PHASE 1 Lot: 4 Block:1 D-5-27 1999 REV

with the minutes removed. Seconded by Councilor Gordon.

Voting Yea:

Councilor Melendez

Councilor Marquez

Councilor Nelson

Councilor Gordon

Motion postponed with a 4-0 vote

Public Hearing - For the purpose of Replat for Proposed Location: UPC 101002603027400000 Subd: TIERRA DEL SUR PHASE 1 Lot: 3 Block: 1 D-5-27 1999 REV, UPC 1010026040261000000 Subd: TIERRA DEL SUR PHASE 1 Lot: 4 Block:1 D-5-27 1999 REV

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

Voting Yea:

Councilor Melendez

Councilor Marquez

Councilor Nelson

Councilor Gordon

Motion postponed with a 4-0 vote

Consideration of Replat for Proposed Location: UPC 101002603027400000 Subd: TIERRA DEL SUR PHASE 1 Lot: 3 Block: 1 D-5-27 1999 REV, UPC 1010026040261000000 Subd: TIERRA DEL SUR PHASE 1 Lot: 4 Block:1 D-5-27 1999 REV

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

Action Items

Discussion, Consideration, and Decision – Approval of Facts and Findings for Tierra Del Sur Replatting.

Discussion, Consideration, and Decision – Approval of Replat for Proposed Location: UPC 101002603027400000 Subd: TIERRA DEL SUR PHASE 1 Lot: 3 Block: 1 D-5-27 1999 REV, UPC 1010026040261000000 Subd: TIERRA DEL SUR PHASE 1 Lot: 4 Block:1 D-5-27 1999 REV

Motion made by Councilor Nelson to remove action items 3 and 4. Seconded by Councilor Gordon.

Voting Yea:

Councilor Melendez

Councilor Marquez
Councilor Nelson
Councilor Gordon

Motion approved with a 4-0 vote

Manager Report

Fees for the City, IPRA, Fire Inspections for Businesses (Annual Fee), Burn Permit, and Facility Rental

Dr. Moore discussed with council the fees for the city, IPRA, Fire Inspections for Businesses (Annual Fee), Burn Permit, and Facility Rental. He let council know we will bring this back to council with amounts for each.

Update on Maverick

Dr. Moore stated that Maverick is currently doing demolition and excavation. One of the things as a city we will do is to make sure they have corrected setbacks and State will handle the construction side, and the city will handle the zoning and the development side.

Update on Municipal Judge.

Dr. Moore stated we have received a couple applications for Municipal Judge, and they should be ready to bring to the next council meeting.

Purchase of Storage Units

Dr. Moore stated that we have purchased the storage units and are no longer paying rent on them.

Update of Don Diego

Dr. Moore stated that we have received the wage determination for Don Diego and the contract has been signed and we are looking to have a pre-construction meeting sometime this week or next.

Update on Goodman Ave

Dr. Moore stated that there are 2 areas where they are looking at minor additions and they are waiting for the pricing from the contractor. We still have not received information about when the lights will come in so they can be put up.

Update on Damon St

Dr. Moore stated on Damon St. that there is still a little bit left in the grant and they are looking at getting prices for a top seal for the top of the pavement. The grant for this project ends at the end of June 2026.

Discussion of Revenue needs for Fiscal Year 2026-2027

Finance Officer Cassandra Montano gave a presentation on the financial overview of the City's general fund.

Action Items

Discussion, Consideration, and Decision – Appointment to Replace Michael Melendez on Planning and Zoning Commission.

Motion made by Councilor Nelson to postpone until next Meeting March 23, 2026 Appointment to Replace Michael Melendez on Planning and Zoning Commission. Seconded by Councilor Gordon.

Voting Yea:
Councilor Melendez
Councilor Marquez
Councilor Nelson
Councilor Gordon

Motion postponed with a 4-0 vote

Discussion, Consideration, and Decision – Resolution 2026-02 – Accepting Grant Agreement for New Mexico Department of Transportation (NMDOT) Appropriation ID I3329 NMDOT Control Number C3243329 to Plan, Design, Construct and Equip Street Lights on Horner Street in Rio Communities in Valencia County.

Dr. Moore gave an update on Grant Agreement for New Mexico Department of Transportation (NMDOT) Appropriation ID I3329 NMDOT Control Number C3243329 to Plan, Design, Construct and Equip Street Lights on Horner Street in Rio Communities in Valencia County and recommended for resolution 2026-02 to be approved.

Motion made by Councilor Nelson to approve Resolution 2026-02 – Accepting Grant Agreement for New Mexico Department of Transportation (NMDOT) Appropriation ID I3329 NMDOT Control Number C3243329 to Plan, Design, Construct and Equip Street Lights on Horner Street in Rio Communities in Valencia County. Seconded by Councilor Melendez

Voting Yea:
Councilor Melendez
Councilor Marquez
Councilor Nelson
Councilor Gordon

Motion passed with a 4-0 vote

Discussion, Consideration, and Decision – Approval of Resolution 2026-03 New Mexico Department of Transportation -Municipal Arterial Program (MAP) Application

Dr Moore discussed the MAP application and said that it is a 25% match for this grant. This grant will be for Golf Course rd.

Councilor Nelson asked Dr. Moore instead of using this grant for Golf Course Rd. why can't we use it to align Rio Communities way and Goodman Ave.

Dr. Moore stated that we did look at that and one of the issues we have is the connectivity of State Highways.

Councilor Marquez asked if we have a plan for the City on what roads are in critical condition, what roads are in good condition and what roads need to be updated and redone.

Dr. Moore stated yes we do have a plan.

Motion made by Councilor Melendez to approve Resolution 2026-03 New Mexico Department of Transportation -Municipal Arterial Program (MAP) Application. Seconded by Councilor Gordon.

Voting Yea:

- Councilor Melendez
- Councilor Marquez
- Councilor Nelson
- Councilor Gordon

Motion passed with a 4-0 vote

Discussion, Consideration, and Decision – Approval of Resolution 2026-04 for New Mexico Department of Transportation -LGRF Cooperative Agreement Program Grant

Dr. Moore discussed -LGRF Cooperative Agreement Program Grant, the areas we and looking at to take care of with this grant is Hillandale and this is a 25% match grant.

Councilor Marquez asked if there is a grant for Horner St.

Dr. Moore stated no there is not a grant for Horner yet.

Councilor Marquez stated that the road would need to be lowered for the water to flow freely down Hillandale and why the construction cant began near the beginning of Hillandale.

Mayor Ramsell stated that they have spoken to the engineers about this issue.

Motion made by Councilor Nelson to approve of Resolution 2026-04 for New Mexico Department of Transportation -LGRF Cooperative Agreement Program Grant. Seconded by Councilor Gordon.

Voting Yea:

- Councilor Melendez
- Councilor Nelson
- Councilor Gordon

Voting No:

- Councilor Marquez

Motion passed with a 3-1 vote

Discussion, Consideration, and Decision – Approval of Resolution 2026-05 Declaring 303 Horner as a Dangerous/ Nuisance Property.

Dr. Moore stated that this resolution was done before but never completed. He stated that it is unclear who the property owners are. He stated that we will notify any and every way we can to locate the property owners.

Councilor Nelson stated that the past Resolution from 2024 and this new Resolution are the same word for word.

Dr. Moore stated that yes, it is the same wording but was never fully completed and that’s why we are bringing it back to council and recommend this resolution be approved.

Motion made by Councilor Melendez to approve Resolution 2026-05 Declaring 303 Horner as a Dangerous/ Nuisance Property. Seconded by Councilor Gordon.

Voting Yea:

- Councilor Melendez
- Councilor Marquez
- Councilor Nelson
- Councilor Gordon

Motion passed with a 4-0 vote

Executive Session - 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) and Pursuant to §10-15-1(H)(7) and subject to attorney-client privilege, for the limited purpose of discussing threatened or pending litigation

Motion and roll call vote to go into close session

Motion made by Councilor Nelson to go into close session. Seconded by Councilor Gordon.

Voting Yea:

Councilor Melendez

Councilor Marquez

Councilor Nelson

Councilor Gordon

Motion passed with a 4-0 vote

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 Nelson.

Voting Yea:

Councilor Melendez

Councilor Marquez

Councilor Nelson

Councilor Gordon

Motion passed with a 4-0 vote

Welcome everyone back and statement by the Mayor:

Mayor Ramsell Stated that on Monday March 9, 2026, City of Rio Communities City Council did hold an Executive Session - - 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) and Pursuant to §10-15-1(H)(7) and subject to attorney-client privilege, for the limited purpose of discussing threatened or pending litigation. No Action was taken and no other items were discussed at this time.

Motion made by Councilor Nelson to approve the statement by the mayor. Seconded by Councilor Gordon.

Voting Yea:

Councilor Melendez

Councilor Marquez

Councilor Nelson

Councilor Gordon

Motion passed with a 4-0 vote.

Discussion, Consideration, and Decision – Approval to Lease for Exclusive Retail use, 639 Sq Feet of Space inside the City Complex Building Located at 360 Rio Communities Blvd.

Motion made by Councilor Melendez to approve Lease for Exclusive Retail use, 639 Sq Feet of Space inside the City Complex Building Located at 360 Rio Communities Blvd. Seconded by Councilor Gordon

Voting Yea:
Councilor Gordon

Voting No
Councilor Marquez
Councilor Nelson
Councilor Melendez

Motion Failed with a 1-3 vote

Council Discussion

Councilor Melendez spoke about the training he attended by Paradine.

Councilor Nelson spoke about the Planning and Zoning members terms and requested to schedule a joint meeting with planning and zoning. He also asked for the names of the people in the Art in Public Places (AIPP) committee.

Councilor Marquez spoke about the Uniform Traffic code ordinance and if we can bring that back to council. He also stated he would like to discuss the Comprehensive Plan.

Our Next Scheduled meeting will be March 23, 2026, at 6:00pm

Adjourn

Motion made by Councilor Gordon to Adjourn. Seconded by councilor Nelson Motion carried out at 9:31pm

Respectfully submitted,

Jennifer Gauna Municipal clerk
(Taken and Transcribed by Patricia McCloskey, Deputy Clerk)

Date: _____

Approved:

Joshua Ramsell,
Mayor

Lawrence R. Gordon,
Mayor Pro-tem/Councilor

Michael Melendez,
Councilor

Thomas Nelson,
Councilor

Matthew Marquez,
Councilor