



City of Rio Communities Council Regular Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, April 22, 2024 6:00 PM
Agenda

Please silence all electronic devices.

Mayor - Joshua Ramsell
Mayor Pro Tem - Lawrence R. Gordon
Council - Arthur Apodaca, Thomas Nelson, Matthew Marquez

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Consent Agenda

- 1. Approval of Minutes for April 08,2024**
- 2. Approval of Accounts Payable**

Public Comment: If you wish to speak during the public comment session, the Council will allow each member of the public three (3) minutes to address the Council. Both the public and Council will follow rules of decorum. Please state your name and where you live. The public shall direct comments to the Mayor. Comment(s) will not be disruptive or derogatory

Presentation – Sunny 505

Presentation – Tommy Sanchez Valencia Regional Emergency Communications Center (VRECC)

Public Hearing - For the purpose of Rio Holdings Replat Request

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

Consideration of Rio Holdings Replat Request Proposed Location: Legal Description Tract: 3 S: 15 T: 5N R: 2E 22.77 ACRES 1998 REV UPC: 101002827029000000

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

Action Items

- 3. Discussion, Consideration, and Decision – Rio Holdings Replat Request Proposed Location: Legal Description Tract: 3 S: 15 T: 5N R: 2E 22.77 ACRES 1998 REV UPC: 101002827029000000**

Manager Report

- 4. Budget Workshop on May 6, 2024 at 6:00pm**

Council Discussion

Executive Session - For the Purpose of Discussion Considering Limited Personnel Matters - Complaints Against the City Manager Pursuant to NMSA SECTION 10 – 15-1(H)(2).

- * 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:**

Adjourn

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



City of Rio Communities Council Regular Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, April 08, 2024 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

6:03pm

Pledge of Allegiance

Councilor Gordon led the Pledge of Allegiance.

Roll Call

Governing Body

Mayor Joshua Ramsell
 Councilor Lawrence Gordon
 Councilor Nelson
 Councilor Apodaca
 Councilor Marquez

Staff

Manager Dr. Martin Moore
 Deputy Clerk Lalena Aragon
 Police Chief Felix Nunez
 Fire Chief Andrew Tabet
 City Attorney Randy Van Vleck

Approval of Agenda

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

Voting Yea:

Councilor Gordon
 Councilor Nelson
 Councilor Marquez
 Councilor Apodaca

Motion passed with a 4-0 vote

Approval of Consent Agenda

Approval of Minutes for March 25, 2024

Approval of Accounts Payable

Amazon Business	2,725.06	Melodie Good	90.00
Tabet Lumber Co, Inc.	1,167.33	Ray's Fire Extinguishers	266.65
State of Emergency	994.95	AT&T Mobility	2,019.88
Upfitting			
H&M 116 Rock Products, LLC	1,186.00	Bank of America, N.A.	934.35
Napa Auto Parts	26.67	Stericycle Inc.	163.75
McKesson Medical-Surgical	227.67	Bound tree Medical	284.46
Government			
Aqua3, LLC.	42.60	Ortega and Son's Propane Services,	608.00
HEI, Inc	16,245.00	Maloy Mobile Storage Inc.	487.36

Woodland Hardware	508.44	Unique Fleet, LLC.	592.89
Wells Fargo Financial Leasing	138.09	WOLFCOM Enterprises	125.00
Chad Good	90.00	Comcast Business	578.39
Adelina Benavidez	30.00	NM Gas Co	794.65
Richard Henderson	90.00	NM Water Service Company	412.90
Craig Independent Tire Co.	3,073.26	PNM	2,120.78
Gayle A. Jones	1,800.49	Verizon Wireless	524.85
Linde Gas & Equipment Inc.	782.84	WEX Bank	2,516.85

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

Voting Yea:

- Councilor Gordon
- Councilor Nelson
- Councilor Marquez
- Councilor Apodaca

Motion passed with a 4-0 vote

Public Comment:

No comments.

Manager Report

City Manager Dr. Moore explained he will be putting a written manager’s report in the packet. City Manager Dr. Moore talked about having a meeting with Universal Waste to review the contract and asked members of the Council to be a part of that meeting. He then talked about having a community meeting for Don Diego on Wednesday to go over the design. Councilor Nelson volunteered to be on the committee for Universal Waste. Councilor Marquez asked about the fence in Chamesa. Dr. Moore explained the park is still being worked on and anything that needs to be corrected will. Councilor Gordon volunteered to be on the Universal Waste committee.

Discussion, Consideration, and Decision – Emma Sanchez Out of State Travel for WI Law Enforcement Administration Professional Training Conference "LEAP" in Green Bay Wisconsin

Chief Nunez explained the WI Law Enforcement Administration Professional Training Conference "LEAP" and stated Mrs. Sanchez is the administration assistant for the Police Department and the NTCJC offers training that will provide a wide range of training for Mrs. Sanchez.

Motion made by Councilor Gordon to approve Emma Sanchez’ out of state travel for WI Law Enforcement Administration Professional Training Conference "LEAP" in Green Bay Wisconsin not to exceed \$2,500. Seconded by Councilor Apodaca.

Voting Yea:

- Councilor Gordon
- Councilor Nelson
- Councilor Marquez
- Councilor Apodaca

Motion passed with a 4-0 vote

Discussion, Consideration, and Decision Contracting with Beasley, Mitchell & CO. Certified Public Accountants

City Manager Dr. Moore explained in the process of looking for a finance officer, Beasley Mitchell was suggested to us by the State Department of Finance and Administration. Mrs. Garcia explained the contract. Mayor Ramsell asked if a finance officer is hired before the contract ends, will the city continue to be charged. Mrs. Garcia answered no, the city will be charged the hourly rate. Councilor Marquez asked how many other cities they work with Mrs. Garcia. Mrs. Garcia explained that currently, she is working with five but usual works with five to ten a year. Councilor Marquez asked the average size of cities that they work with. Mrs. Garcia explained she has worked with cities with only 2,000 residents and the largest city was Santa Fe. Councilor Apodaca asked for a timeline on hiring a Finance Director. Dr. Moore explained he has not put the position out for a recruitment. Councilor Apodaca asked for a prediction on how long it will take to hire for the position. Dr. Moore said he was not able to make a prediction and it might take a few months to hire the right person. The discussion continued.

Motion made by Councilor Gordon at the rate of \$160.00 hourly rate not to exceed \$59,999. Seconded by Councilor Apodaca. Councilor Nelson made a motion to amend Councilor Gordons motion to hold the contract to the end of the fiscal year, not to exceed \$59,999. Seconded by Councilor Apodaca for the amendment to the end of the fiscal year.

Voting Yea:

Councilor Gordon
Councilor Nelson
Councilor Marquez
Councilor Apodaca

Motion passed with a 4-0 vote

Council Discussion

Councilor Apodaca discussed the property where the flag is located and is collaborating with the owner to turn it into a Veterans Memorial. Councilor Nelson asked Dr. Moore if the job openings have been put on the Municipal League website. Councilor Nelson thanked the Fire Department Auxiliary board for the Easter egg hunt and the spaghetti dinner and stated the Auxiliary board will be hosting a Child CPR/First aid class. He then asked when the park in Chamesa would be finished. Dr. Moore explained that they are waiting on PNM and the water department and did not have a hard date. Councilor Nelson talked about the Blessing of the Bikes on April 14, and he requested the Police Department help with that and that the Moose is having a blood drive, and would like for the City to be a part and asked it to be put on the marquee. Councilor Gordon talked about having an adult chess program on Wednesdays after his children's chess class. Councilor Marquez thanked the Fire Department for its assistance on Good Friday and thanked the Police Chief for all he has been doing on building the Police Department. Councilor Marquez asked about the trailers in Chamesa. Police Chief Nunez said they are working on an open investigation and that it is not falling on deaf ears. Councilor Marquez asked about 101 Rio Communities Blvd. Dr. Moore explained that he could not give much information on that property but has met with the property owner. Mayor Ramsell talked about the Don Diego Road

project on April 10, 2024, at 6:00pm. He thanked the Fire Department for their help during Good Friday events and thanked the Police Department for their help in getting the city cleaned up.

Executive Session - For the purpose of Discussion Considering Limited Personnel Matters - Complaints Against the City Manager Pursuant to NMSA SECTION 10 – 15-1(H)(2)

Motion and roll call vote to go into close session

Motion with a roll call vote made by Councilor Gordon to go into closed session for Limited Personnel Matters - Complaints Against the City Manager Pursuant to NMSA SECTION 10 – 15-1(H)(2). Seconded by Councilor Nelson at 6:56pm.

Voting Yea:

- Councilor Gordon
- Councilor Nelson
- Councilor Marquez
- Councilor Apodaca

Motion passed with a 4-0 vote

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

Motion with a roll call vote made by Councilor Gordon to go back to the regular business meeting. Seconded by Councilor Nelson at 7:51pm.

Voting Yea:

- Councilor Gordon
- Councilor Nelson
- Councilor Marquez
- Councilor Apodaca

Motion passed with a 4-0 vote

Welcome everyone back and statement by the Mayor:

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

Voting Yea:

- Councilor Gordon
- Councilor Nelson
- Councilor Marquez
- Councilor Apodaca

Motion passed with a 4-0 vote

Executive Session - For the purpose of 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 with a roll call vote by Councilor Apodaca to go into closed session for the purpose of 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 Gordon at 7:53pm.

Voting Yea:
Councilor Gordon
Councilor Nelson
Councilor Marquez
Councilor Apodaca

Motion passed with a 4-0 vote

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

Motion with a roll call vote made by Councilor Nelson to go back to the regular business meeting. Seconded by Councilor Gordon at 9:00pm.

Voting Yea:
Councilor Gordon
Councilor Nelson
Councilor Marquez
Councilor Apodaca

Motion passed with a 4-0 vote

Welcome everyone back and statement by the Mayor:

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

Voting Yea:
Councilor Gordon
Councilor Nelson
Councilor Marquez
Councilor Apodaca

Motion passed with a 4-0 vote

Adjourn

Motion made by Councilor Apodaca to adjourn. Seconded by Councilor Gordon. With a unanimous vote the regular business meeting was adjourned at 9:01pm.

Respectfully submitted,

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

Date: _____

Approved:

Joshua Ramsell,
Mayor

Lawrence R. Gordon,
Mayor Pro-tem/Councilor

Arthur Apodaca,
Councilor

Thomas Nelson,
Councilor

Matthew Marquez,
Councilor

DRAFT



Accounts Payable Approval Report

By Fund

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Fund: 11000 - General Operating Fund				
Department: 1001 - Governing Body				
AT & T Mobility	287334080831X02262024	03/14/2024	Mayor Joshua Ramsell - Phon	52.39
AT & T Mobility	287334080831X03262024	04/03/2024	Mayor Joshua Ramsell - Phon	104.78
Bank of America, N.A.	INV0004846	04/03/2024	140.53	140.53
Bank of America, N.A.	INV0004846	04/03/2024	Hotel for Municipal Day - Tho	140.53
Bank of America, N.A.	INV0004846	04/03/2024	Hotel for Municipal Day - Ma	140.53
Bank of America, N.A.	INV0004846	04/03/2024	Hotel for Municipal Day - Law	140.53
Bank of America, N.A.	INV0004846	04/03/2024	Parking -Municipal day	27.05
Bank of America, N.A.	INV0004847	04/03/2024	Binders	73.12
Department 1001 - Governing Body Total:				819.46
Department: 1009 - Municipal Court				
Amazon Business	131G-3KNM-HDQL	03/25/2024	PENS,ROLODEX,CORKBORD	174.99
Amazon Business	1FPP-VYDG-33KV	03/25/2024	PENS,ROLODEX,CORKBORD	50.14
Amazon Business	1YN6-3PRC-KLJM	03/25/2024	PENS,ROLODEX,CORKBORD	47.59
Amazon Business	1PHC-PR71-FHQC	04/09/2024	PENS,ROLODEX,CORKBORD	204.76
Amazon Business	1WDF-QFDV-JQ49	04/09/2024	PENS,ROLODEX,CORKBORD	32.29
Department 1009 - Municipal Court Total:				509.77
Department: 2001 - Manager				
AT & T Mobility	287334080831X02262024	03/14/2024	City Manager Dept Cell Phone	132.42
WEX Bank	96102525	03/25/2024	CM Fuel	44.05
Verizon Wireless	9959634337	03/25/2024	City Manager	40.01
AT & T Mobility	287334080831X03262024	04/03/2024	City Manager Dept Cell Phone	204.86
AT & T Mobility	287334080831X03262024	04/03/2024	City Manager Telecommunica	60.10
Bank of America, N.A.	INV0004846	04/03/2024	Hotel for Municipal Day - Mar	140.53
Department 2001 - Manager Total:				621.97
Department: 2002 - General Administration				
CIVICPLUS	294529	03/14/2024	Municode Meetings Premium	3,400.00
Wells Fargo Financial Leasing	5028943022	03/14/2024	CH Server Lease - Contract #8	2,497.73
Rentokil North America Inc.	58614960	03/14/2024	City Hall - Pest Control	180.59
Sharp Electronics Corporation	9004763640	03/14/2024	City Hall & Fire Dept. VOIP	645.01
Sharp Electronics Corporation	9004766279	03/14/2024	CH Help Desk - Contract #800	285.00
Albuquerque Publishing Co.	INV0004810	03/14/2024	Engineering RFP - El Defensor	260.52
Albuquerque Publishing Co.	INV0004810	03/14/2024	Engineering RFP - News Bulle	261.73
Albuquerque Publishing Co.	INV0004810	03/14/2024	Engineering RFP - Albuquerque	262.35
USPS	INV0004812	03/19/2024	USPS Renewal-Marketing Mail	320.00
Wells Fargo Financial Leasing	5029062821	03/25/2024	MX3071 Copier-Clerks Office	138.09
Aqua3, LLC.	142058	04/03/2024	24 Pack Cases of Water (4/mo	42.60
Woodlands Hardware	012909/1	04/09/2024	City Hall Supplies	28.65
TLC Plumbing & Utility Comm	168264	04/09/2024	City Hall - Yearly HVAC Mainte	1,312.35
NM Local Government Law	1774	04/09/2024	Legal Services -FY 2023-2024	4,324.91
Leadership New Mexico	24LGLP-135	04/09/2024	2024 Local Gov't. Leadership	500.00
Leadership New Mexico	24LGLP-136	04/09/2024	2024 Local Gov't. Leadership	500.00
Wells Fargo Financial Leasing	5029306891	04/09/2024	CH Server Lease - Contract #8	2,497.73
Sharp Electronics Corporation	9004787279	04/09/2024	Contract# 800595693 - Aquos	274.50
Sharp Electronics Corporation	9004787281	04/09/2024	City Hall Copies	110.56
Sharp Electronics Corporation	9004807155	04/09/2024	City Hall & Fire Dept. VOIP	644.25
NM Water Service Company	INV0004844	04/15/2024	Water - Utilities	339.52
NM Gas Co	INV0004828	04/16/2024	GAS- Utilities	625.95
PNM	INV0004832	04/17/2024	CH-Electricity - Utilities	622.06
Pitney Bowes	INV0004866	04/17/2024	CH Postage	601.00
Comcast Business	INV0004843	04/18/2024	City Hall Telecommunications	578.39
Department 2002 - General Administration Total:				21,253.49

Accounts Payable Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Department: 2004 - Finance/Budget/Accounting				
NM Municipal Clerks & Financ	6972	03/14/2024	NM Muni. Clerks & Finance O	225.00
Sharp Electronics Corporation	SH620318	03/14/2024	Finance Department Copies	193.39
Verizon Wireless	9959634337	03/25/2024	Finance	121.17
Sharp Electronics Corporation	SH626170	04/09/2024	Finance Department Copies	206.39
Department 2004 - Finance/Budget/Accounting Total:				745.95
Department: 2008 - Municipal Clerk				
Amazon Business	1PMX-4LTY-6FKD	03/14/2024	Clerks Office Supplies	123.58
Amazon Business	1LXW-NYNC-NL6V	03/25/2024	Office Signs, Protective covers	132.90
Amazon Business	16WM-FTRY-LHRJ	04/01/2024	Flat File Map Storage with Bas	2,141.99
Gayle A. Jones	INV0004848	04/03/2024	Clerk's Office Training	1,800.49
Albuquerque Publishing Co.	P327613	04/09/2024	March 2024 Municipal Clerk A	1,046.45
Department 2008 - Municipal Clerk Total:				5,245.41
Department: 2012 - Planning & Zoning				
Chad Good	INV0004829	03/28/2024	P & Z 3rd QTR	90.00
Melodie Good	INV0004830	03/28/2024	P & Z 3rd QTR	90.00
Richard Henderson	INV0004842	04/01/2024	P & Z QTR 3 2024	90.00
Adelina Benavidez	INV0004849	04/03/2024	P & Z 3 QTR 2024	30.00
Department 2012 - Planning & Zoning Total:				300.00
Department: 2014 - Economic Development				
Once a Day Marketing LLC.	2024-236	04/09/2024	Once a Day Marketing Contra	7,771.67
Department 2014 - Economic Development Total:				7,771.67
Department: 3001 - Law Enforcement				
UniqueFleet, LLC.	22733	03/04/2024	REPLACE FRONT WINDSHIED	419.99
UniqueFleet, LLC.	22734	03/04/2024	OPEN PO FOR OIL CHANGES/	172.90
Seth Howe	1	03/14/2024	VIDEOGRAPHY SERVICES FOR	654.15
AT & T Mobility	287334080831X02262024	03/14/2024	Police Phones/Internet Boxes	120.12
AT & T Mobility	287334080831X02262024	03/14/2024	Police Telecommunications	179.71
NM Municipal League	6958	03/14/2024	F.Nunez PD Chief Dues	15.00
Angel Armor, LLC.	INV8825-NAS	03/14/2024	BULLET PROOF VEST RPC, BLA	1,293.00
Sharp Electronics Corporation	Sh620319	03/14/2024	Police Dept. Copies	198.71
Sharp Electronics Corporation	SH620320	03/14/2024	Fax Expansion Kit	23.41
Woodlands Hardware	012790/1	03/25/2024	General Supplies	197.37
Woodlands Hardware	012792/1	03/25/2024	General Supplies	81.47
Craig Independent Tire Co.	141426	03/25/2024	2017 FORD EXPLORER MAINT	1,263.62
Craig Independent Tire Co.	141441	03/25/2024	2019 CHEVY TAHOE MAINTEN	1,318.29
Craig Independent Tire Co.	141485	03/25/2024	2022 FOR EXPLOER OIL & FILT	158.03
Amazon Business	1HWN-7PLQ-GJK4	03/25/2024	FLASH DRIVES AND SCREEN P	71.23
Amazon Business	1WXY-HV1T-FNKK	03/25/2024	TRIPLE MOLLE, MOLLE PISTOL	106.22
State of Emergency Upfitting	2116	03/25/2024	VINY GRAPGICS: PRINT AND C	994.95
UniqueFleet, LLC.	22731	03/25/2024	FRONT WINDSHIELD REPLEAC	419.99
UniqueFleet, LLC.	22732	03/25/2024	OPEN PO FOR OIL CHANGES/	172.90
WEX Bank	96102525	03/25/2024	PD Fuel	433.18
Verizon Wireless	9959634337	03/25/2024	Police Dept	41.15
WOLFCOM Enterprises	SI-00007354	03/25/2024	WEMS LITE PRO ANNUAL LICE	125.00
AT & T Mobility	287334080831X03262024	04/03/2024	Police Phones/Internet Boxes	199.46
AT & T Mobility	287334080831X03262024	04/03/2024	Police Telecommunications	384.36
HEI, Inc	JC3720	04/03/2024	Moving Equipment/Furniture	2,057.70
TLC Uniforms	273747	04/09/2024	UNIFORMS	249.50
TLC Uniforms	275069	04/09/2024	UNIFORMS	80.97
Sharp Electronics Corporation	9004787280	04/09/2024	RMM & Help Desk Service	655.00
Sharp Electronics Corporation	9004787280	04/09/2024	Contract# 800608808 - PD Hel	468.00
Sharp Electronics Corporation	9004787280	04/09/2024	EDR License % Soc. Service-De	138.00
Albuquerque Publishing Co.	P327613	04/09/2024	March 2024 Police Officer Ad	1,044.30
Sharp Electronics Corporation	SH626171	04/09/2024	Police Dept. Copies	198.53
Sharp Electronics Corporation	SH626172	04/09/2024	Fax Expansion Kit	23.41
Department 3001 - Law Enforcement Total:				13,959.62
Department: 3002 - Fire Protection				
AT & T Mobility	287334080831X02262024	03/14/2024	Code/Fire/EMS Telecommuni	32.74

Accounts Payable Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
AT & T Mobility	287334080831X03262024	04/03/2024	Code/Fire/EMS Phones	197.52
Department 3002 - Fire Protection Total:				230.26
Department: 3004 - Animal Control				
Valencia County Fiscal Office	AC2024-45	04/09/2024	Animal Control	1,593.75
Department 3004 - Animal Control Total:				1,593.75
Department: 4004 - Library				
Sharp Electronics Corporation	9004787279	04/09/2024	Contract# 800595693 - Aquos	137.25
Department 4004 - Library Total:				137.25
Department: 5101 - Public Works				
Woodlands Hardware	012716/1	03/14/2024	Various Supplies	4.72
Woodlands Hardware	012729/1	03/14/2024	Various Supplies	60.34
Maloy Mobile Storage Inc.	0322913-IN	03/14/2024	40' Storage Container Serial#8	243.68
UniqueFleet, LLC.	22670	03/14/2024	Preventative Maint PW Vehicle	707.85
UniqueFleet, LLC.	22740	03/14/2024	Preventative Maint PW Vehicle	4,663.28
AT & T Mobility	287334080831X02262024	03/14/2024	Public Works Phones	52.39
Woodlands Hardware	012434/1	03/25/2024	Various Supplies	10.08
Woodlands Hardware	012780/1	03/25/2024	Various Supplies	130.73
Maloy Mobile Storage Inc.	0323685-IN	03/25/2024	40' Storage Container Serial#8	243.68
Maloy Mobile Storage Inc.	0323768-IN	03/25/2024	40' Storage Container Serial#8	243.68
Craig Independent Tire Co.	141427	03/25/2024	Vehicle Tire Repair	333.32
Tabet Lumber Co, Inc.	37270	03/25/2024	Misc Items for road work	63.78
WEX Bank	96102525	03/25/2024	PW Fuel	469.84
Verizon Wireless	9959634337	03/25/2024	Public Works	121.17
AT & T Mobility	287334080831X03262024	04/03/2024	Public Works Phones	104.78
H&M 1.16 Rock Products, LLC.	3514	04/03/2024	POT HOLES AND PUBLIC WOR	1,186.00
Woodlands Hardware	012862/1	04/09/2024	Various Supplies	20.70
Woodlands Hardware	012903/1	04/09/2024	Various Supplies	15.24
Woodlands Hardware	012953/1	04/09/2024	Various Supplies	23.41
UniqueFleet, LLC.	22792	04/09/2024	Preventative Maint PW Vehicle	2,155.17
Department 5101 - Public Works Total:				10,853.84
Department: 5104 - Highways and Streets				
Tabet Lumber Co, Inc.	37211	03/14/2024	cement for side walk repair	66.26
Tabet Lumber Co, Inc.	8293	03/14/2024	cement for side walk repair	375.00
Tabet Lumber Co, Inc.	37246	03/25/2024	asphalt patch	1,067.85
Tabet Lumber Co, Inc.	37246 A	03/25/2024	cement for side walk repair	35.70
PNM	INV0004839	04/16/2024	Streetlights - Electricity - Utili	33.44
PNM	INV0004840	04/16/2024	Streetlights - Electricity - Utili	66.21
PNM	INV0004835	04/17/2024	Streetlights - Electricity - Utili	166.52
PNM	INV0004836	04/17/2024	Streetlights - Electricity - Utili	37.12
PNM	INV0004837	04/17/2024	Streetlights - Electricity - Utili	87.57
PNM	INV0004838	04/17/2024	Streetlights - Electricity - Utili	140.93
PNM	INV0004841	04/17/2024	Streetlights - Electricity - Utili	171.52
Department 5104 - Highways and Streets Total:				2,248.12
Fund 11000 - General Operating Fund Total:				66,290.56
Fund: 20200 - Environmental				
Department: 5009 - Environmental				
Universal Waste Systems, Inc.	0002836479	03/04/2024	Clean Up day-Dumpsters	364.98
Department 5009 - Environmental Total:				364.98
Fund 20200 - Environmental Total:				364.98
Fund: 20900 - Fire Protection				
Department: 3002 - Fire Protection				
411 Equipment, LLC	0002653	03/04/2024	work on Tender 1-7	1,206.26
Woodlands Hardware	012701/1	03/04/2024	Various Supplies	24.61
Armando Romero	2	03/04/2024	auto detail	1,181.32
Rentokil North America Inc.	58615100	03/04/2024	Fire Dept. - Pest Control	144.04
Rentokil North America Inc.	58615216	03/04/2024	Fire Dept. - Pest Control	141.81
Woodlands Hardware	012732/1	03/14/2024	Various Supplies	5.44
Code 3 Service	240159	03/14/2024	700 Radios	84,003.92

Accounts Payable Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
AT & T Mobility	287334080831X02262024	03/14/2024	Fire Phones	157.27
AT & T Mobility	287334080831X02262024	03/14/2024	Fire Telecommunications	120.12
Waterway of NM, LLC.	3551	03/14/2024	yearly testing of apparatus an	4,105.89
Home Depot	48437	03/14/2024	Supplies	98.37
Home Depot	49963	03/14/2024	Supplies	30.36
Southern Tire Mart, LLC.	5020086360	03/14/2024	new tires	3,201.77
Napa Auto Parts	513931	03/14/2024	Auto Supplies	33.53
Century Link	INV0004811	03/14/2024	FD/Substation - Telephone ser	157.18
Woodlands Hardware	012768/1	03/25/2024	Various Supplies	9.32
Woodlands Hardware	012797/1	03/25/2024	Various Supplies	37.33
Woodlands Hardware	012827/1	03/25/2024	Various Supplies	32.90
Woodlands Hardware	012828/1	03/25/2024	Various Supplies	9.24
Ray's Fire Extinguishers	13464	03/25/2024	fire extinguisher fill and certif	266.65
McKesson Medical-Surgical G	21865037	03/25/2024	MED supplies	227.67
Linde Gas & Equipment Inc.	41792180	03/25/2024	Oxygen Bottles	187.76
Linde Gas & Equipment Inc.	41897015	03/25/2024	Oxygen Bottles	595.08
Ortega and Son's Propane Ser	46707	03/25/2024	Propane for Tierra Grande Sta	608.00
Napa Auto Parts	515011	03/25/2024	Auto Supplies	20.98
Napa Auto Parts	515027	03/25/2024	Auto Supplies	5.69
WEX Bank	96102525	03/25/2024	Fire Dept.	1,521.70
Verizon Wireless	9959634337	03/25/2024	Fire Department	120.03
Comcast Business	INV0004805	03/26/2024	Fire Dept. Telecommunication	299.98
AT & T Mobility	287334080831X03262024	04/03/2024	Fire Phones	314.22
AT & T Mobility	287334080831X03262024	04/03/2024	Fire Telecommunications	240.24
Bank of America, N.A.	INV0004846	04/03/2024	Hotel for Municipal Day - And	140.53
Woodlands Hardware	0121913/1	04/09/2024	Various Supplies	7.97
Woodlands Hardware	012899/1	04/09/2024	Various Supplies	4.70
Woodlands Hardware	012912/1	04/09/2024	Various Supplies	38.96
Woodlands Hardware	012918/1	04/09/2024	Various Supplies	27.26
Woodlands Hardware	012971/1	04/09/2024	Various Supplies	18.79
TLC Plumbing & Utility Comm	168265	04/09/2024	Fire Dept - Yearly HVAC Maint	680.37
TLC Plumbing & Utility Comm	168266	04/09/2024	Fire Dept - Yearly HVAC Maint	148.63
Napa Auto Parts	516037	04/09/2024	Auto Supplies	91.86
Napa Auto Parts	516953	04/09/2024	Auto Supplies	21.97
Sharp Electronics Corporation	9004787278	04/09/2024	Fire Dept Help Desk & Server	1,301.00
Sharp Electronics Corporation	9004787279	04/09/2024	Contract# 800595693 - Aquos	137.25
Sharp Electronics Corporation	9004787281	04/09/2024	Fire Dept Copies	110.55
Sharp Electronics Corporation	9004806395	04/09/2024	Fire Dept Copies	37.76
Century Link	INV0004867	04/09/2024	FD/Substation - Telephone ser	78.34
NM Water Service Company	INV0004845	04/15/2024	Water - Utilities	73.38
NM Gas Co	INV0004827	04/16/2024	GAS- Utilities	168.70
PNM	INV0004833	04/17/2024	FD-Electricity - Utilities	118.32
PNM	INV0004834	04/17/2024	FD-Electricity - Utilities	677.09
Comcast Business	INV0004865	04/26/2024	Fire Dept. Telecommunication	299.88
Department 3002 - Fire Protection Total:				103,291.99
Fund 20900 - Fire Protection Total:				103,291.99
Fund: 26000 - American Rescue Plan Act				
Department: 2002 - General Administration				
HEI, Inc	JC3836	03/14/2024	Police Department Security Sy	876.09
HEI, Inc	JC3837	03/14/2024	Fire Department Admin Secur	594.25
HEI, Inc	JC3838	03/14/2024	City Hall Security System	15,499.95
HEI, Inc	JC3839	03/14/2024	Security at Station #1	20,569.98
Artesia Fire Equipment Inc.	81513	04/09/2024	Equipment for Ladder Truck	149,872.60
Department 2002 - General Administration Total:				187,412.87
Fund 26000 - American Rescue Plan Act Total:				187,412.87
Fund: 29700 - County EMS GRT				
Department: 2002 - General Administration				
AT & T Mobility	287334080831X02262024	03/14/2024	EMT Phones	104.78
AT & T Mobility	287334080831X02262024	03/14/2024	EMT Telecommunications	49.98

Accounts Payable Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Stericycle Inc.	8006647252	03/25/2024	Biohazard Waste Pickup	163.75
Boundtree Medical	85287888	03/25/2024	medical supplies	104.47
Boundtree Medical	85297092	03/25/2024	medical supplies	179.99
WEX Bank	96102525	03/25/2024	EMS Fuel	48.08
Verizon Wireless	9959634337	03/25/2024	EMS	81.32
AT & T Mobility	287334080831X03262024	04/03/2024	EMT Phones	209.56
Wilfred O. Chavez, Pharmacy	QTR 1	04/09/2024	Pharmacy Consultant	125.00
Wilfred O. Chavez, Pharmacy	QTR 2	04/09/2024	Pharmacy Consultant	125.00

Department 2002 - General Administration Total: 1,191.93

Fund 29700 - County EMS GRT Total: 1,191.93

Fund: 30300 - State Legislative Appropriation Project

Department: 2002 - General Administration

Trenton Parnell	779327	03/14/2024	Fencing for Chamisa Park	13,924.44
HDR Engineering, Inc.	1200610701	04/09/2024	Task 5 - Contract Documents	692.40
HDR Engineering, Inc.	1200610701	04/09/2024	Gross Receipts Tax (Albuquerque)	234.21
HDR Engineering, Inc.	1200610701	04/09/2024	Task 3 - Preliminary & Final D	1,997.37
HDR Engineering, Inc.	1200610701	04/09/2024	Task 1 - Project Management	790.30
HDR Engineering, Inc.	1200612095	04/09/2024	Albuquerque GRT (7.6250%)	3,183.76
HDR Engineering, Inc.	1200612095	04/09/2024	Task 1 - Project Administration	1,109.80
HDR Engineering, Inc.	1200612095	04/09/2024	Task 3 - Supplemental LiDAR	40,644.45

Department 2002 - General Administration Total: 62,576.73

Fund 30300 - State Legislative Appropriation Project Total: 62,576.73

Fund: 30400 - Road/Street Projects

Department: 2002 - General Administration

HDR Engineering, Inc.	1200602491	03/14/2024	GRT (7.6250%)	1,386.55
HDR Engineering, Inc.	1200602491	03/14/2024	Task 1 - Project Management	4,509.50
HDR Engineering, Inc.	1200602491	03/14/2024	Task 3 - Preliminary & Final D	6,488.30
HDR Engineering, Inc.	1200602491	03/14/2024	Task 7 - Subconsultant Cobb F	6,533.20
HDR Engineering, Inc.	1200602491	03/14/2024	Subconsultant Mark-Up	653.32
HDR Engineering, Inc.	1200602505	03/14/2024	Expenses General	144.60
HDR Engineering, Inc.	1200602505	03/14/2024	GRT (7.7500%)	1,119.54
HDR Engineering, Inc.	1200602505	03/14/2024	Task 1 -Project Management	1,456.08
HDR Engineering, Inc.	1200602505	03/14/2024	Task 3 - Preliminary & Final D	13,081.81
HDR Engineering, Inc.	1200609490	04/09/2024	Task 1 -Project Management	910.05
HDR Engineering, Inc.	1200609490	04/09/2024	GRT (7.7500%)	513.42
HDR Engineering, Inc.	1200609490	04/09/2024	Expenses General	216.90
HDR Engineering, Inc.	1200609490	04/09/2024	Task 3 - Preliminary & Final D	5,606.49

Department 2002 - General Administration Total: 42,619.76

Fund 30400 - Road/Street Projects Total: 42,619.76

Fund: 39900 - Other Capital Projects

Department: 2002 - General Administration

HEI, Inc	JC3839	03/14/2024	Security at Station #2	9,504.75
HEI, Inc	JC3839	03/14/2024	Security at Station #1	3,100.88
HEI, Inc	SRVCE10685	03/14/2024	Camera Monitoring System fo	2,345.10
HEI, Inc	JC3722	04/03/2024	PD-Temporary detention of su	14,187.30
HDR Engineering, Inc.	1200610701	04/09/2024	Gross Receipts Tax (Albuquerque)	31.15
HDR Engineering, Inc.	1200610704	04/09/2024	On-Call Engineering Services	3,878.54
Palmetto LLC	20	04/09/2024	Economic Development Cons	2,245.10
Code 3 Service	240268	04/09/2024	RADIOS/VEHICLE ANTENNA KI	13,883.68

Department 2002 - General Administration Total: 49,176.50

Fund 39900 - Other Capital Projects Total: 49,176.50

Grand Total: 512,925.32

Fund Summary

Fund	Expense Amount
11000 - General Operating Fund	66,290.56
20200 - Environmental	364.98
20900 - Fire Protection	103,291.99
26000 - American Rescue Plan Act	187,412.87
29700 - County EMS GRT	1,191.93
30300 - State Legislative Appropriation Project	62,576.73
30400 - Road/Street Projects	42,619.76
39900 - Other Capital Projects	49,176.50
Grand Total:	512,925.32

Account Summary

Account Number	Account Name	Expense Amount
11000-1001-53010	Travel - Elected Officials	562.12
11000-1001-53030	Travel - Employees	27.05
11000-1001-56020	Supplies - General Office	73.12
11000-1001-56040	Supplies-Furniture/Fixtu	157.17
11000-1009-56020	Supplies - General Office	509.77
11000-2001-53030	Travel - Employees	140.53
11000-2001-56040	Supplies-Furniture/Fixtu	337.28
11000-2001-56120	Supplies - Vehicle Fuel	44.05
11000-2001-57160	Telecommunications	100.11
11000-2002-55020	Contract - Attorney Fees	4,324.91
11000-2002-55030	Contract - Professional S	2,029.35
11000-2002-55999	Contract - Other Service	2,312.35
11000-2002-56010	Software	3,400.00
11000-2002-56060	Supplies - Kitchen	42.60
11000-2002-56999	Supplies - Other	28.65
11000-2002-57080	Postage	921.00
11000-2002-57090	Printing/Publishing/Adv	895.16
11000-2002-57130	Rent of Equipment/Mac	5,133.55
11000-2002-57160	Telecommunications	578.39
11000-2002-57170	Utilities - Electricity	622.06
11000-2002-57171	Utilities - Natural Gas	625.95
11000-2002-57173	Utilities - Water	339.52
11000-2004-57050	Employee Training	225.00
11000-2004-57090	Printing/Publishing/Adv	399.78
11000-2004-57160	Telecommunications	121.17
11000-2008-54050	Maintenance & Repair -	2,141.99
11000-2008-55030	Contract - Professional S	1,800.49
11000-2008-56020	Supplies - General Office	256.48
11000-2008-57090	Printing/Publishing/Adv	1,046.45
11000-2012-51030	Salaries - Term Position	300.00
11000-2014-55030	Contract - Professional S	7,771.67
11000-3001-54040	Maintenance & Repairs -	3,925.72
11000-3001-55030	Contract - Professional S	1,777.15
11000-3001-55999	Contract - Other Service	3,052.65
11000-3001-56010	Software	138.00
11000-3001-56020	Supplies - General Office	350.07
11000-3001-56030	Supplies - Field Supplies	1,399.22
11000-3001-56040	Supplies-Furniture/Fixtu	319.58
11000-3001-56110	Supplies - Uniforms/Line	330.47
11000-3001-56120	Supplies - Vehicle Fuel	433.18
11000-3001-57090	Printing/Publishing/Adv	1,441.54
11000-3001-57150	Subscriptions & Dues	140.00
11000-3001-57160	Telecommunications	652.04
11000-3002-56040	Supplies-Furniture/Fixtu	197.52
11000-3002-57160	Telecommunications	32.74

Account Summary

Account Number	Account Name	Expense Amount
11000-3004-55999	Contract - Other Service	1,593.75
11000-4004-55030	Contract - Professional S	137.25
11000-5101-54040	Maintenance & Repairs -	8,712.30
11000-5101-55999	Contract - Other Service	731.04
11000-5101-56030	Supplies - Field Supplies	329.00
11000-5101-56040	Supplies-Furniture/Fixtu	157.17
11000-5101-56120	Supplies - Vehicle Fuel	469.84
11000-5101-56122	Supplies - Vehicle Tires	333.32
11000-5101-57160	Telecommunications	121.17
11000-5104-54030	Maintenance & Repairs -	1,067.85
11000-5104-56030	Supplies - Field Supplies	476.96
11000-5104-57170	Utilities - Electricity	703.31
20200-5009-55999	Contract - Other Service	364.98
20900-3002-53030	Travel - Employees	140.53
20900-3002-54040	Maintenance & Repairs -	1,380.29
20900-3002-54999	Other Maintenance	1,181.32
20900-3002-55030	Contract - Professional S	1,724.10
20900-3002-55999	Contract - Other Service	5,201.54
20900-3002-56030	Supplies - Field Supplies	4,201.13
20900-3002-56040	Supplies-Furniture/Fixtu	600.22
20900-3002-56070	Supplies - Medical	227.67
20900-3002-56120	Supplies - Vehicle Fuel	1,521.70
20900-3002-57090	Printing/Publishing/Adv	148.31
20900-3002-57160	Telecommunications	1,315.77
20900-3002-57170	Utilities - Electricity	795.41
20900-3002-57171	Utilities - Natural Gas	168.70
20900-3002-57172	Utilities - Propane/Butan	608.00
20900-3002-57173	Utilities - Water	73.38
20900-3002-58020	Equipment & Machinery	84,003.92
26000-2002-58010	Buildings & Structures	20,569.98
26000-2002-58020	Equipment & Machinery	166,842.89
29700-2002-55999	Contract - Other Service	413.75
29700-2002-56040	Supplies-Furniture/Fixtu	314.34
29700-2002-56070	Supplies - Medical	284.46
29700-2002-56120	Supplies - Vehicle Fuel	48.08
29700-2002-57160	Telecommunications	131.30
30300-2002-55030	Contract - Professional S	48,652.29
30300-2002-58999	Other Capital Purchases	13,924.44
30400-2002-55030	Contract - Professional S	42,619.76
39900-2002-55030	Contract - Professional S	6,154.79
39900-2002-58010	Buildings & Structures	29,138.03
39900-2002-58080	Vehicles	13,883.68
	Grand Total:	512,925.32

Project Account Summary

Project Account Key	Expense Amount	
None	247,640.61	
D19427-50000	20,682.76	
D19577-50000	3,745.43	
D19841-50000	19,570.87	
FRF-RIOCOM-075-50000	176,347.64	
H2509-50000	44,938.01	
	Grand Total:	512,925.32

Authorization Signatures

MAYOR & COUNCILORS

JOSHUA RAMSELL, MAYOR

LAWRENCE GORDON, COUNCILOR

ARTHUR APODACA, COUNCILOR

MATTHEW MARQUEZ, COUNCILOR

THOMAS NELSON, COUNCILOR

ATTEST:



By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK CODE-AP BANK CODE						
VEN04245	Code 3 Service	04/16/2024	EFT	0.00	97,887.60	
VEN04901	Leadership New Mexico	04/17/2024	EFT	0.00	1,000.00	
VEN04685	Pitney Bowes	04/17/2024	Regular	0.00	601.00	
VEN04417	Napa Auto Parts	04/17/2024	Regular	0.00	113.83	
VEN04582	Valencia County Fiscal Office	04/17/2024	Regular	0.00	1,593.75	
VEN04792	NM Local Government Law	04/17/2024	EFT	0.00	4,324.91	
VEN04603	Woodlands Hardware	04/17/2024	Regular	0.00	185.68	
VEN04600	Wilfred O. Chavez, Pharmacy Consul	04/17/2024	EFT	0.00	250.00	
VEN04598	Wells Fargo Financial Leasing	04/17/2024	Regular	0.00	2,497.73	
VEN04563	TLC Uniforms	04/17/2024	Regular	0.00	330.47	
VEN04231	Century Link	04/17/2024	Regular	0.00	78.34	
VEN04203	Artesia Fire Equipment Inc.	04/17/2024	Regular	0.00	149,872.60	
VEN04562	TLC Plumbing & Utility Commercial S	04/17/2024	Regular	0.00	2,141.35	
VEN04874	Once a Day Marketing LLC.	04/17/2024	EFT	0.00	7,771.67	
VEN04620	HDR Engineering, Inc.	04/17/2024	EFT	0.00	59,808.84	
VEN04663	UniqueFleet, LLC.	04/17/2024	EFT	0.00	2,155.17	
VEN04684	Palmetto LLC	04/17/2024	EFT	0.00	2,245.10	
VEN04180	Albuquerque Publishing Co.	04/17/2024	EFT	0.00	2,090.75	
VEN04185	Amazon Business	04/17/2024	EFT	0.00	237.05	
VEN04527	Sharp Electronics Corporation	04/17/2024	EFT	0.00	4,442.45	
VEN04249	Comcast Business	04/26/2024	Bank Draft	0.00	299.88	DFT0001127

Bank Code AP BANK CODE Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	21	9	0.00	157,414.75
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	299.88
EFT's	26	11	0.00	182,213.54
	48	21	0.00	339,928.17

Fund Summary

Fund	Name	Period	Amount
99000	Pooled Cash Fund	4/2024	339,928.17
			<hr/> 339,928.17

Authorization Signatures

CHECK REGISTER

This check register has been reviewed and verified for accuracy.

First Signor

Date

Second Signor



City of Rio Communities
 360 Rio Communities Blvd.
 Rio Communities, NM 87002
 www.riocommunities.net
 (505) 861-6803

APPLICATION FOR REPLATTING OF PROPERTY

Application Fee (\$250) Paid

Type of Plat: (Circle one)	<u>Fast-track</u>	Preliminary	Final
Property Owner Name:	RIO HOLDINGS LLC		
Address: 6615 LBJ FWY	Street:	City: DALLAS	State: TEXAS
Phone: 972-702-0000	Email: CFSANDY@GMAIL.COM		
Name of Applicant:	RIO HOLDINGS LLC		
Agent: (If partnership, provide proof that agent has legal authorization to sign documents).	Harris Surveying Inc.		
Agent Phone: 505-889-8056	Agent Email: harrissurveying51@gmail.com		
Proof of taxes being current			
Legal Description of Property:	Tract 3 Rio Del Oro		
Add attachment if needed	1-01002827029		
Subdivision: Rio Del Oro	UPC #:	Lot #: Tract 3	Block #: N/A
Address /Legal Description:	vacant land		Book J pg. 27
Attach document if needed.	Existing plat map #'s:		
Explanation of Request: Attach documentation if needed	Dividing Tr. 3 into 2 Tracts		
Is annexation or rezoning required? Explain, if yes.	No		
Present Zoning: C-1 / R-1	Requested Zoning Change:		
For Staff Use Only:			
Date of Public Hearing:			

Area of Review:		Partial List of Applicant Document Requirements	
Plat documents: This form must be completed. Note Regulations.		Regulations	Checklist
		Fast-Track Plat: 6-2-1	
		Preliminary Plat: 6-2-5	
		Final Plat: 6-2-6	

Area of Review		Staff Reminders	
Notification of property owners within 300' of proposed replatting area		Regulations	Checklist
		6-6-3	

Accompanying this application are the original and appropriate number of copies for the proposed replatting. I have examined and am familiar with the regulations governing the replatting of property, per Chapter 6, adopted by the City of Rio Communities. I understand the City of Rio Communities will not assume liability for lack of understanding on my part or incorrect information submitted. The application for replatting requires a public hearing and a fee. All final zoning approvals must be filed with the Valencia County Clerks and City of Rio Communities offices.

CHARLES F. POFAHL Charles F. Pofahl JAN 9, 2024
 Printed Name: Signed Name: Date:



CITY OF RIO COMMUNITIES

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

PUBLIC HEARING NOTICE:

**Proposed Location: Legal Description Tract: 3 S: 15 T: 5N R: 2E 22.77 ACRES 1998 REV UPC:
1010028270290000000**

The reason for this notification is that the City of Rio Communities requires a public hearing to be held in front of the City of Rio Communities Governing Body to approve or disapprove the request from Rio Holdings of a replat of the above proposed location

A Public Hearing Regarding This Matter Will Be Held

April 22, 2024 at 6:00 p.m.

Meeting Place: City Council Chambers

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

You may also voice any concerns or questions in writing by sending a notarized letter to the city hall address listed below. All such requests must be received 1 day prior to the posted hearing and will be read into the minutes of the meeting

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



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, March 07, 2024 4:00 PM
Agenda

Please silence all electronic devices.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Minutes Approval of Minutes for Business Meeting December 21, 2024, January 11, 2024 & February 15,2024

Public Comment: *If you wish to speak during the public comment session, the Chairman will allow each member of the public three (3) minutes to address the Commission. Both the public and Commission will follow rules of decorum. Please state your name and where you live. The public shall direct comments to the Chairman. Comment(s) will not be disruptive or derogatory.*

Public Hearing

- 1. Motion and roll call vote to recess Planning and Zoning Meeting session and to go into Public Hearing**
Consideration of Rio Holdings Replat Request
Motion and roll call vote to go back into Planning and Zoning Meeting session

Actions Items

- 2. Discussion, Consideration, and Decision – Rio Holdings Replat Request**
- 3. Discussion, Consideration, and Decision – Recommendation to City Council Regarding Applicant Playa Vista Group – Commercial 2 Zone**
- 4. Discussion, Consideration, and Decision – Recommendation to City Council regarding applicant Playa Vista Group – Commercial 2 Zone**
- 5. Discussion, Consideration, and Decision – Recommendation to City Council regarding applicant Playa Vista Group – Business Manufacturing**

Presentations

General Commission Discussion/Future Agenda Items

- 6. Discussion - Vista Grande Estates Rezone**

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

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

MEMORANDUM

April 17, 2024

Re: City Manager's Report

For this meeting's city manager report, I have attached a copy of the deliverables provided by Once and Day Marketing to the City, and the March monthly report on Fire Department activity as reported by VRECC (Regional Dispatch).

Road projects continue to move forward, as well as design work for Stormwater Drainage in the City.

City clerical and financial staff have attended Municipal League training.

Signs for the front of City Hall will be completed as soon as the State provides a Notice of Obligation for them to be paid for under a Capital Appropriation grant.

The Zoning Task Force continues its work on development standards, with expected first deliverables to Planning and Zoning before Memorial Day.

The budget is nearing readiness for a budget workshop the first part of May.

Grants Projects Status
As of 3/31/2024

Grant # / Appropriation ID	PROJECT	APPROPRIATION /GRANT AMOUNT	CITY MATCH	TOTAL EXPENDED TO DATE	Information
D18851	PAVEMENT REHABILITATION SAN LUCAS/CHAMARTIN	\$ 139,854.00	\$ 145,029.54	\$ 284,883.54	Project completed and closed out. \$49,056.15 - Engineering \$235,883.54 - Construction
D19427	HORNER & HILLANDALE	\$ 222,197.00	\$ 74,066.00	\$ 262,503.34	Engineer working on certifications & design--60% Complete
D19627	GOODMAN AVE RECONSTRUCTION WITH PATHS & SAFETY LIGHTING	\$ 2,120,364.02	\$ 111,598.11	\$ -	Awaiting Engineer design from G3177/D19577
D19841	DON DIEGO	\$ 104,000.00	\$ 34,667.00	\$ 5,432.86	Engineer working on design--30% Complete
E2798	CITY HALL RENOVATION	\$ 325,000.00	\$ -	\$ 321,750.00	Need to spend the remaining \$3,250 on AIPP
E2799	LIBRARY	\$ 10,000.00	\$ -	\$ 10,000.00	Awaiting final reimbursement. To be closed out.
F2947	CITY HALL COMPLEX	\$ 300,000.00	\$ -	\$ 300,000.00	Grant completed and closed out.
F2949	TRAILS, PARKS & OPEN SPACES CONSTRUCTION	\$ 250,000.00	\$ -	\$ 77,229.91	Need water, lights @ Chamisa Park. Project completion May, 2024.
FRF-RIOCOM-075	AMERICAN RECOVERY PLAN ACT	\$ 1,122,193.00	\$ -	\$ 735,968.22	Funds committed, fire apparatus rebuild(s) pending
G3072	PW VEHICLES/EQUIPMENT	\$ 300,000.00	\$ -	\$ 300,000.00	Closed out.
G3073	PARKS ACQUISITIONS/PLAN/DE SIGN/CONSTRUCT	\$ 390,000.00	\$ -		Land purchase pending
G3177/D19577	GOODMAN AVE & PATHS	\$ 200,000.00	\$ -	\$ 163,663.84	Engineer working on certifications, design & Bid documents--90% Complete
H2509	Stormwater & Drainage Infrastructure	\$ 350,000.00	\$ -		Engineering Plan Work Underway
H3256	City Hall Multipurpose	\$ 600,000.00	\$ -		Architect Work on Phase II underway.
H3370	Street Lights - Horner Street	\$ 121,571.00	\$ -		Waiting on quote from HDR for design Horner/Hillandale Intersection
PW #2	CHAMARTIN DRAINAGE, Avienda Del Fuego, Other Misc. Streets	\$ 300,000.00	\$ 100,000.00	\$ 99,877.25	Construction Completed. Working on closeout documents.
ZG9318	COMMUNITY PROGRAMS	\$ 50,000.00	\$ -	\$ 50,000.00	Grant Closed
TOTALS		\$ 7,545,679.02	\$ 494,596.58	\$ 3,271,954.76	

Monthly Statistics for RCFD

City Name	Incident Number
JARALES BOSQUE	1
LOS LUNAS	1
RIO COMMUNITIES	97
TRUJILLOS GABALDON	1
Total	100

Beat Name	Incident Number	Initial Priority	Incident Number
COUNTY	1	1	94
RCFD	99	2	6
Total	100	Total	100

Incident Type	Incident Count
ALARM	10
ASSAULT	1
BRUSH FIRE	1
CRASH	1
DEATH	1
DISTURBANCE	2
DOMESTIC VIOLENCE	2
ELECTRICITY / DOWN WIRES	2
GAS LEAK / GAS SMELL	2
ILLEGAL BURN	1
MUTUAL AID	2
MEDICAL CALL	69
MENTAL EVALUATION	2
OVERDOSE	1
SMOKE CHECK	2
STRUCTURE FIRE	1
Total	100



Assessment of Owning and Operating a Municipal Golf Course in New Mexico January 2024



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Assessment of Owning and Operating a Municipal Golf Course in New Mexico

PROJECT OVERVIEW

Rio Communities engaged Once a Day Marketing LLC (OaDM) to conduct an assessment focused on the advantages and disadvantages of owning and operating a municipal golf course in New Mexico. The scope of work was defined as follows:

- ✓ Review operations of six NM municipal golf courses
- ✓ Assess benefits and risks
- ✓ Identify revenue and associated costs
- ✓ Gather input via a golf survey
- ✓ Conduct secondary research on the golf industry
- ✓ Deliver assessment report

ASSESSMENT HIGHLIGHTS

OaDM captured substantial input from New Mexico municipal golf course owners / managers. Key findings from municipalities are highlighted below.

- ✓ Primarily own golf courses to provide a recreation amenity to residents
- ✓ Golf courses typically lose money annually
- ✓ Annual subsidies range from \$100,000 to \$400,000
- ✓ It's challenging to secure funds for golf course capital improvements
- ✓ Most of the courses are managed and maintained by county employees
- ✓ Employee wages and benefits cited as the largest operating expense

USA & NEW MEXICO GOLF INDUSTRY RESEARCH

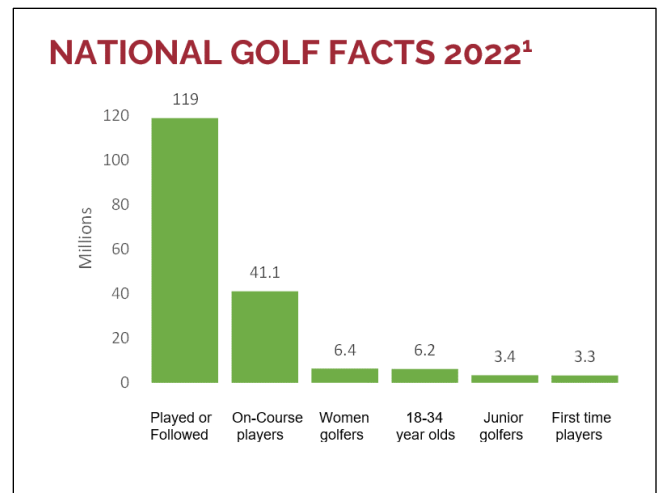
To complete this assessment, OaDM secured primary research from New Mexico municipal owned / operated golf courses and secondary research related to the USA and New Mexico golf industry. This section shares our secondary findings.

Golf Course Considerations

Three main considerations were identified when considering golf course ownership and management:

Turf Maintenance

Encompasses a turf management program that includes type of grass, soil & nutrients, mowing and environmental conditions.



Assessment of Owning and Operating a Municipal Golf Course in New Mexico

Water Usage

Includes a variety of topics such as course water management, drought planning and irrigation system maintenance and replacement.

Golfer Experience

Understanding the various segments of players in the golf community as well as points of contact that enhance or detract from a good experience.

National Golf Trends²

2018 - 2023

Over the past five years, golf courses and country clubs have contracted, however, revenue has grown due to a post-pandemic boost. The biggest long-term growth challenge for club and course operators is broadening golf's appeal to new players. Golf courses and clubs have struggled to attract younger players, with many finding clubs to be too conservative and the sport too difficult to learn. Golf can also be a costly hobby for individuals.

Revenue	\$31.3b	↑	1.8%	2018 - 2023
		↑	0.3%	2023 alone
Employees	271k	↓	2.1%	2018 - 2023
Businesses	8.8K	↓	1.7%	2018 - 2023

National Golf Trends³

A look to 2024

The National Golf Course Owners Association recently surveyed 242 facility owners and operators on emerging trends and critical issues for the year ahead:

- 68% of responding golf facilities need to focus more on providing alternatives to the 18-hole round
- 73% of golf courses need more forward tees
- 74% of those surveyed believe golf ranges will become a significant new revenue source over the next several years
- 87% agree that golf needs to do a better job of managing the customer journey of golfers once they complete their initial introduction to the game
- Nearly 70% agree that golf continues to be a more viable leisure option than other activities that have reopened after COVID

Assessment of Owning and Operating a Municipal Golf Course in New Mexico

National Rounds Played in October 2023⁴

According to the Golf Datatech October 2023 National Rounds Played Report, golf in October was relatively flat on a national level compared to a year ago, down 1% as wetter weather in the upper Midwest precipitated a dip in play at the end of their golf season.

Year-to-date, play is trending just over 3% ahead of the pace in 2022, keeping 2023 on track to be one of the top four years for rounds in U.S. history.

Public access courses remain the biggest contributor to 2023 momentum, with play up 3.7% at daily fee, resort and municipal courses compared to a 1.6% lift at private clubs. *Typically, four out of every five rounds are played at public golf facilities.*

A closer look at the Mountain Region, which includes New Mexico, reveals that the state out-performed its neighbors in rounds played during October 2023 and October 2023 year to date:

	Rounds Played	
	Oct 2023	Oct 2023 YTD
Mountain Region	1.8%	0.5%
Arizona	-2.4%	-3.4%
Phoenix	-4.0%	-3.7%
Colorado	-6.6%	1.8%
Denver	-6.9%	0.9%
ID, WY, MT, UT	5.1%	1.3%
New Mexico	29.8%	17.2%
Nevada	3.3%	0.7%
Las Vegas	7.5%	2.3%

Golf course managers we spoke with attributed the increase in rounds played in New Mexico to increased demand and great weather in September and October.

PRIMARY RESEARCH APPROACH

Our primary research goal was to identify golf courses that were geographically dispersed within New Mexico; represented large communities and small; were either city or county owned; offered a wide range of golf experiences; and generated various levels of enterprise success. Given these criteria, OaDM targeted seven golf courses to approach. All seven of these municipal golf courses completed the online golf survey. We also conducted one-on-one interviews with five of these golf course managers who have/had direct knowledge of their golf course operations.

Assessment of Owning and Operating a Municipal Golf Course in New Mexico

New Mexico Golf Courses Assessed

The seven golf courses in New Mexico for which primary data was collected are highlighted in the below. Current ownership/operation status is also noted.

Aztec Municipal Golf Course (formerly Hidden Valley Golf Club) - Aztec NM

The par 70 course offered large, well-kept bent grass greens that tested all golfers. The course averaged just 10 days per year for snow and the bar and grill was open to the public seven days a week.

OWNED BY AZTEC; NOW PERMANENTLY CLOSED



Civitan Golf Course - Farmington NM

Civitan Golf Course is a par three course that is great for beginners. Carts are not used on this course; golfers of all levels have an easy walk among the rolling hills while playing. Footgolf has recently been integrated into the 9-hole course making it perfect for family or group outings.

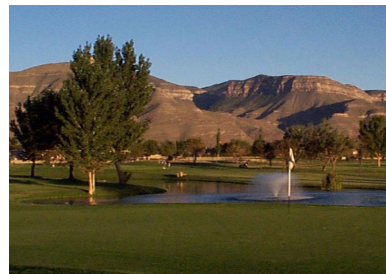
OWNED AND OPERATED BY FARMINGTON



Desert Lakes Golf Course - Alamogordo NM

Located at the base of the Sacramento Mountains, the course features four sets of tees to cater to all levels of play. The front nine is a tree-lined, parkland-style layout while the back nine is cut out of the southern New Mexico desert. Large, subtle greens make for a unique coupling of contrast and consistency.

OWNED BY ALAMOGORDO; GROUNDS MAINTAINED BY CITY & OPERATIONS MANAGED BY PRIVATE VENDOR



(intentionally left blank)

Assessment of Owning and Operating a Municipal Golf Course in New Mexico

Los Alamos County Golf Course - Los Alamos County NM

At the base of the Jemez Mountains atop the Pajarito Plateau, the Los Alamos County Golf Course plays through ponderosa pines and cottonwoods, the sloping fairways and small greens offer a challenge to players of all skill levels. Panoramic vistas provide a beautiful setting to have an enjoyable golf experience!

Holes: 18 | **Par:** 72 | **Yardage:** 6,500

OWNED AND OPERATED BY LOS ALAMOS COUNTY



Pinon Hills Golf Course - Farmington NM

Piñon Hills is a legend in the desert golf landscape. We are affordable, friendly, and fun to play. Pinon Hills has become known as one of America's greats. We are rated by Golfweek Magazine as one the best municipal golf courses in the United States year in and year out - for over 25 years.

OWNED AND OPERATED BY FARMINGTON



Riverview Golf Course - San Juan County NM

Riverview offers a challenging course for both traditional and footgolf in a beautiful natural setting near Kirtland, NM. Other amenities include a shop and Rio Vista Grill. Riverview also participates in the First Tee program. **Holes:** 18 | **Par:** 72

| **Yardage:** 6,853

OWNED AND OPERATED BY SAN JUAN COUNTY



(intentionally left blank)

Assessment of Owning and Operating a Municipal Golf Course in New Mexico

Sierra del Rio Golf Course - Elephant Butte NM

The course boasts a challenging layout, framed by Turtleback Mountain's scenic backdrop. Sierra del Rio invites you to navigate hazards and fairways designed to challenge golfers of all levels and enjoy stunning views of Turtleback Mountain as you play. Other amenities include pro shop and restaurant.



PREVIOUSLY OWNED BY ELEPHANT BUTTE; SOLD TO PRIVATE DEVELOPER

Research Respondents

The list of golf course research respondents follows:

Golf Course	Name	Title
Aztec Municipal GC	Steven Saavedra	Former Aztec Assistant City Manager
Desert Lakes GC	Grant Dalpes	Desert Lakes GC General Manager
Los Alamos County Golf Course	Cory Styron	LAC Director of Community Service
Pinion Hill GC & Civitan GC	Shaña Reeves	Farmington Assistant City Manager
Riverview GC	Mike Stark	San Juan County Manager
Sierra del Rio GC	Edna Trager	Former Elephant Butte Mayor

PRIMARY RESEARCH FINDINGS

The findings in this report were compiled from primary research collected via one-on-one phone interviews and the online survey administered to municipal golf course managers.

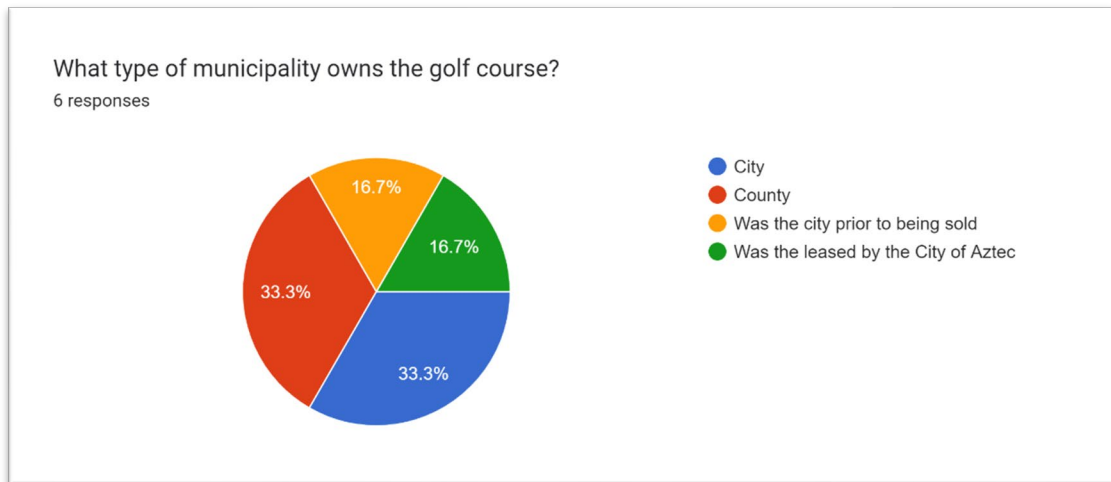
Online Survey Results

Once a Day Marketing prepared an online survey using Google Forms that contained 29 questions to assess the advantages and disadvantages of owning and operating a municipal golf course in New Mexico. 10 questions were multiple choice; the remaining questions open-ended. A summary of the responses extracted from

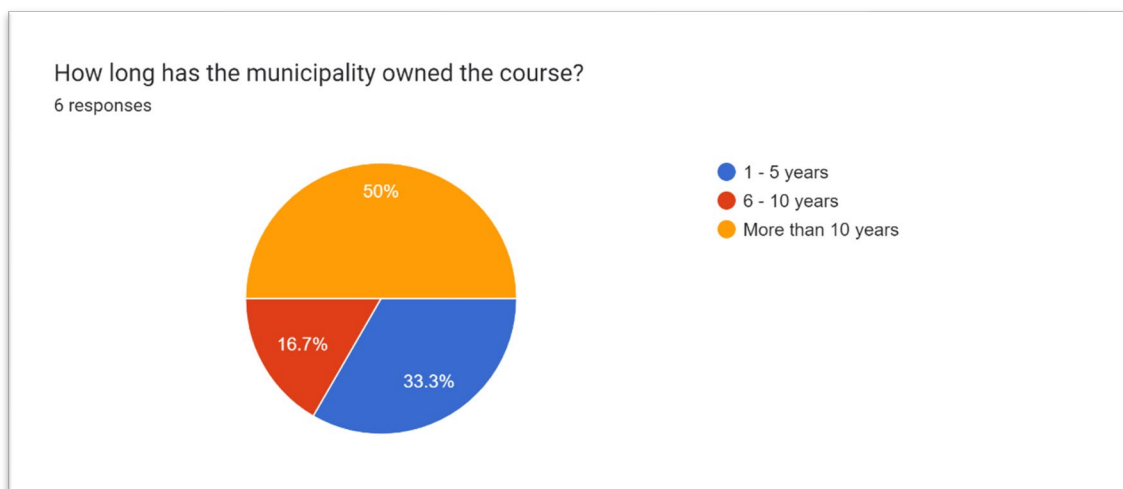
Assessment of Owning and Operating a Municipal Golf Course in New Mexico

Google Forms follows. We have provided a short analysis for each chart. See Appendix A for the survey questions.

Multiple Choice Question Responses

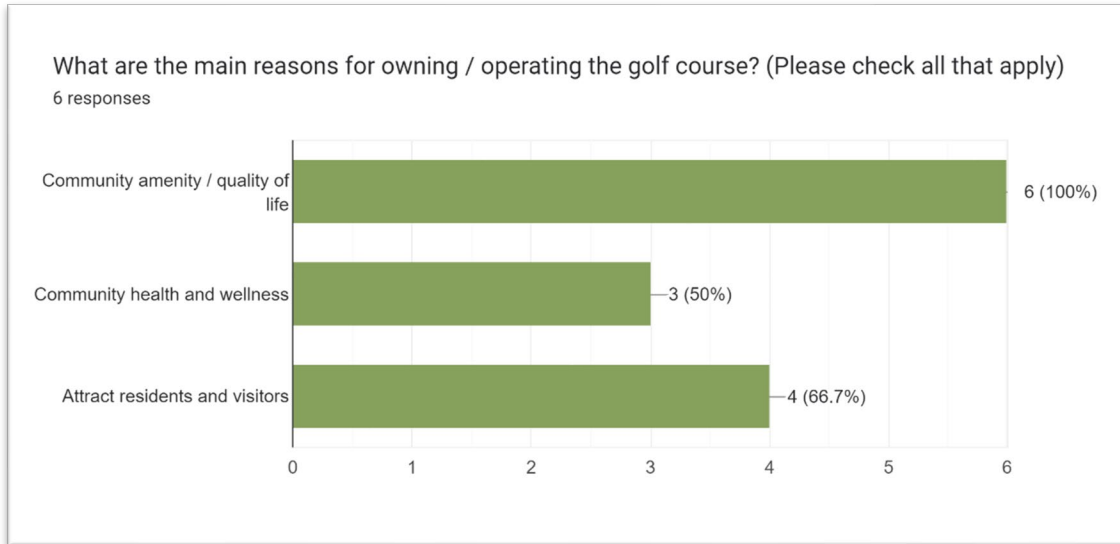


Of the seven courses that responded, three courses are city owned, two are county owned, one was city owned but now closed, and one was city owned and now sold to private developer. Note: Farmington responded for two city courses but the graph only captured one.

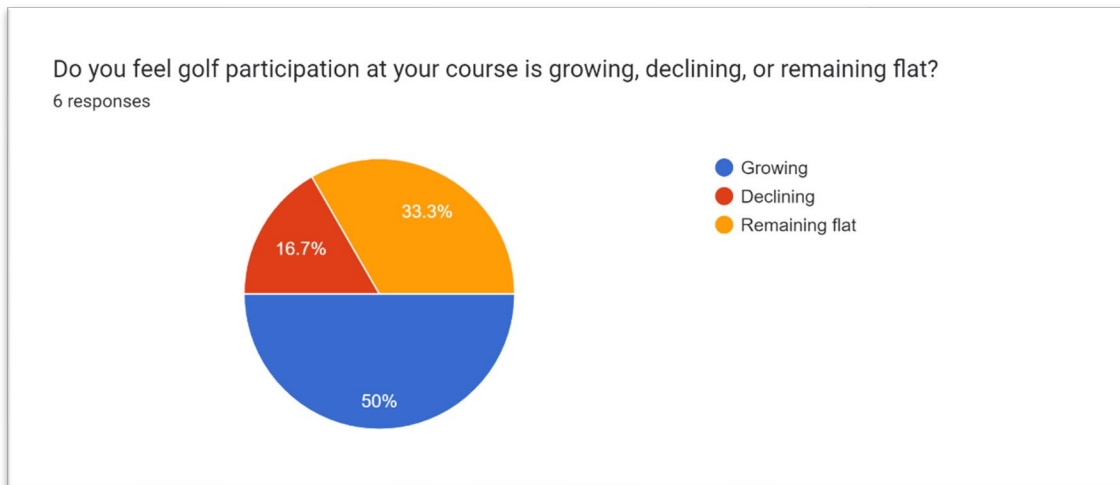


Most of the courses have been owned for more than 10 years. Aztec and Elephant Butte operated between 1 - 5 years and at present the courses have either been sold or permanently closed.

Assessment of Owning and Operating a Municipal Golf Course in New Mexico

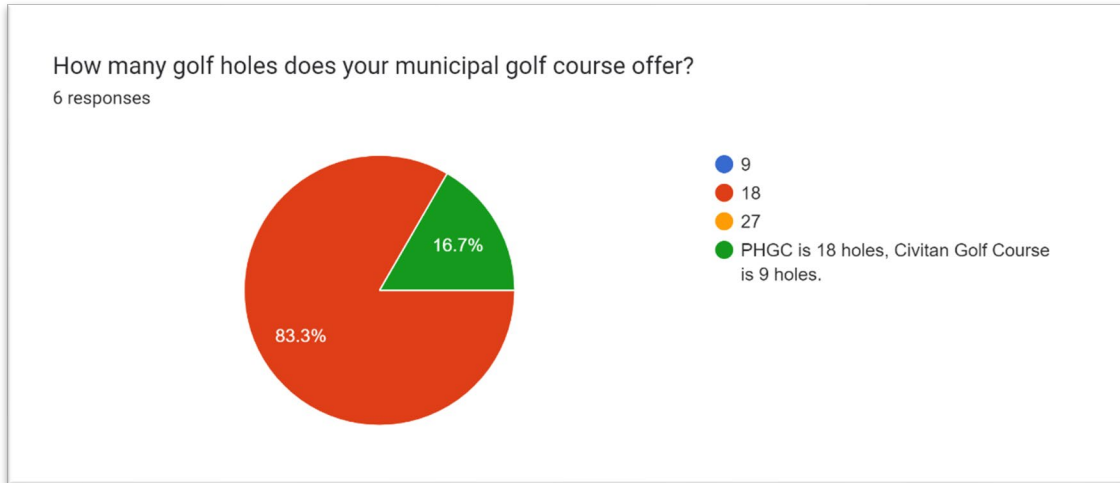


The #1 reason for owning / operating a municipal golf course is to provide a major community amenity to residents or enhance quality of life. Community health and wellness and to attract residents and visitors received a lesser tally.

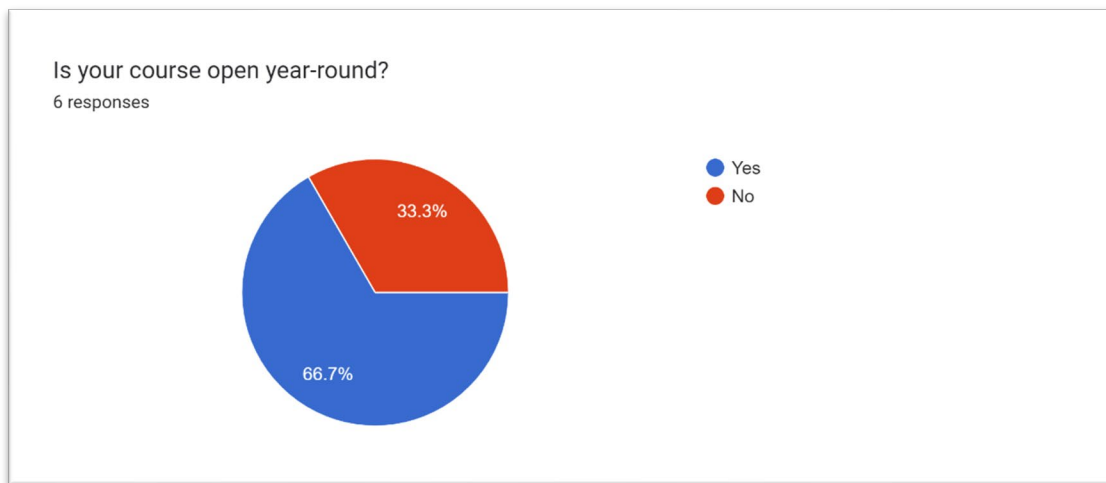


Farmington, Los Alamos County and Alamogordo believe that golf participation is growing. San Juan County and Elephant Butte see participation remaining flat while Aztec estimates participation is declining.

Assessment of Owning and Operating a Municipal Golf Course in New Mexico

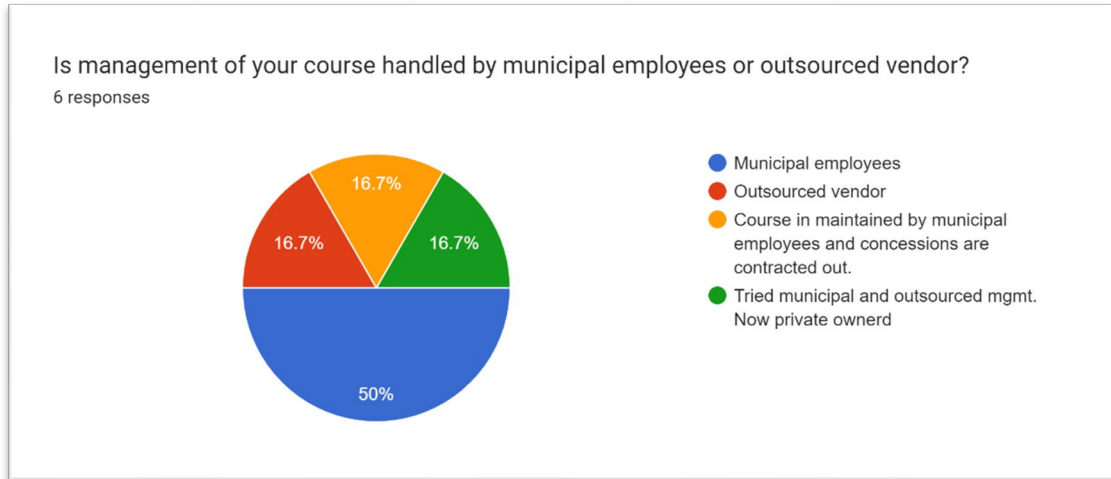


All the courses offer 18-hole golf experience except Civitan Golf Course in Farmington which only offers 9-holes for quick play.

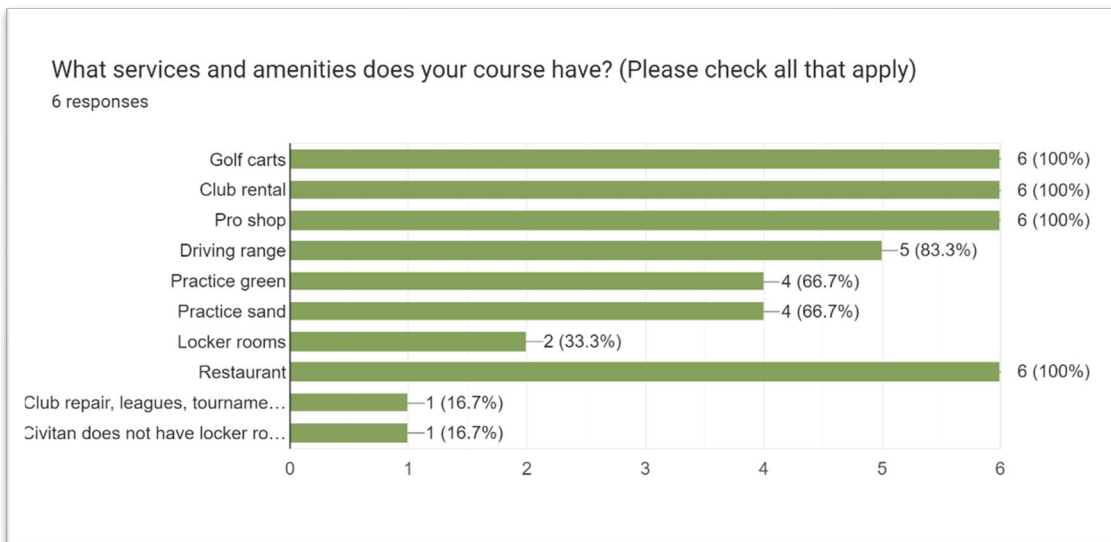


All courses operate year-round except Los Alamos County which closes in the winter and Aztec which has permanently closed the course.

Assessment of Owning and Operating a Municipal Golf Course in New Mexico

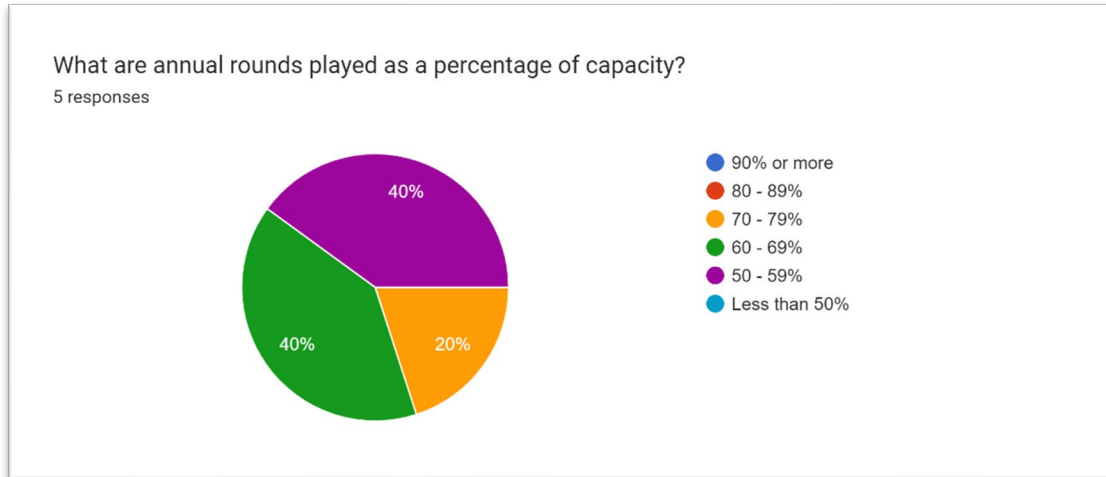


Management of the golf courses in Farmington, San Juan County and Los Alamos County are 100% municipal employees. Alamogordo course is maintained by the city but golf course operations are managed by a private vendor. Elephant Butte managed the grounds and operations by private vendor until sold to private developer. And Aztec was 100% vendor operated until permanently closed by the city.

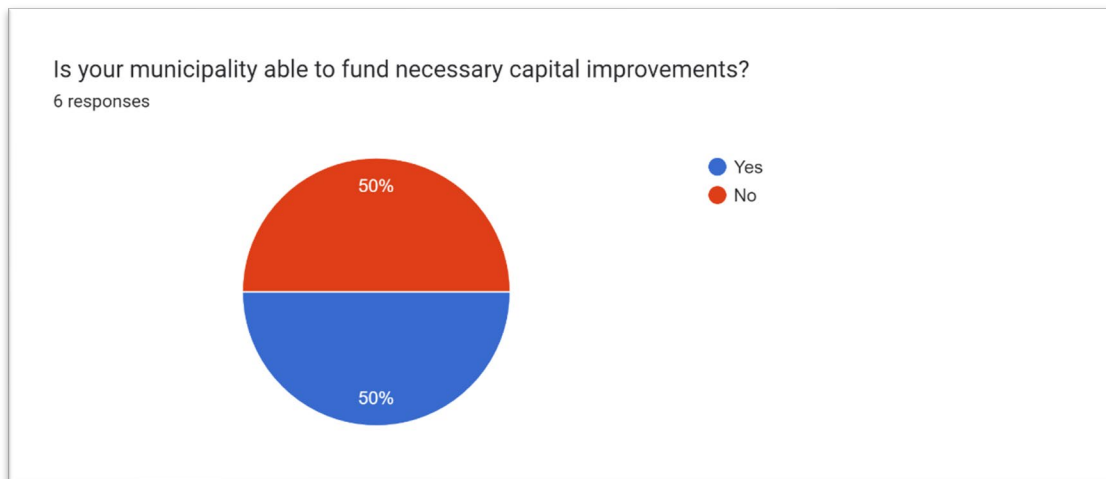


This chart shows that all golf courses offer golf carts, club rental, pro shop, and restaurant. Many also offer practice greens and sand. A few offer locker rooms and only Alamogordo offers club repair, leagues, and tournaments.

Assessment of Owning and Operating a Municipal Golf Course in New Mexico



San Juan County and Alamogordo operate between 50 - 59%. Farmington and Los Alamos County operate between 60 - 69%. Only Aztec had annual rounds between 70 - 79% but course still was closed. Elephant Butte did not report rounds played.



San Juan County, Los Alamos County and Farmington were able to secure necessary funding for golf course capital improvements but municipal subsidies still required. Aztec, Alamogordo, and Elephant Butte were not able to secure adequate funding for capital improvements which also required ongoing municipal subsidies and eventually led to the permanent closing of one course and selling of another to private developer.

Assessment of Owning and Operating a Municipal Golf Course in New Mexico

Open-Ended Question Responses

In addition to the charts highlighted above, several open-ended question responses were provided by survey respondents. Their comments and input by question are summarized below.

What are the advantages of owning a municipal golf course?

The primary advantage of owning a municipal golf course relates to having a major recreation amenity for community members and visitors to enjoy. It was also cited that owning and operating a golf course enhances quality of life within the community.

What are the disadvantages of owning a municipal golf course?

The main disadvantage of owning a municipal golf course is the annual cost to general fund to maintain the course and the subsidies required to offset operating losses. Related to this is the public scrutiny over expenses to maintain the course and the large budgets associated with capital improvements. Also mentioned as a disadvantage is managing/securing labor and physical maintenance of the course. Lastly, managing golfer expectations and experiences was also listed as a disadvantage.

What is the biggest threat to the golf industry?

Water accessibility was the #1 threat mentioned. Lack of interest by individuals to play golf was also listed. Lastly, time commitment per round of golf and related fees to play were also cited as threats to the golf industry.

How many employees are required to operate your course when fully staffed?

A range of 6 to 30 FTEs was listed. This number climbed to 40 for Alamogordo when restaurant and bar were added to the operational mix. Further, additional seasonal hires ranged from 8 to 15 individuals.

What is your average green fee?

Green fees were listed at \$25, \$26, and \$35. Pinion Hills in Farmington, one of the top public golf courses in the country, topped out at \$40.

What is your average cart rental fee?

Cart rentals were listed at \$13, \$17, \$19 and \$25.

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What is your average annual membership fee?

Membership fees were very diverse based on the perceived quality of course, golf experiences, and socio-economic status of the community. Los Alamos County annual membership fee is \$1,600. Alamogordo is second at \$1,025 where golf can be played almost every day. Farmington Pinion Hills is \$750 per year and San Juan County \$575. Civitan in Farmington, only a 9-hole course had lowest annual membership fee at \$200.

What is the average annual number of rounds played?

Civitan GC, offering only 9-holes, indicated the lowest number of rounds played at 16,000. Aztec, now closed, averaged 18,000 rounds. San Juan County's course averages 20,000. Los Alamos County averages between 25,000 to 28,000 but does not operate year-round. Farmington averages 32,000 rounds while Alamogordo sees 42,000 rounds, although they achieved 50,000 rounds in the past.

What is your average annual revenue and expenses?

Golf Course	Annual Revenue	Annual Expenses	Excess/Loss (+/-)
Aztec Municipal GC	\$85,000	\$120,000	-\$35,000
Civitan GC	\$125,000	\$175,000	-\$50,000
Desert Lakes GC	\$2,000,000	\$1,000,000*	-\$200,000**
Los Alamos County GC	\$182,000	\$1,475,000	-\$1,293,000
Pinion Hill GC	\$1,200,000	\$1,300,000	-\$100,000
Riverview GC	\$830,000	\$1,241,000	-\$411,000
Sierra del Rio GC	NA	NA	NA

*This number only reflects expenses of operating restaurant and bar as noted by golf course vendor. Does not include cost of maintaining grounds which is maintained by city of Alamogordo.

**G&L Inc. estimates that the annual Alamogordo subsidy ranges between \$100,000 to \$300,000

What budget item generates your largest revenue?

Most courses cited either green fees & membership fees or restaurant operations.

What budget item generates your largest expense?

Wages and benefits were listed as the largest expense for five of the golf courses.

Elephant Butte noted that grounds maintenance was the biggest expense.

Alamogordo grounds maintenance was not provided but during the one-on-one interview with operations vendor in Alamogordo, he believes the annual expense is significant which generates negative income for the course on an annual basis.

Assessment of Owning and Operating a Municipal Golf Course in New Mexico

How many acre-feet of water do you use on average to irrigate your golf course?

This question attempted to determine golf course water usage but not all courses replied. Farmington's Pinion Hills uses approximately 240-acre-feet. Its Civitan Golf Course, a 9-hole course, averages 98-acre feet. Los Alamos County Country Club uses between 120-to-130-acre feet of water. Sierra del Rio GC averaged 600-acre feet per year. The most water used was Riverview at 777-acre feet per year.

What is the biggest challenge your municipality faces owning / operating a golf course?

Two courses indicated water usage. Three more identified staffing issues. One pointed to overall cost of operation and another meeting the expectations of user groups.

Would you recommend that a municipality own / operate a golf course today? Why or why not?

For this question, we are sharing the actual responses from the respondents.

- It can provide an outdoor recreation opportunity / amenity
- If it is the only resource for the ownership. In a smaller or rural municipalities, it may be the only option and would be good for the community. In large metropolitan areas it is much easier to afford but residents have other options for golf, generally.
- Depends. You need to have a very specific mission and charge for the course. In most cases a golf course will need a significant level of subsidy.
- Depends on municipality. Yes, if you're attracting retirees and homeowners.
- This is not a yes or no answer. There are many opportunity costs and tradeoffs. Things to consider are: financial stability, political climate, community need. Many communities should be cautious about owning / operating a municipal golf course.
- No, the lack of water, cost, and declining activity.

Please share any additional opinions or thoughts regarding municipal golf courses.

Again, due to the diverse comments we are sharing the actual responses from the respondents.

- Size and location of the municipality is a big factor on whether the municipality should consider a golf course. Golf does draw to an area and provides many revenues that do not get attributed to the course itself.
- Be specific on your thoughts and market for the course. You may be able to have an option with a 9-hole course that has some signature holes and capture the golfer that wants a quick 60-90-minute experience. I would think how can I

Assessment of Owning and Operating a Municipal Golf Course in New Mexico

differentiate my experience from others. Also seek to have the multiple community activities in addition to golf-options to consider rental venue, food service, perhaps walking or nature attributes.

- ☑ Greatly quality of life amenity, but cost can exceed the benefits. Additionally, consider the competition of other golf courses in the area.

One-on-One Interviews

Once a Day Marketing personally interviewed managers associated with five New Mexico municipal golf courses located in Alamogordo, Aztec, Elephant Butte, Los Alamos County, and San Juan County. Key points from the various conversations are highlighted below.

Alamogordo – Desert Lakes Golf Course

The course is owned by city of Alamogordo. G&L Golf Inc. has a professional service contract with City; reapplies every 8 years. G&L Inc. has been operating the course for 30 years. They share green fees/annual fees, restaurant, and bar with the city. Restaurant makes \$1M per year; bar is 20%. G&L employs 30+ people; city dedicates eight staff workers to the course. City annual subsidy ranges from \$100,000 to \$300,000. Desert Lakes GC is losing money when you factor cost/subsidy from Alamogordo. G&L averages about \$80,000 in annual income.

G&L has city owned liquor license; first to obtain one in the state. Clubhouse built in 2007. All interior contents owned by G&L. Because of legislation and rules, it is harder to secure a private vendor to manage a public course. G&L anticipates vacating course management in two years. City might take over management or seek another company as a professional contractor.

The course is primary recreation for retirees in the area. Also, 15% of the market is airmen at Holloman AFB. To be a successful course, it's imperative to take care of all demographics of golfers (juniors, women, seniors, etc.). Brings in groups that play multiple days (with up to 50 people staying in Alamogordo).

Survey in Alamogordo indicated most important things were healthcare, schools and recreation with golf being top recreation activity

Need to always put capital into the course; for instance, golf course lawn mower is \$50,000. Alamogordo golf rounds down due to some infrastructure failings.

G&L indicated that statewide golf programs are trending up and that the new indoor facilities opening in Albuquerque are showing greater demand for golf. Sees growth in 20-35 year-olds playing golf and golf in general trending up.

Assessment of Owning and Operating a Municipal Golf Course in New Mexico

Big questions for Rio Communities: Does the city own a water treatment plant? Alamogordo bought the golf course from private club for \$1 but put \$1,000,000 into infrastructure to bring effluent water to the course. Need to look at the water cost and any liability issues being in a sub division.

Be sure to investigate the infrastructure required to bring course up to reasonable playing level. How much is Rio Communities willing to subsidize each year? Alamogordo had bond issued for \$2.3M that funded clubhouse buildout, remodeled greens & tees and irrigation.

G&L would love for Tierra del Sol to be a vibrant GC in Valencia County. A thriving golf course is much needed in that part of the state. Tierra del Sol just needs to be in good working condition when open to the public. It needs accommodating staff. Leagues and tournaments generate good revenue.

G&L noted that Silver City is working with OB Sports to transition a private course to city and plan for annual subsidy.

G&L also shared that the municipal courses in Albuquerque tend to make \$200,000 to \$300,000 in profit due to larger golfer market.

Look into Sun Country Golf House for additional information regarding golf in New Mexico. Contact Cory Armstrong - Sun Country/505.897.0865/cory@suncountrygolfhouse.com

Desert Lakes Stats:

- Was at 30,000 rounds per year, grown to over 50,000 rounds
- Open year round
- April through October many play 9 holes from 4pm to dark
- 2008 recession golf rounds dropped
- 67% of rounds played are 9-holes
- 9-holes averages 2 hours; 18-holes averages 4 hours
- \$10 for 9-holes; \$20/18 holes
- Most leagues play 9-holes

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Aztec – Aztec Municipal Golf Course

The golf course closed around 2018. It was previously privately owned and then leased to Aztec. The city manager took on the course but there was low buy-in from city elected officials. The course primarily targeted the oil industry. A local restaurant operated the restaurant and included a liquor license that was leased to them from the city.

Because the course was located out of city limits, tax revenue went to San Juan County and not the city. Aztec considered annexing the golf course area but determined the effort was not worth it for the city. Biggest expense was labor and golf cart leases / repairs. Aztec subsidized the cost of the golf course per year at around \$100,000. Course is currently not maintained and there are no plans to re-open.

Elephant Butte – Sierra del Rio Golf Course (SdR)

Around 2017, Sierra del Rio (SdR) was returned to bank from private owners. The bank tried to sell to Elephant Butte but the city declined to purchase the course. Eventually the bank made an offer to the city to purchase the course for \$1 which they did. The purchase included the golf course, country club, and access to water rights to irrigate GC (well water). The deal also included clause that should the city have to close SdR they would still receive up to 25% of water rights to create community park.

The city had community meeting about taking over SdR. Half the citizens were in favor; half not. The city finally decided to take over the GC and run the entire operations because they didn't want it create the perception that the city was closing too.

Running the course was huge strain on the city. This task was almost bigger than running the city itself. The city had to learn everything about running a golf course, maintaining grounds, and operating a clubhouse / restaurant. Even had to learn about liquor licenses.

The clubhouse was making money; the golf course was not. Operations were always in the negative. About 30 people employed.

During the time the city owned and operated the course, they lost a couple of million dollars operating the course. Had to transfer dollars from the general fund.

Around 2018, Richard Holcomb made offer to buy course and clubhouse but at the time the city declined the offer. In 2019 the city tried to sell SdR but got no offers.

Assessment of Owning and Operating a Municipal Golf Course in New Mexico

Richard came back with management deal that they eventually accepted. He would run 100% course and clubhouse. The city would provide \$20k/month subsidy. Late 2019/early 2020 deal signed. Then Covid hit. Course was closed during Covid.

Richard terminated operations and the city decided to sell course in 2021. It was very hard to find appraiser. Finally found one that had office in ABQ. Appraisal came back very low.

PreReal is now the current owner of SdR. They first purchased Turtleback Mountain Resort and then bought SdR from the city in early 2022 for \$1.2 million. It is estimated that Elephant Butte lost about \$1,000,000 during its ownership.

Course was closed for refurbishment. Now course and clubhouse have reopened. Bruce Swingle is now the liaison for SdR and PreReal (former Valencia County Manager).

Los Alamos County – Los Alamos County Golf Course

65% local usage; 35% non-local. 25% of usage is from annual members who purchase pass and use a lot during the year (may average \$8 a round. Open 9 months of the year (closed Dec - March 1). Has about 25k - 28k rounds a year. Breakeven for most GCs is 40k rounds. Los Alamos has trails on course open before and after regular golfing hours. Becoming a scenic spot for weddings. Allow people to see natural habitat (birds, deer). Provides a place for nonprofits to hold fundraising events. When closed it is used for XC skiing and snow shoeing. LAC GC had around 50 - 100 students each year that learn to play.

LAC GC has healthy operating budget. 45% of Los Alamos County GC is subsidized by the county; seen as a community recreation amenity and county knows it is a loss leader. Starting \$8M capital improvement project in January 2024. Need to make sure ADA is addressed when renovating. Need ADA carts (\$10k each). Costs \$70k per green to renovate

Ways to improve a golf course:

- People are looking for GC to be entertainment / have fun/ go on a date; think of driving range at a Top Golf kind of destination
- Soccer golf was created to allow families to go out and play with just a soccer ball
- Some GCs are adding pathways open to the public (gets more locals using the course)
- Need golf teacher to train golfers

Assessment of Owning and Operating a Municipal Golf Course in New Mexico

Season passes are #1 revenue generator. Restaurant is under contract (LAC makes about 60,000 to 100,000 per year (about 10% of sales)). Salaries and benefits biggest expense. Caveat: hard to find seasonal and P/T workers; often many jobs go without being filled.

Biggest challenges:

- Water
- Pesticide maintenance
- Cost barriers to play
- Create a course that meets local demand
- Not a good diverse experience (mostly white male)

General comments: Clearly know your market: are you PGA championship or Cow Pasture course? Percentage chance of GC paying for itself is very, very low. Idea: create 9-hole course for fast, fun play; include unique signature hole - turn other 9 holes into outdoor recreation area for locals. Tiger Wood ERA: GC were cash cows, many built; late 90s bottom fell out.

San Juan County – Riverview Golf Course

The golf course was previously owned by San Juan College and the Central Consolidated School District. When it got too challenging to manage the course it was given to San Juan County to manage.

Need to keep eyes wide open when considering golf course ownership. Elected officials that come and go may be for or against the golf course over time (political will). Must secure community buy in for spending money on the course. There is a general belief that golf courses only benefit rich white males. Keep in mind that only 10% of the population plays golf.

Need to identify what will be the greatest source of revenue. Also, should ask what is going to be the greatest expense. For San Juan County, wages / benefits are the biggest expense followed by water.

Subsidies are usually required. A high amount of subsidy for San Juan is \$400k per year; low subsidy is \$100k per year (this was during Covid when Pinion Hills was being renovated). Think of the course as a community recreation amenity and plan for it to be a losing venture.

Golf course usage has been down because of too much competition along with general participation is down. Also, golfers now want a \$100 experience for a \$25 green fee.

Assessment of Owning and Operating a Municipal Golf Course in New Mexico

It is recommended that that Rio Communities talk to golf consultant to determine what needs to be updated to enhance current experience. Look into Staples Golf Design (out of Phoenix) which did plan for Hobbs. The plan increased user base by adding hiking, biking, and fishing on the grounds

Unless Rio Communities has an extra \$2 - \$3M not spoken for, might not be a good idea to pursue golf course

SUMMARY

A big thank you is due the city / county managers who openly shared their thoughts, opinions, and detailed golf course data. All showed a great willingness to assist Rio Communities to better understand the pros and cons of golf course management. The information they provided is extensive and offers Rio Communities tremendous insight into evaluating the ownership and operation of a municipal golf course.

The chart below looks at city / county populations based upon 2021 US Census Bureau data. It clearly shows that municipal golf courses do or have operated in small communities and large. It should be noted that both Aztec and Elephant Butte, the two smallest communities by population, either closed or sold their municipal course.

Municipality	Population
Rio Communities / Valencia County	5,000 / 77,200
Alamogordo / Otero County	31,700 / 68,531
Aztec / San Juan County	6,163 / 121,000
Elephant Butte / Sierra County	7,700 / 11,502
Farmington / San Juan County	42,000 / 121,000
Los Alamos County	19,300

It was identified that the main reason for a municipality to own a golf course is to provide an outdoor recreation amenity to its citizens. However, it was determined that all the golf courses reviewed lose money and require subsidies to exist. Pinion Hills Golf Course in Farmington was launched originally as an enterprise center but due to annual financial shortfalls eventually became part of the general fund in 2014. Also, it was noted that securing funding for golf course improvements is challenging at best.

Aztec, Elephant Butte, and San Juan County were previously privately owned courses that due to operational issues were eventually handed over to the municipality to manage. No municipality purchased a golf course at fair market appraised values but were either given the course for free, sold for \$1 consideration, or offered a lease.

Assessment of Owning and Operating a Municipal Golf Course in New Mexico

The New Mexico golf industry would love to see a vibrant golf course operating in Valencia County. To do so with Tierra del Sol, Rio Communities will have to make a great commitment and be willing to subsidize the course; allocate significant funds to upgrade and improve infrastructure; maintain and manage operations including restaurant / bar, clubhouse, and golf cart maintenance; create programs, leagues, and events to attract users and generate an ongoing income stream; and brand and market the golf experience that the course will offer.

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FOOT NOTES

1. National Golf Foundation (NGF)
2. IBISWorld
3. National Golf Course Owners Association
4. Golf Datatech October 2023 National Rounds Played report (via NGF)

APPENDIX A

Golf Survey

Rio Communities, New Mexico is seeking to better understand the opportunities and challenges of owning / operating a municipal golf course.

As a New Mexico golf industry expert, your insight and opinions about golf course management are requested via this survey. Please take a few minutes to complete this questionnaire that will provide Rio Communities with important data to address golf programs and initiatives in our city moving forward.

Thank you!

Marty Moore
City Manager
[Rio Communities](#)

1. What is the name of your municipal golf course?

2. What is your email address?

3. What type of municipality owns the golf course?

Mark only one oval.

City

County

Other: _____

4. How long has the municipality owned the course?

Mark only one oval.

- 1 - 5 years
- 6 - 10 years
- More than 10 years

5. What are the main reasons for owning / operating the golf course? (Please check all that apply)

Check all that apply.

- Community amenity / quality of life
- Community health and wellness
- Attract residents and visitors
- Other: _____

6. What are the advantages of your municipality of owning a municipal golf course?

7. What are the disadvantages of your municipality of owning a municipal golf course?

8. Do you feel golf participation at your course is growing, declining, or remaining flat?

Mark only one oval.

- Growing
- Declining
- Remaining flat

9. In your opinion, what is currently the biggest threat to the golf industry?

10. How many golf holes does your municipal golf course offer?

Mark only one oval.

- 9
- 18
- 27
- Other: _____

11. Is your course open year-round?

Mark only one oval.

- Yes
- No

12. How many employees are required to operate your course when fully staffed?

13. Is management of your course handled by municipal employees or outsourced vendor?

Mark only one oval.

Municipal employees

Outsourced vendor

Other: _____

14. What is your average greens fee?

15. What is your average green fee with cart rental?

16. What are your average annual membership fee?

17. What services and amenities does your course have? (Please check all that apply)

Check all that apply.

- Golf carts
- Club rental
- Pro shop
- Driving range
- Practice green
- Practice sand
- Locker rooms
- Restaurant
- Other: _____

18. What is the annual number of rounds played?

19. What are annual rounds played as a percentage of capacity?

Mark only one oval.

- 90% or more
- 80 - 89%
- 70 - 79%
- 60 - 69%
- 50 - 59%
- Less than 50%

20. What is your annual gross revenue?

21. Which budget item generates your largest revenue?

22. What is your annual operating expense?

23. Which budget item is your largest operating expense?

24. How many acre-feet of water do you use to irrigate your golf course annually?

25. Is your municipality able to fund necessary capital improvements?

Mark only one oval.

Yes

No

26. If you answered no to the question above, please specify the reason why.

27. What is the biggest challenge your municipality faces today owning / operating a golf course?

28. Would you recommend that a municipality own / operate a golf course today? Why or why not?

29. Please share any additional opinions or thoughts regarding municipal golf courses.

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