



City of Rio Communities Council Regular Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, July 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 – Special Workshop May 20, 2024 & Special Business Meeting May 20, 2024**
- 2. Approval of Accounts Payable**

Public Comment: The Council will take public comments in written format. These should be emailed to admin@riocommunities.net through 4:45 PM on Monday July, 2024. These comments will be distributed to all Councilors for review. If you wish to speak during the public comment session, the Council will allow each member of the public to three (3) minutes to address the Council. Both the public and Council will follow rules of decorum. Give your name and where you live. The public will direct comments to the City Council. Comment(s) will not be disruptive or derogatory.

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

Public Hearing - For the purpose of Bubba's Buds LLC. application for a Special Use Permit for Cannabis Manufacturing Legal description UPC 1009027447400000000 2295 HIGHWAY 304 Rio Communities, NM 87002

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

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

Discussion, Consideration, and Decision – Bubbas Buds LLC. application for a Special Use Permit for Cannabis Manufacturing

Manager Report

- a) Update on Public Works**
- b) Fourth Quarter Budget Adjustment FY 2023-2024**
- c) Fourth Quarter Financial Report FY 2023-2024**
- d) Final Budget FY 2024-2025**

Action Items

- 3. Discussion, Consideration, and Decision – Palmetto LLC Contract Renewal**
- 4. Discussion, Consideration, and Decision – Sunny 505 Contract Renewal**
- 5. Discussion – Veterans Memorial**

Council Discussion

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

*** Motion and roll call vote to go into closed 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>

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



City of Rio Communities Council Special Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, May 20, 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

Mayor Ramsell called the meeting to order at 6:14pm

Pledge of Allegiance

Councilor Gordon led the Pledge of Allegiance

Roll Call

PRESENT

Governing Body

Mayor Joshua Ramsell

Councilor Lawrence Gordon

Councilor Marquez

Councilor Apodaca

ABSENT

Councilor Thomas Nelson

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 Marquez

Councilor Apodaca

Motion passed with a 3-0 vote

Action Items

Public Hearing - FY Tentative budget

Motion and roll call vote to recess Council Special Business Meeting session and to go into Public Hearing.

Motion made by Councilor Gordon to recess the Special Business Meeting and go into a public hearing for the Tentative Budget 2024-2024 budget. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Gordon

Councilor Marquez

City Manager Dr. Moore explained that this is a tentative budget until the final budget is approved. He continued to explain that this is an estimated budget. He then went over the City Organizational Chart. He explained that the city is an administrative form of government. Dr. Moore explained that services provided to residents come out of the general fund and went over the departments in the city. He talked about contracts that the city has with Valencia County. He continued to explain that there is a significant amount of home-based business and explained that the state is working on making sure the city is getting GRTs from online sales. Dr. Moore went over franchise taxes and changes with the Municipal courts. He went over the breakdown of general fund. He explained that gross receipt come to the city from contractors that build homes in the city and explained that the city is under 10k in population and gets small cities assistance as well.

Dr. Moore continued to explain that our public works, police and fire department can do more now than they have in the past. He explained that most of the revenue is based on grants. Dr. Moore went over the budget (see packet.) He explained that this year we are presenting a flat budget. He walked through the budget and explained the numbers will change for the final. Dr Moore continued to explain that the tentative budget is not the final budget.

Dr. Moore explained that having a zip code for the City is very critical and the city is working on that.

Councilor Apodaca thanked Dr. Moore for all his efforts in the tentative budget and for looking at it conservatively.

Councilor Gordon thanked Dr. Moore for looking at the budget in a conservative light.

Councilor Marquez had nothing to say at this time.

Mayor Ramsell explained that this isn't the final budget and explained that without reoccurring revenue we are limited in what the City can do.

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

Motion made by Councilor Gordon to go back into Regular Business meeting Session. Seconded by Councilor Apodaca 7:46 pm

Voting Yea:

Councilor Gordon

Councilor Marquez

Councilor Apodaca

Motion passed with a 3-0 vote 7:46pm

Discussion, Consideration, and Decision -

Marquez motioned to postpone the decision for the Tentative 2024-2025 budget until the next business meeting. There was no second on this motion.

Motion made by Gordon to approve the Tentative 2024-2025 budget. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Gordon
Councilor Apodaca

Voting Nay:

Councilor Marquez

Motion passed with a 2-1vote 7:46pm

Discussion, Consideration, and Decision – Reschedule of the May 27, 2024 City Council Meeting to May 30, 2024

Councilor Apodaca made a motion to reschedule the May 27th City Council Meeting to May 30, 2024. Seconded by Councilor Gordon.

Voting Yea:

Councilor Gordon
Councilor Apodaca

Voting Nay:

Councilor Marquez

Motion passed with a 2-1vote

Adjourn

Motion made by Councilor Gordon to adjourn. Motion carried at 7:51pm.

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



City of Rio Communities Council Special Workshop
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, May 20, 2024 3:00 PM
Minutes

Please silence all electronic devices.

Call to Order

Mayor Ramsell called the Special Business meeting to order at 3:02pm.

PRESENT

Governing Body

Mayor Joshua Ramsell
Councilor Lawrance Gordon
Councilor Marquez
Councilor Apodaca

Staff

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

ABSENT

Councilor Thomas Nelson

Discussion/Agenda Items – FY Tentative 2024-2025 Budget

City Manager Dr. Moore went over the tentative 2024-2025 FY budget. He explained that we are still waiting for some items from the state and there will be more items in the final budget. He explained if we do not have the money, or we have an agreement in process it will not be in here unless it is a revenue that comes in year after year. Dr. Moore went over the organizational chart. He then explained that general operating funds and talked about permits and licenses and that the Judge will come in a present her wish list for the court's budget for 2024-2025. Dr. Moore then went over the general fund and all the departments in the city and the contracts with Valencia County. He explained that in the final budget there will be changes for parks. He explained a big part of revenue is property tax and explained how property taxes are broken down and that 10% of property taxes come to the city. He continued with his presentation. Dr. Moore explained franchise agreements the city has. Dr. Moore continued his presentation. (See packet).

Judge Smith gave a presentation. She explained that Court is a separate branch of Government and not a department of the City. She explained that Council can not control the courts money only give the courts a flat fee. Judge Smith went over travel, renovations she would like done to the court room, training the courts will need, translator fees for the court, general office supplies, hourly pay for the court clerk. She continued with her presentation.

City Manager Dr. Moore explained that Judge Smith is being reasonable in her budget.

Mayor Ramsell thanked Judge Smith for her presentation.

Councilor Marquez asked if the courts needed money for furniture in the Court Room.

Judge Smith explained that the Courts will make do with what they have as far as furniture is concerned.

City Manager Dr. Moore continued his presentation and explained they are keeping the budget flat (see packet).

Councilor Marquez talked about asking for more money to build a park on a piece of property that is owned by the city.

City Manager Dr. Moore explained that he will be keeping a close eye on that and continued to go over departments budget and explained with inflation we will have to keep in mind pay raises for employees for the final budget and make adjustments.

Councilor Marquez asked where the money goes that has not been spent.

City Manager Dr. Moore explained that it will go back into pulled cash and explained how the money in pulled cash is used.

Councilor Marquez asked about the Makers Space funds and asked to see the line of the budget.

City Manager Dr. Moore explained that it does not have its own line.

Councilor Marquez asked if there were funds to add materials or events for the library and the maker's space.

City Manager Dr. Moore stated that there is no money in the general fund and explained there is a Jr. bill that assists with those funds.

Councilor Marquez asked how the city will pay for a librarian and training if the budget is zero.

City Manager Dr. Moore explained those numbers will change with the final budget.

Councilor Marquez asked about the numbers on the Fire Department budget.

Fire Chief Tabet explained how the funds were spent.

City Manager Dr. Moore went over the roadside streetlights.

Councilor Marquez requested to raise the roadside streetlight fund due to inflation and being over budget.

City Manager Dr Moore explained that there is a little bit of padding, so we can go over, and we don't want to budget our expenses any higher than our revenue.

City Manager Dr. Moore went over the rescues plan act and explained we have until 2026 to spend it and explained that there are supply chain issues. He continued his presentation.

Mayor Ramsell stated he would like to close out the workshop and go into the Council Meeting after a quick break.

Adjourn

Mayor Ramsell adjourned at 6:02pm.

Respectfully submitted,

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

Date: _____

Approved:

Joshua Ramsell,
Mayor

Lawrance R. Gordon,
Mayor Pro-tem/Councilor

Arthur Apodaca,
Councilor

Thomas Nelson,
Councilor

Matthew Marquez,
Councilor



By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK CODE-AP BANK CODE						
VEN04185	Amazon Business	07/17/2024	EFT	0.00	143.83	
VEN04527	Sharp Electronics Corporation	07/17/2024	EFT	0.00	4,458.61	
VEN04563	TLC Uniforms	07/17/2024	Regular	0.00	797.30	
VEN04546	Tabet Lumber Co, Inc.	07/17/2024	Regular	0.00	293.98	
VEN04819	Roadsafe Traffic Systems, Inc.	07/17/2024	EFT	0.00	502.50	
VEN04573	Universal Waste Systems, Inc.	07/17/2024	Regular	0.00	364.98	
VEN04417	Napa Auto Parts	07/17/2024	Regular	0.00	286.60	
VEN04853	Aqua3, LLC.	07/17/2024	EFT	0.00	71.80	
VEN04680	HEI, Inc	07/17/2024	EFT	0.00	9,672.28	
VEN04515	Sandra Schauer	07/17/2024	Regular	0.00	2,068.68	
VEN04792	NM Local Government Law	07/17/2024	EFT	0.00	5,966.73	
VEN04603	Woodlands Hardware	07/17/2024	Regular	0.00	113.36	
VEN04477	Rentokil North America Inc.	07/17/2024	EFT	0.00	466.43	
VEN04598	Wells Fargo Financial Leasing	07/17/2024	Regular	0.00	2,497.73	
VEN04915	Occupational Health Centers of the S	07/17/2024	Regular	0.00	1,432.49	
VEN04896	Municipal Emergency Services Inc.	07/17/2024	EFT	0.00	7,135.00	
VEN04231	Century Link	07/17/2024	Regular	0.00	78.53	
VEN04562	TLC Plumbing & Utility Commercial S	07/17/2024	Regular	0.00	2,141.35	
VEN04620	HDR Engineering, Inc.	07/17/2024	EFT	0.00	16,062.56	
VEN04709	Maloy Mobile Storage Inc.	07/17/2024	EFT	0.00	487.36	
VEN04454	NM Municipal League	07/17/2024	Regular	0.00	2,750.00	
VEN04180	Albuquerque Publishing Co.	07/17/2024	EFT	0.00	3,323.20	
VEN01000	BRADY COMPANIES LLC	07/17/2024	Regular	0.00	131.00	
VEN04538	Staples Contract & Commercial, LLC.	07/17/2024	EFT	0.00	110.79	
VEN04702	Linde Gas & Equipment Inc.	07/17/2024	EFT	0.00	8.45	
VEN04566	Tyler Technologies	07/17/2024	Regular	0.00	1,673.02	
VEN04249	Comcast Business	07/26/2024	Bank Draft	0.00	299.90	DFT0001234
VEN04599	WEX Bank	07/17/2024	Bank Draft	0.00	3,530.40	DFT0001235

Bank Code AP BANK CODE Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	23	13	0.00	14,629.02
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	2	2	0.00	3,830.30
EFT's	28	13	0.00	48,409.54
	53	28	0.00	66,868.86

My Check Register

Packet: APPKT01209-AP 7.22.24

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: PY BANK CODE-PAYROLL BANK CODE						
VEN04820	State of New Mexico Child Support S	07/17/2024	Regular	0.00	138.46	
VEN04624	GSD - Administrative Services Divisio	07/17/2024	Regular	0.00	7,094.13	
VEN04679	Globe Life & Accident Insurance Con	07/17/2024	EFT	0.00	56.00	

Bank Code PY BANK CODE Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	16	2	0.00	7,232.59
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	1	1	0.00	56.00
	17	3	0.00	7,288.59

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	39	15	0.00	21,861.61
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	2	2	0.00	3,830.30
EFT's	29	14	0.00	48,465.54
	70	31	0.00	74,157.45

Fund Summary

Fund	Name	Period	Amount
99000	Pooled Cash Fund	7/2024	74,157.45
			74,157.45

Authorization Signatures

CHECK REGISTER

This check register has been reviewed and verified for accuracy.

First Signor

Date

Second Signor



Rio Communities, NM

Payment Register

APPKT01209 - AP 7.22.24

01 - 01

Bank: AP BANK CODE - AP BANK CODE

Vendor Number	Vendor Name			Total Vendor Amount
VEN04180	Albuquerque Publishing Co.			3,323.20
Payment Type	Payment Number	Payment Date	Payment Amount	
EFT		07/17/2024	3,323.20	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
INV0005066	Job Postings-Finance Officer/Librarian/Mun. Clerk	07/12/2024	07/12/2024	0.00 3,323.20

Vendor Number	Vendor Name			Total Vendor Amount
VEN04185	Amazon Business			143.83
Payment Type	Payment Number	Payment Date	Payment Amount	
EFT		07/17/2024	143.83	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
1R4V-HYGM-4RDN	PASSWORDBOOK/FILES/GLOVES/BINDERS/BUTCHER PAPI	07/16/2024	07/16/2024	0.00 143.83

Vendor Number	Vendor Name			Total Vendor Amount
VEN04853	Aqua3, LLC.			71.80
Payment Type	Payment Number	Payment Date	Payment Amount	
EFT		07/17/2024	71.80	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
176631	Water Service	07/16/2024	07/16/2024	0.00 71.80

Vendor Number	Vendor Name			Total Vendor Amount
VEN01000	BRADY COMPANIES LLC			131.00
Payment Type	Payment Number	Payment Date	Payment Amount	
Check		07/17/2024	131.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
8370945	Cleaning Supplies	07/16/2024	07/16/2024	0.00 131.00

Vendor Number	Vendor Name			Total Vendor Amount
VEN04231	Century Link			78.53
Payment Type	Payment Number	Payment Date	Payment Amount	
Check		07/17/2024	78.53	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
INV0005084	FD-Substation Telecommunications	07/17/2024	07/17/2024	0.00 78.53

Vendor Number	Vendor Name			Total Vendor Amount
VEN04249	Comcast Business			299.90
Payment Type	Payment Number	Payment Date	Payment Amount	
Bank Draft	DFT0001234	07/26/2024	299.90	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
INV0005065	City Hall Telecommunications	07/12/2024	07/12/2024	0.00 299.90

Vendor Number	Vendor Name			Total Vendor Amount
VEN04620	HDR Engineering, Inc.			16,062.56
Payment Type	Payment Number	Payment Date	Payment Amount	
EFT		07/17/2024	16,062.56	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
1200635457	Design for Don Diego Reconstruction	07/16/2024	07/16/2024	0.00 6,520.56
1200637954	Carmel Road Outfall Channel Assessment	07/15/2024	07/15/2024	0.00 9,542.00

Payment Register

APPKT01209 - AP 7.22.24

Vendor Number	Vendor Name	Total Vendor Amount				
VEN04680	HEI, Inc	9,672.28				
Payment Type	Payment Number	Payment Date			Payment Amount	
EFT		07/17/2024			9,672.28	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
JC4056	On-Call Electrical & Construction Services	07/17/2024	07/17/2024	0.00	7,073.08	
JC4057	Column Repair on Nancy Lopez	07/16/2024	07/16/2024	0.00	2,599.20	
Vendor Number	Vendor Name	Total Vendor Amount				
VEN04702	Linde Gas & Equipment Inc.	8.45				
Payment Type	Payment Number	Payment Date			Payment Amount	
EFT		07/17/2024			8.45	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
43564554	Oxygen Bottles	07/16/2024	07/16/2024	0.00	8.45	
Vendor Number	Vendor Name	Total Vendor Amount				
VEN04709	Maloy Mobile Storage Inc.	487.36				
Payment Type	Payment Number	Payment Date			Payment Amount	
EFT		07/17/2024			487.36	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
0326704-IN	40' Storage Container	07/16/2024	07/16/2024	0.00	243.68	
0326799-IN	40' Storage Container	07/15/2024	07/15/2024	0.00	243.68	
Vendor Number	Vendor Name	Total Vendor Amount				
VEN04896	Municipal Emergency Services Inc.	7,135.00				
Payment Type	Payment Number	Payment Date			Payment Amount	
EFT		07/17/2024			7,135.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
IN2075820	equipment	07/12/2024	07/12/2024	0.00	1,710.00	
IN2078914	equipment	07/12/2024	07/12/2024	0.00	1,695.00	
IN2079050	equipment	07/12/2024	07/12/2024	0.00	3,730.00	
Vendor Number	Vendor Name	Total Vendor Amount				
VEN04417	Napa Auto Parts	286.60				
Payment Type	Payment Number	Payment Date			Payment Amount	
Check		07/17/2024			286.60	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
524384	Auto Supplies	07/15/2024	07/15/2024	0.00	95.08	
524504	hydraulic hose for skid steer	07/16/2024	07/16/2024	0.00	191.52	
Vendor Number	Vendor Name	Total Vendor Amount				
VEN04792	NM Local Government Law	5,966.73				
Payment Type	Payment Number	Payment Date			Payment Amount	
EFT		07/17/2024			5,966.73	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
1994	Legal Services -FY 2023-2024	07/12/2024	07/12/2024	0.00	5,966.73	
Vendor Number	Vendor Name	Total Vendor Amount				
VEN04454	NM Municipal League	2,750.00				
Payment Type	Payment Number	Payment Date			Payment Amount	
Check		07/17/2024			2,750.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
8063	NMML Training/Governing Body	07/16/2024	07/16/2024	0.00	125.00	
8224	NMML Dues July 1, 2023 - June 30 2024, City of RC	07/16/2024	07/16/2024	0.00	1,625.00	
INV0005079	NMML Training/Governing Body	07/16/2024	07/16/2024	0.00	250.00	
INV0005080	NMML Training/Governing Body	07/16/2024	07/16/2024	0.00	250.00	
INV0005081	NMML Training/Governing Body	07/16/2024	07/16/2024	0.00	250.00	
INV0005082	NMML Training/Governing Body	07/16/2024	07/16/2024	0.00	250.00	

Payment Register

APPKT01209 - AP 7.22.24

Vendor Number	Vendor Name					Total Vendor Amount
VEN04915	Occupational Health Centers of the Southwest, P.A.					1,432.49
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		07/17/2024	1,432.49			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
17527086	Physical for Andrew Good from Concentra	07/17/2024	07/17/2024	0.00	1,432.49	
Vendor Number	Vendor Name					Total Vendor Amount
VEN04477	Rentokil North America Inc.					466.43
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT		07/17/2024	466.43			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
63055716	City Hall - Pest Control	07/15/2024	07/15/2024	0.00	180.58	
63055828	City Hall - Pest Control	07/16/2024	07/16/2024	0.00	144.04	
63055926	City Hall - Pest Control	07/16/2024	07/16/2024	0.00	141.81	
Vendor Number	Vendor Name					Total Vendor Amount
VEN04819	Roadsafe Traffic Systems, Inc.					502.50
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT		07/17/2024	502.50			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
0034993-IN	construction barrels	07/12/2024	07/12/2024	0.00	502.50	
Vendor Number	Vendor Name					Total Vendor Amount
VEN04515	Sandra Schauer					2,068.68
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		07/17/2024	2,068.68			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0005083	Newsletter	07/16/2024	07/16/2024	0.00	2,068.68	
Vendor Number	Vendor Name					Total Vendor Amount
VEN04527	Sharp Electronics Corporation					4,458.61
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT		07/17/2024	4,458.61			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
14494457	Copies	07/17/2024	07/17/2024	0.00	2.23	
9004909727	Fire Dept Help Desk & Server Management	07/17/2024	07/17/2024	0.00	1,301.00	
9004909728	Contract# 800595693 - Library & Desk Management	07/17/2024	07/17/2024	0.00	549.00	
9004909729	Contract# 800608808 - Police Dept. Printer Lease	07/17/2024	07/17/2024	0.00	1,261.00	
9004909730	Copies	07/17/2024	07/17/2024	0.00	221.11	
9004929474	City Hall & Fire Dept. VOIP	07/17/2024	07/17/2024	0.00	680.44	
SH643769	Copies	07/17/2024	07/17/2024	0.00	171.60	
SH643770	Copies	07/17/2024	07/17/2024	0.00	248.82	
SH643771	Fax Expansion Kit	07/17/2024	07/17/2024	0.00	23.41	
Vendor Number	Vendor Name					Total Vendor Amount
VEN04538	Staples Contract & Commercial, LLC.					110.79
Payment Type	Payment Number	Payment Date	Payment Amount			
EFT		07/17/2024	110.79			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
606526709	COPY PAPER/FOLDER/BANKER BOXES/EXPANSTION FILE	07/16/2024	07/16/2024	0.00	110.79	
Vendor Number	Vendor Name					Total Vendor Amount
VEN04546	Tabet Lumber Co, Inc.					293.98
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		07/17/2024	293.98			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
37993	brick and mortar	07/15/2024	07/15/2024	0.00	293.98	

Payment Register

APPKT01209 - AP 7.22.24

Vendor Number		Vendor Name				Total Vendor Amount	
VEN04562		TLC Plumbing & Utility Commercial Service				2,141.35	
Payment Type		Payment Number				Payment Date	Payment Amount
Check						07/17/2024	2,141.35
Payable Number		Description		Payable Date	Due Date	Discount Amount	Payable Amount
168849		Yearly HVAC Maintenance		07/16/2024	07/16/2024	0.00	1,312.35
168850		Yearly HVAC Maintenance		07/16/2024	07/16/2024	0.00	680.37
168851		Yearly HVAC Maintenance		07/16/2024	07/16/2024	0.00	148.63
Vendor Number		Vendor Name				Total Vendor Amount	
VEN04563		TLC Uniforms				797.30	
Payment Type		Payment Number				Payment Date	Payment Amount
Check						07/17/2024	797.30
Payable Number		Description		Payable Date	Due Date	Discount Amount	Payable Amount
278810		UNIFORMS		07/15/2024	07/15/2024	0.00	797.30
Vendor Number		Vendor Name				Total Vendor Amount	
VEN04566		Tyler Technologies				1,673.02	
Payment Type		Payment Number				Payment Date	Payment Amount
Check						07/17/2024	1,673.02
Payable Number		Description		Payable Date	Due Date	Discount Amount	Payable Amount
025-569669		ERP Pro Financials Annual Fee		07/17/2024	07/17/2024	0.00	1,673.02
Vendor Number		Vendor Name				Total Vendor Amount	
VEN04573		Universal Waste Systems, Inc.				364.98	
Payment Type		Payment Number				Payment Date	Payment Amount
Check						07/17/2024	364.98
Payable Number		Description		Payable Date	Due Date	Discount Amount	Payable Amount
0003053088		Clean Up day-Dumpsters		07/12/2024	07/12/2024	0.00	364.98
Vendor Number		Vendor Name				Total Vendor Amount	
VEN04598		Wells Fargo Financial Leasing				2,497.73	
Payment Type		Payment Number				Payment Date	Payment Amount
Check						07/17/2024	2,497.73
Payable Number		Description		Payable Date	Due Date	Discount Amount	Payable Amount
5030475530		CH Server Lease - Contract #8000452181		07/12/2024	07/12/2024	0.00	2,497.73
Vendor Number		Vendor Name				Total Vendor Amount	
VEN04599		WEX Bank				3,530.40	
Payment Type		Payment Number				Payment Date	Payment Amount
Bank Draft		DFT0001235				07/17/2024	3,530.40
Payable Number		Description		Payable Date	Due Date	Discount Amount	Payable Amount
98033190		Fuel		07/17/2024	07/17/2024	0.00	3,530.40
Vendor Number		Vendor Name				Total Vendor Amount	
VEN04603		Woodlands Hardware				113.36	
Payment Type		Payment Number				Payment Date	Payment Amount
Check						07/17/2024	113.36
Payable Number		Description		Payable Date	Due Date	Discount Amount	Payable Amount
013603/1		Various Supplies		07/12/2024	07/12/2024	0.00	46.04
013643/1		Various Supplies		07/12/2024	07/12/2024	0.00	61.38
013659/1		Various Supplies		07/12/2024	07/12/2024	0.00	5.94
Bank: PY BANK CODE - PAYROLL BANK CODE							
Vendor Number		Vendor Name				Total Vendor Amount	
VEN04679		Globe Life & Accident Insurance Company				56.00	
Payment Type		Payment Number				Payment Date	Payment Amount
EFT						07/17/2024	56.00
Payable Number		Description		Payable Date	Due Date	Discount Amount	Payable Amount
INV0005069		PAYROLL DEDUCTION - LIFE INSURANCE		07/19/2024	07/31/2024	0.00	56.00

Payment Register

APPKT01209 - AP 7.22.24

Vendor Number	Vendor Name					Total Vendor Amount
VEN04624	GSD - Administrative Services Division					7,094.13
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				07/17/2024		7,094.13
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
CM0000019	ADMIN FEE-INSURANCE	07/11/2024	07/31/2024	0.00	-1.50	
CM0000020	DENTAL	07/11/2024	07/31/2024	0.00	-53.31	
CM0000021	DISABILITY	07/11/2024	07/31/2024	0.00	-5.43	
CM0000022	HEALTH	07/11/2024	07/31/2024	0.00	-871.75	
CM0000023	BASIC LIFE	07/11/2024	07/31/2024	0.00	-4.86	
CM0000024	VISION	07/11/2024	07/31/2024	0.00	-9.17	
INV0005053	ADMIN FEE-INSURANCE	07/11/2024	07/31/2024	0.00	1.50	
INV0005054	DENTAL	07/11/2024	07/31/2024	0.00	53.31	
INV0005055	DISABILITY	07/11/2024	07/31/2024	0.00	5.43	
INV0005056	HEALTH	07/11/2024	07/31/2024	0.00	871.75	
INV0005057	VISION	07/11/2024	07/31/2024	0.00	9.17	
INV0005067	DENTAL	07/19/2024	07/31/2024	0.00	467.39	
INV0005068	DISABILITY	07/19/2024	07/31/2024	0.00	48.87	
INV0005070	HEALTH	07/19/2024	07/31/2024	0.00	6,501.20	
INV0005071	VISION	07/19/2024	07/31/2024	0.00	81.53	

Vendor Number	Vendor Name					Total Vendor Amount
VEN04820	State of New Mexico Child Support State Disbursement					138.46
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				07/17/2024		138.46
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0005075	Case ID 000177753	07/19/2024	07/19/2024	0.00	138.46	

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
AP BANK CODE	Manual Bank Draft	2	2	0.00	3,830.30
AP BANK CODE	Check	23	13	0.00	14,629.02
AP BANK CODE	EFT	28	13	0.00	48,409.54
Packet Totals:		53	28	0.00	66,868.86

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
PY BANK CODE	Check	16	2	0.00	7,232.59
PY BANK CODE	EFT	1	1	0.00	56.00
Packet Totals:		17	3	0.00	7,288.59

Cash Fund Summary

Fund	Name	Amount
99000	Pooled Cash Fund	-74,157.45
Packet Totals:		-74,157.45

Application for a Special Use Permit
City of Rio Communities, NM

Instructions

This application form is required to initiate a review by the City Planning and Zoning Commission at a regular business meeting for recommendation to the City Council granting a Special Use Permit. This form must be completed and submitted with the required administrative fee to the Municipal Clerk.

Applicant Information

Applicant Name: Perla Clifton 505 231 3099
Mailing Address: 270 Sutton Ln Bosque Farms N.M.
Phone Number: 505 231 3099 87068

General Information

Type of Conditional Use (check as appropriate): If unknown, please don't check any box.

- ☒ Permanent Special Use
☐ Renewable Special Use

Location of property that is subject of the request (physical address and legal description):

2295 HWY 304 Rio Community
UPC 1090274474000000

Current zoning of the property: C2

Required Attachments

- 1.A written statement describing existing and future land use of the property with reference to Guidelines in (Article 4-7-4 Rio Communities Zoning Ordinance.)
- 2.A site plan showing location of structures on the property and on contiguous properties, easements and right-of-way, and other relevant information. Proposed future improvements of the property should be indicated if possible.

Procedural Information

Signature of Applicant: Perla Clifton Date: 4/5/24

Application Received By: _____ Date: _____

Action Taken: _____ Effective Date: _____

Expiration Date for Renewable Special Use Permit: _____

NOTE: Special conditions assigned to this application must be attached in written form with this application.

RECEIPT

DATE

No. **424332**

9/5/24

RECEIVED FROM

Perla Clifton

\$

250.00

DOLLARS

Two hundred fifty dollars only

☐ FOR RENT
☐ FOR

Special use Permit

ACCOUNT	
PAYMENT	
BAL. DUE	

☐ CASH
☐ CHECK
☐ MONEY ORDER
☐ CREDIT CARD

FROM

TO

BY



Bubba's Buds is a small family owned and operated cannabis manufacturing business. We are currently located at 19514 Hwy 314 in Belen 9 (lease property) . We're planning on relocating the business to our own property in Rio Communities. During the reconstruction process of the extraction lab the state will downgrade the class IV to class 3 and we will be in a separate building of the construction but on the same premise (2295 A will be were all manufacturing services will be performed: filling vape carts, and filling pre-rolls).

There will be two employees : Raymond Arellano, and Moises Ponce. Our hours of operations will be 7-4 Mon. – Fri. throughout the year.

Bubba's Buds uses the NMRLD state track and trace system for all our cannabis products and recording of cannabis activity, ie. Transfers, sales, and testing. Any time a delivery is made we will have a printed travel manifest that has all cannabis products tracked through the trace and track system, all products have individual barcodes to identify and be in compliant with state rules and regulations. Also we will have cameras on the property at all entries , doors, and on cannabis product. The gates will remain locked during operation and a number will be posted to the front gate if we have visitor. Visitors will be asked to sign in and will have to wear a visitors badge. All employees will be wearing badges during business hours of operation. Also no money will be stored at the premise all sales will be taken to the bank that day so we will not have any money being stored at the premise.

Thank you for your time and look forward to speaking with you soon.

Thanks,


Perla & Chris Clifton- Owners

Bubba's Buds

(505)263-2297

New Mexico Cannabis Transportation Manifest

Page 1 of 1

Date:	05/16/2024	License #:	220184001	Barcode
Licensee Name:	Bubbas Buds LLC - Belen Manu	Vehicle ID #:	2GTEK19K5R1561158	 1982147662545021
Licensee Address:	19514 Hwy 314 Belen, NM 87002	Vehicle Color / Make / Model / License Plate:	1994 Green GMC Sierra 1500 PRB241	
Licensee Phone:	505-306-2971	Transporter Name:	Chris	
Transporter ID:	2	Transporter Date of Birth:	04/24/1983	
Transporter Signature:				

Stop #1 of 1 (16 Items)

Destination Licensee Name:	Process Management Control - E Greene Retail	Approx. Departure Date/Time:	05/16/2024 1:13 PM
Destination License #:	230347001	Approx. Arrival Date/Time:	05/16/2024 1:43 PM
Destination Licensee Address:	3106 E Greene St Carlsbad, NM 88220		
Destination Licensee Phone:	555-555-5555		

* These directions are for planning purposes only. You may find that the suggested route takes you outside the State of New Mexico; you must plan your route so that you remain within the State of New Mexico at all times.

Travel Route:

gps.

Instructions: If the quantity received is less than the quantity shipped, check the box in the appropriate field below and indicate the actual quantity received.

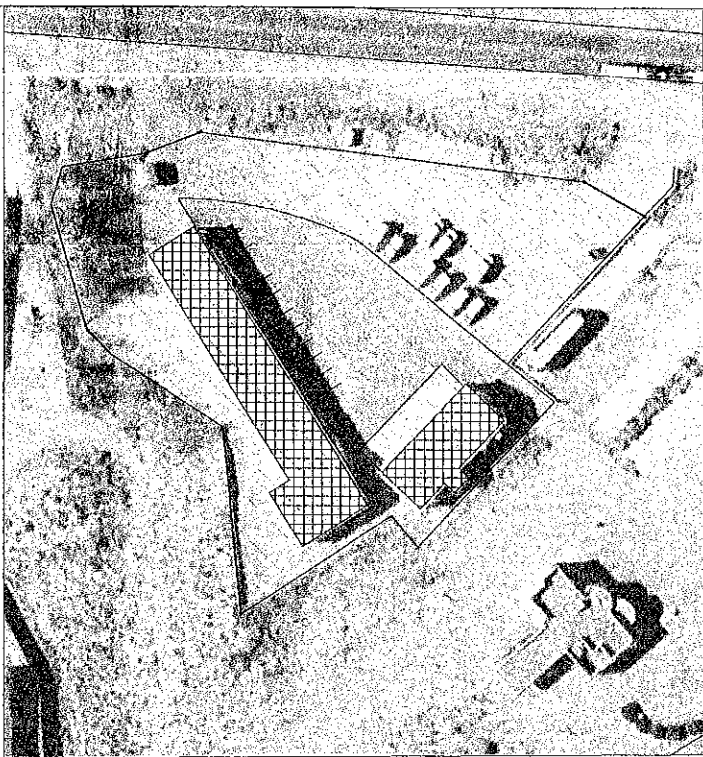
Stop 1, Items 1-16 of 16

Manifest ID 1982147662545021

#	Batch / Lot ID	Item Description	Shipped	Received
✓ 1	7924 1888 8589 0596	Blackberry Kush - 1 gram 510 Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 2	5002 1183 6111 3867	Blackberry Kush - 3 gram Vape Cart (Cannabis Extract for Inhalation)	1.00	<input type="checkbox"/>
✓ 3	8085 0850 6361 8247	Blackberry Kush - 3 gram Vape Cart (Cannabis Extract for Inhalation)	4.00	<input type="checkbox"/>
✓ 4	4804 2850 7014 5533	Blue Dream 3 gram Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 5	0769 6575 5554 4290	Cherry Cookies 1 gram 510 carts (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 6	1365 8276 6252 5215	Durban Poison 3 gram Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 7	8590 8150 2394 0611	Girl Scout Cookie 1 gram 510 cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 8	7553 7849 2840 6291	Girl Scout Cookie - 3 gram Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 9	3886 8820 6326 2247	Grape Ape - 3 gram Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 10	2592 6637 9175 2848	Orange Cookies 3 gram Vape Cart (Cannabis Extract for Inhalation)	1.00	<input type="checkbox"/>
✓ 11	0419 7156 3661 7735	Rainbow Sherbert - 3 gram Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 12	4437 7226 3325 5769	Sour Diesel 3 gram Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 13	1798 3773 1045 2242	Super Lemon Haze - 1 gram 510 Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 14	0907 6055 0828 6381	Super Lemon Haze 3 gram Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 15	3382 4140 2027 8978	Tangle - 3 gram Vape Carts (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 16	3268 5230 8151 3119	Zkittlez 1 gram 510 (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>

RIO COMMUNITIES

2295 NM-304,
RIO COMMUNITIES NM 87002



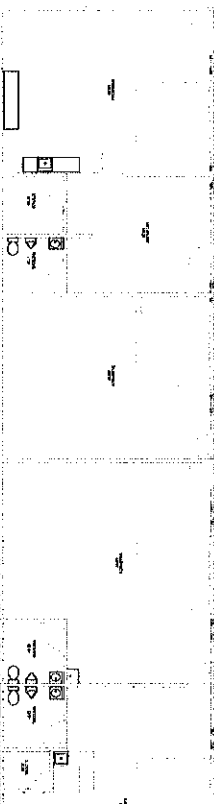
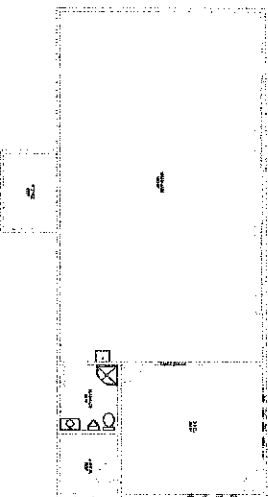
SITE PLAN

SCALE: 1/32"=1' - 0"



BUILDING 1 - FLOOR PLAN

SCALE: 1/8"=1' - 0"



BUILDING 2 - FLOOR PLAN

SCALE: 1/8"=1' - 0"



SITE LOCATION MAP

NO SCALE



INDEX OF DRAWINGS

- CVP: DESIGN DATA, SITE LOCATION MAP, SITE PLAN, SITE DETAILS, GROUND FLOOR PLAN AND INDEX OF DRAWINGS
- F2: FIRE 2 PLAN
- M1: HVAC - FLOOR & DRAIN PLAN
- E1: ELECTRICAL - POWER FLOOR PLAN
- P1: PLUMBING - WASTE & WATER PLAN

PROJECT DESCRIPTION

THE OWNER HAS REQUESTED A COMPLETE SET OF ARCHITECTURAL AND ENGINEERING DRAWINGS FOR THE CONSTRUCTION OF A DISPENSARY. THE PROJECT IS A 10,000 SQ. FT. BUILDING WITH A PARKING LOT. THE PROJECT IS SCHEDULED TO BE COMPLETED BY 12/31/2020.

ZONING

NO. 1 - RESIDENTIAL, SINGLE-FAMILY

DESIGN DATA: 2020 NM-304 AND COMMUNITY, NM 87002

THE PROJECT IS A 10,000 SQ. FT. BUILDING WITH A PARKING LOT.

THE PROJECT IS SCHEDULED TO BE COMPLETED BY 12/31/2020.

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THE PROJECT IS A 10,000 SQ. FT. BUILDING WITH A PARKING LOT.

THE PROJECT IS SCHEDULED TO BE COMPLETED BY 12/31/2020.

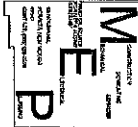
PARKING CALCULATION

THE PROJECT IS A 10,000 SQ. FT. BUILDING WITH A PARKING LOT.

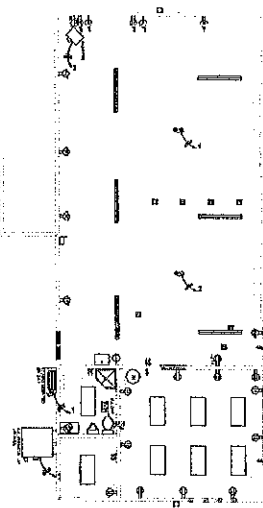
CVP

PROJECT DATA, SITE LOCATION MAP, SITE PLAN, GROUND FLOOR PLAN AND INDEX OF DRAWINGS

RIO COMMUNITIES DISPENSARY
2295 NM-304
RIO COMMUNITIES, NM 87002

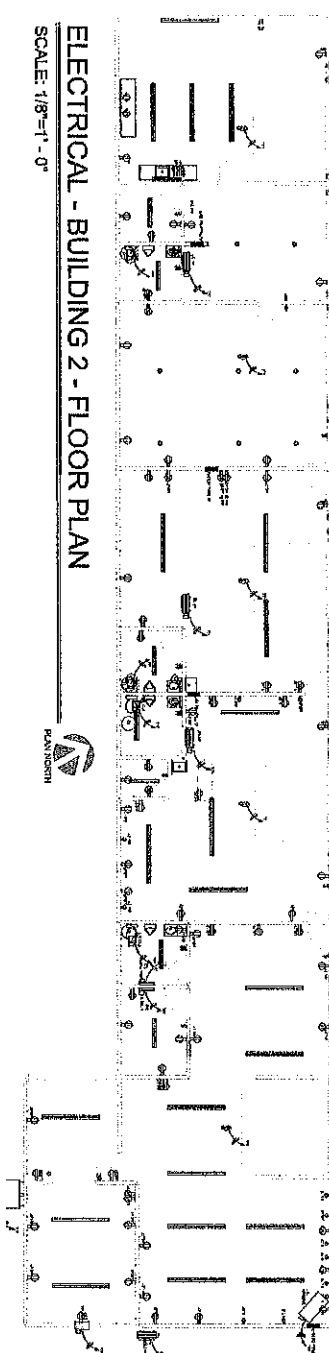






ELECTRICAL - BUILDING 1 - FLOOR PLAN

SCALE: 1/8" = 1'-0"



ELECTRICAL - BUILDING 2 - FLOOR PLAN

SCALE: 1/8" = 1'-0"



GENERAL NOTES

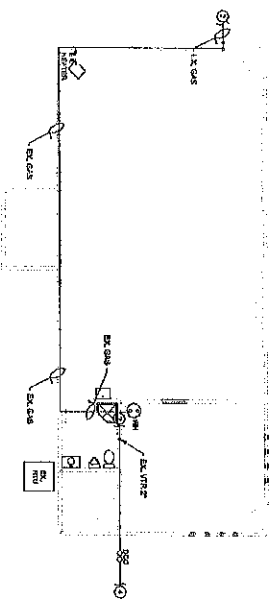
1. ELECTRICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
2. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
3. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
4. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
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8. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
9. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
10. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
11. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
12. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
13. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
14. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
15. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
16. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
17. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
18. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
19. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
20. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).



RIO COMMUNITIES DISPENSARY
2295 NM-304
RIO COMMUNITIES, NM 87002

ELECTRICAL - FLOOR PLAN

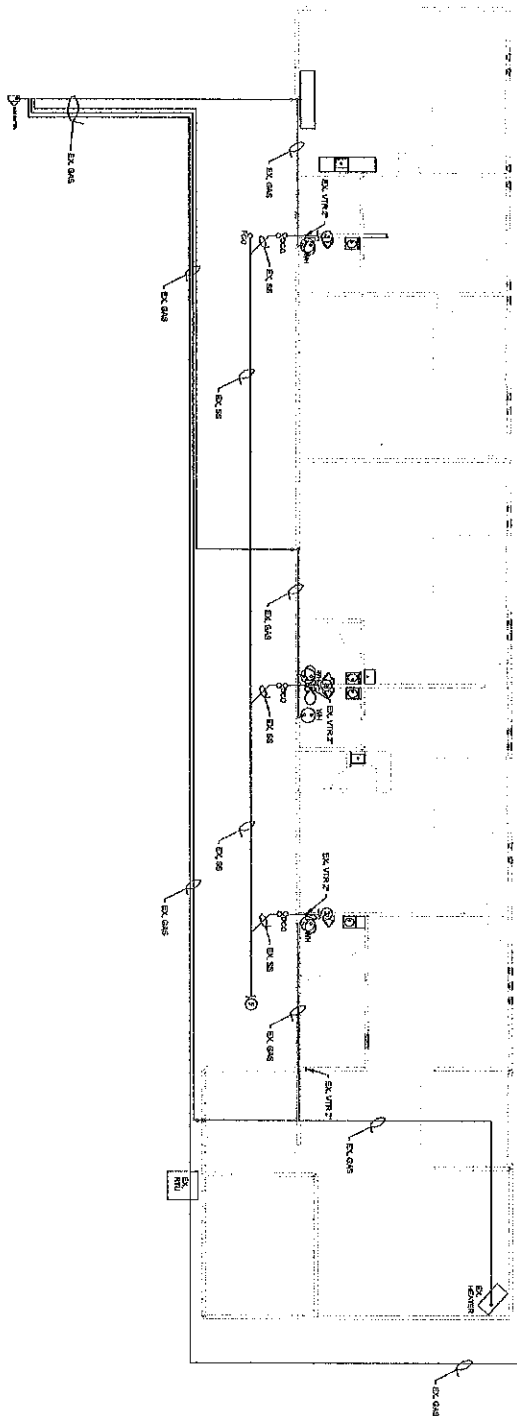
E1



PLUMBING - BUILDING 1 - FLOOR PLAN



SCALE: 1/8" = 1'-0"



PLUMBING - BUILDING 2 - FLOOR PLAN



SCALE: 1/8" = 1'-0"

GENERAL NOTES

- 1. ALL MATERIALS AND METHODS SHALL BE AS PER THE 2018 CODE REQUIREMENTS.
- 2. ALL MATERIALS AND METHODS SHALL BE AS PER THE 2018 CODE REQUIREMENTS.
- 3. ALL MATERIALS AND METHODS SHALL BE AS PER THE 2018 CODE REQUIREMENTS.
- 4. ALL MATERIALS AND METHODS SHALL BE AS PER THE 2018 CODE REQUIREMENTS.

KEYED NOTES

- 1. SEE SECTION 1.1 FOR KEYED NOTES.
- 2. SEE SECTION 1.1 FOR KEYED NOTES.
- 3. SEE SECTION 1.1 FOR KEYED NOTES.
- 4. SEE SECTION 1.1 FOR KEYED NOTES.



RIO COMMUNITIES DISPENSARY
2295 NM-304
RIO COMMUNITIES, NM 87002

PLUMBING - FLOOR PLAN

P1



NMRLD

NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

State of New Mexico
Regulation & Licensing Department
Cannabis Control Division

HEREBY CERTIFIES THAT

Kubbas Buds LLC

HAVING GIVEN SATISFACTORY EVIDENCE OF THE LICENSING REQUIREMENTS
PRESCRIBED BY LAW IS GRANTED A LICENSE TO OPERATE IN THE STATE
OF NEW MEXICO AS A

Cannabis Manufacturer Class IV

License No.

CCD-2022-0184-001

Issued 03/23/2022

Expires 03/23/2025

THIS LICENSE SHOULD BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS OR AS REQUIRED BY LAW





The City of Rio Communities Planning and Zoning Commission (the Commission hereinafter) met on June 20, 2024, at 4:00pm to hold a Public Forum and consider action on the Application for a Special Use Permit as required by Ordinance 2021-80, an Article Cannabis Regulating, Production, Manufacturing, Retailing and Other Related Activities.

A public forum was noticed on June 11, 2024, and held on June 20, 2024, pursuant to Zoning Code §4-18-9 at 4:07 pm, and members of the public spoke at the public forum. One member of the public voiced concerns over the general safety of THC.

The Commission finds that Bubbas Buds, LLC (the Applicant), located on 2295 State Highway 304 is appropriately zoned C-2.

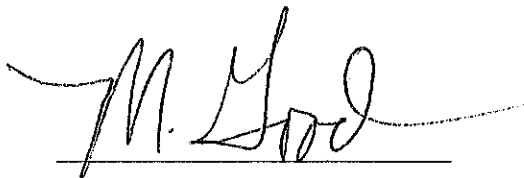
The Commission finds that the Applicant's proposed cannabis manufacturing location is not within three hundred (300) feet of a school or daycare.

The Commission finds that the Applicant's proposed cannabis manufacturing location is not within six hundred (600) feet of another licensed cannabis retail location.

The Commission finds that the Applicant has complied with all requirements of §4-3-8, §4-18-9 and Article 1, Chapter 4 of Ordinance 2021-80.

Therefore, the City of Rio Communities Planning and Zoning Commission hereby recommends the application for a Special Use Permit from Bubbas Buds, LLC be APPROVED pursuant to Chapter 4, Section 3, Subsection 8 of the City of Rio Communities Zoning Code, Ordinance 2023-92.

Approved June 20, 2024



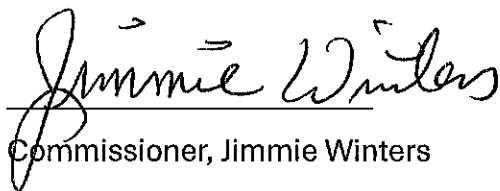
Melodie Good, Chair

Chad Good, Vice Chair



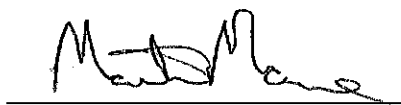
Commissioner, Richard Henderson

Secretary, Adelina Benavidez



Commissioner, Jimmie Winters

ATTEST:



Dr. Martin Moore,
(Acting) Municipal Clerk

INDEPENDENT CONTRACTOR AGREEMENT

By and Between:
City of Rio Communities and Palmetto LLC.

THIS INDEPENDENT CONTRACTOR AGREEMENT ("Agreement") is entered into this 22nd day of July 2024, by and between the City of Rio Communities, New Mexico, a municipal corporation (hereinafter referred to as the "City"), and Palmetto LLC., an independent contractor (hereinafter referred to as "Contractor"), in consideration of the mutual promises made herein, as follows:

I. Term of Agreement

This Agreement will become effective on the 23rd day of July, 2024 and will continue in effect until: July 30, 2024.

II. Services to be Rendered by Contractor

Contractor agrees to:

- 1) Attract, Expand and Retain Retail and Economic Based Businesses (Non-Retail) to Rio Communities.
- 2) Conduct a commercial vacant building survey and inventory.
- 3) Promote the City of Rio Communities as an Opportunity Zone area to attract investment.
- 4) Conduct a community retail survey of the type of retail businesses residents would want in Rio Communities.
- 5) Formulate an Economic Development marketing brochure, business cards and rack cards.
- 6) Through marketing, attract Albuquerque Area land developers, retailers, and housing developers to the community.
- 7) With the assistance of the governing body formulate a local economic development incentive guide in conjunction with the current incentives offered by the state.
- 8) Formulate a stand-alone economic development website with the assistance of the economic development committee and Rio Communities IT staff.
- 9) Attend statewide and nation-wide Retail and Manufacturing/Industrial conferences and workshops to attract businesses to Rio Communities
- 10) Assist the governing body and admin staff to annex the industrial/manufacturing park.
- 11) Assist the governing body, admin staff and prospective housing developers to market the community as a retirement community.
- 12) Assistant the governing body, ad min staff and community to formulate a logo and a community tag line.

- 13) Utilize social media along with the economic development website to promote the community.
- 14) Assistant with future groundbreaking and dedication ceremonies.
- 15) Become an active member of NM IDEA (NM Rural Economic Development Organization), , ICSC (International Center for Shopping Centers).
- 16) Attend regular board meeting of NM Workforce Connections of Central New Mexico.
- 17) Promote the City of Rio Communities through regular meetings with Albuquerque Regional Economic Alliance (AREA), NM Partnership, and New Mexico State Economic Development.
- 18) Attend Industrial and Manufacturing business recruitment trips and conferences with the Albuquerque Regional Economic Alliance (AREA).
- 19) Attend Industrial and Manufacturing business recruitment trips and conferences with the New Mexico Partnership (NMP).

III. Method of Performing Services:

Contractor will determine the method, details, and means of performing the above-described services, including the determination of the need for and hiring of assistants at the Contractor's own expense. The City may not control, direct, or otherwise supervise Contractor's assistants or employees in the performance of those services.

IV. Compensation:

In consideration for the services to be performed by Contractor, the City agrees to pay Contractor at a rate of \$65.00 per hour for a maximum annual amount of \$55,000.00 including actual travel costs calculated at the City Rate plus Gross Receipts Tax.

V. Tools and Instruments:

Contractor will supply all tools, equipment, and supplies required to perform the services under this Agreement.

VI. Workers Compensation:

Contractor agrees to provide workers' compensation insurance for Contractor's employees and agents and agrees to hold harmless and indemnify the City for any and all claims arising out of any injury, disability, or death of any of Contractor's employees or agents.

VII. Insurance:

Contractor agrees to maintain a policy of insurance in the minimum amount of 1 Million Dollars (\$1,000,000.00) to cover any negligent acts committed by Contractor or Contractor's employees or agents during the performance of any duties under this Agreement. Contractor further agrees

to hold the City free and harmless from any and all claims arising from any such negligent act or omission.

VIII. Obligations of the City

the City agrees to meet the terms of all reasonable requests of Contractor necessary to the performance of Contractor's duties under this Agreement.

IX. Assignment:

Neither this Agreement nor any duties or obligations under this Agreement may be assigned by the City or Contractor without the prior written consent of Contractor and the City.

X. Termination of Agreement:

Notwithstanding any other provisions of this Agreement, either party hereto may terminate this Agreement at any time by giving thirty (30) days written notice to the other party.

XI. General Provisions

Notices:

Any notices to be given hereunder by either party to the other may be made either by personal delivery or by mail, registered or certified, postage prepaid with return receipt requested. Mailed notices shall be addressed to the parties at the following addresses:

the City:

Dr. Martin (Marty) Moore
City of Rio Communities City Manager
360 Rio Communities Blvd,
Rio Communities, NM 87002
mmoore@riocommunities.net

and:

Samuel Chris DeFillippo, Esq.
Robles, Rael & Anaya, P.C.
City of Rio Communities' Attorney
500 Marquette Ave. NW, Suite 700
Albuquerque, NM 87102
(505) 242-2228
Chris@roblesrael.com

Contractor: Palmetto LLC

Each party may change the above address by written notice in accordance with this paragraph. Notices delivered personally shall be deemed communicated as of the date of actual receipt; mailed notices shall be deemed communicated as of three (3) days after the date of mailing.

Entire Agreement:

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the performance of services by Contractor for the City and contains all of the covenants and agreements between the parties with respect to the rendering of such services in any manner whatsoever. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement, statement, or promise not contained in this Agreement shall be valid or binding. Any modification of this Agreement will be effective only if it is in writing signed by the party to be charged.

Partial Invalidity:

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of the State of New Mexico and the parties agree that proper venue for any altercations regarding the substance of this Agreement is within Valencia County, New Mexico.

IN WITNESS WHEREOF the parties have executed this Agreement as of the date first written above:

CITY OF RIO COMMUNITIES:

By: _____
Martin Moore, City Manager

PALMETTO LLC.:

By: _____
Ralph L. Mims, President/CEO

APPROVED AS TO FORM:

By: _____
Randy Van Vleck, City Attorney

INDEPENDENT CONTRACTOR AGREEMENT

By and Between:
City of Rio Communities and
Sunny505.

THIS INDEPENDENT CONTRACTOR AGREEMENT ("Agreement") is entered into this 22th day of July 2024 by and between the City of Rio Communities, New Mexico, a municipal corporation (hereinafter referred to as the "City"), and Sunny505, an independent contractor (hereinafter referred to as "Contractor"), in consideration of the mutual promises made herein, as follows:

I. Term of Agreement

This Agreement is an extension of the agreement entered into on July 22, 2024, and will continue in effect until the 23rd day of January, 2024. The term may be extended for additional one (1) year terms upon written approval by the Governing Body and is subject to modifications of this original agreement.

11. Services to be Rendered by Contractor

Contractor agrees to provide :

- An updated Economic Development Website; and
- Ongoing strategic public relations and media relations outreach.

111. Ownership of Work

Contractor hereby assigns to the City the Contractor's entire right, title and interest in and to all discoveries and improvements, patentable or otherwise, trade secrets and ideas, writings and copyrightable material, which may be conceived by the Contractor or developed or acquired by the Contractor during the Term of this Agreement, which may pertain directly or indirectly to the services to be rendered by Contractor as described within Section II or any of its subsidiaries, parent company, or affiliates (the "Work Product"). The Contractor agrees to disclose fully all such developments to the City upon its request, which disclosure shall be made in writing promptly following any such request. The Contractor shall, upon the City's request, execute, acknowledge and deliver to the City all instruments and do all other acts which are necessary or desirable to enable the City or any of its subsidiaries to file and prosecute applications for, and to acquire, maintain and enforce, all patents, trademarks and copyrights in all countries in connection with any component of the Work Product.

IV. Method of Performing Services:

Contractor will determine the method, details, and means of performing the above-described services, including the determination of the need for and hiring of assistants at the Contractor's own expense.

The City may not control, direct, or otherwise supervise Contractor's assistants or employees in the performance of those services.

% Compensation:

In consideration for the services to be performed by Contractor, the City agrees to pay Contractor five-thousand dollars (\$5,000.00) for the development of an updated Economic Development Website, and ten-thousand dollars (\$10,000.00) for ongoing strategic public relations and media relations outreach plus applicable New Mexico Gross Receipt taxes.

VI. Tools and Instruments:

Contractor will supply all tools, equipment, and supplies required to perform the services under this Agreement.

VII. Workers Compensation:

Contractor agrees to provide workers' compensation insurance for Contractor's employees and agents and agrees to hold harmless and indemnify the City for any and all claims arising out of any injury, disability, or death of any of Contractor's employees or agents.

VIII. Insurance:

Contractor agrees to maintain a policy of insurance in the minimum amount of one-million Dollars (\$ 1,000,000) to cover any negligent acts committed by Contractor or Contractor's employees or agents during the performance of any duties under this Agreement. Contractor further agrees to hold the City free and harmless from any and all claims arising from any such negligent act or omission.

TX. Obligations of the City

the City agrees to meet the terms of all reasonable requests of Contractor necessary to the performance of Contractor's duties under this Agreement.

X. Assignment:

Neither this Agreement nor any duties or obligations under this Agreement may be assigned by the City or Contractor without the prior written consent of Contractor and the City.

M. Termination of Agreement:

Notwithstanding any other provisions of this Agreement, either party hereto may terminate this Agreement at any time by giving thirty (30) days written notice to the other party.

MI. General Provisions

Notices:

Any notices to be given hereunder by either party to the other may be made either by personal delivery or by mail, registered or certified, postage prepaid with return receipt requested. Mailed notices shall be addressed to the parties at the following addresses:

the City:

Dr. Martin (Marty) Moore
City of Rio Communities City Manager
360 Rio Communities Blvd, Rio
Communities, NM 87002

Contractor:

Joan Griffin
CEO of Sunny505
119 Dartmouth St. SE
Albuquerque, NM 87106

Each party may change the above address by written notice in accordance with this paragraph. Notices delivered personally shall be deemed communicated as of the date of actual receipt; mailed notices shall be deemed communicated as of three (3) days after the date of mailing.

Entire Agreement:

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the performance of services by Contractor for the City, and contains all of the covenants and agreements between the parties with respect to the rendering of such services in any manner whatsoever. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement, statement, or promise not contained in this Agreement shall be valid or binding. Any modification of this Agreement will be effective only if it is in writing signed by the party to be charged.

Partial Invalidity:

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of the State of New Mexico and the parties agree that proper venue for any altercations regarding the substance of this Agreement is within Valencia County, New Mexico.

IN WITNESS WHEREOF the parties have executed this Agreement as of the date first written above:

CITY OF RIO COMMUNITIES:

By:

Martin Moore, City Manager

SUNNY505.:

By:

Joan Griffin, Sunny505 CEO