

CITY OF RIO COMMUNITIES New Mexico



Rio Communities City Hall
360 Rio Communities Blvd.
P.O. Box 565
Rio Communities NM 87002
505 861-6803
Hours: Monday-Thursday
8:30 a.m. - 3 p.m.
email:
admin@riocommunities.net
info@riocommunities.net
website -- riocommunities.net

Volume 3 Number 1

January 2020

Governing Body

Mayor Mark Gwinn

505 264-3412

mgwinn@riocommunities.net

Councilor William (Bill) Brown

505 864-0718

bbrown@riocommunities.net

Councilor Margaret (Peggy) Gutjahr

505 864-6908

pgutjahr@riocommunities.net

Councilor Joshua Ramsell

505 861-6803

jramsell@riocommunities.net

Councilor Jim Winters

505 861-6803

jwinters@riocommunities.net

Municipal Judge Heather Benavidez

505 861-6804

hbenavidez@riocommunities.net

Municipal Officers

City Manager Leisa Haynes

email lhaynes@riocommunities.net

Municipal Clerk Lisa Adair

Finance Officer/Treasurer

Stephanie Finch

City Offices — 505 861-6803

RC Councilors Sworn In



Re-elected City of Rio Communities City Councilor Peggy Gutjahr, City of Rio Communities Municipal Judge Heather Benavidez and elected City Councilor Jim Winters, left to right, after December swearing in.

Update on Mayor Gwinn

Editor's Note: Mayor Mark Gwinn has been ill. The following is an update about how he is doing.

We want to thank all of the many friends and community members for their well wishes and prayers for our Mayor Mark Gwinn.

Many of you have asked for an update as well as inquired about visiting. Mark continues to have medical issues and doctors continue to work on these medical issues. The good news is that his heart function has improved.

As far as visiting, please contact his daughter Tina Dziuk. Meanwhile, please keep up the prayers and positive thoughts.

If you want to drop him a card or note, please address them to Mayor Gwinn, PO Box 565, Rio Communities, NM 87002. You can always drop them off at City Hall as well. That is 360 Rio Communities Blvd., Rio Communities. We will get them to his daughter.

Thank you once again

*From The City of Rio Communities
Governing Body and Staff*

2020 Clean Up Dates

Saturday dates in 2020 when a dumpster will be at the City Hall, 360 Rio Communities Blvd., are January 18, February 15, March 21, April 25, May 16, June 20, July 18, August 15, September 19, October 17, and November 21, 2020.

Opportunity Zone and Fund

The City of Rio Communities and adjacent unincorporated areas, including the Rio Grande Industrial Park, are an Opportunity Zone which is a designation created by the Tax Cuts and Jobs Act of 2017 allowing for certain investments in lower-income areas to have tax benefits.

Opportunity Zones are designed to spur economic development by providing tax benefits to investors. Investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026.

InvestNewMexico.us, LLC (INM) has formed an Opportunity Zone Fund, INM-OZ FUND 2020, to invest in, and grow, New Mexico companies operating in one of the 63 Opportunity Zones in New Mexico including the one in Rio Communities. An Opportunity Zone Fund is expected to be operating in Rio Communities.

An Opportunity Zone Fund invests in companies, sectors, or investment themes depending on where a fund manager anticipates growth opportunities. The fund must hold at least 90 percent of its assets in an Opportunity Zone.

A Qualified Opportunity Zone Fund is an investment vehicle, certified by the U.S. Treasury Department, organized to invest in a qualified Opportunity Zone property or business.

The capital raise goal for INM-OZ Fund 2020 is \$25 million. The fund will invest in up to 20 New Mexico companies. The 2020 investment focus for InvestNewMexico.us is affordable housing, manufacturing, agriculture, film and emerging media, technology transfer, and tourism.

Senior managing partner for InvestNewMexico.us is Kenneth Segura Knoll, located at 6565 America's Parkway Suite 200 in Albuquerque, phone 505 563-5724, website InvestNewMexico.us.

Rio Communities News Shorts

All dogs in Rio Communities must have tags which are available at City Hall at a cost of \$5 if spayed or neutered, and if not then \$25. Please have proof of rabies shot.

Christmas decorations brought holiday cheer to the community. The City hopes people enjoyed seeing them.

Responses to the City's Request for Proposal for solid waste services were due Jan. 7, 2020, with award made at Jan. 28, 2020, council meeting

If you are going to build something then you should visit with the folks at City Hall to see if you need a variance from the City. Do this before starting on any project or investing money in that project.

Census Important to Everyone

It's here. A New Year, 2020, has arrived. And it's time for the every-ten-year census.

The census is important to everyone in Rio Communities.

Data from the decennial census is used to determine how half a trillion dollars in federal funds will be distributed to state and local governments.

Census data are used to determine the allocation of \$675 billion for 132 federally-funded programs including Medicaid, the Supplemental Nutrition Assistance Program (SNAP), the Section 8 Housing Choice Voucher program, Head Start, and highway planning and construction.

Census data are used to calculate the rate at which federal funds match state spending on programs including Medicaid, Temporary Assistance for Needy Families (TANF), and the Children's Health Insurance Program (CHIP).

The accuracy of the census affects not only political representation, but whether adequate funding is disbursed to where it is needed most in areas such as education, health insurance, and even potholes.

Lots of information is available at the census website census.gov. Be sure you are counted in 2020!



Park Planning Continues

Work continues on a master plan for parks in Rio Communities.

The City received a grant to work on the park plan and has engaged the services of Robert Loftis of MRWN Landscape Architects to look at developing parks in the City.

There are different types of parks including pocket parks which are one-half acre; neighborhood parks of two to five acres; and community parks which are over five acres.

Parks can have different content including playgrounds, pavilions, trees, turf which does not need watering, and even arroyos can be used as part of a park.

Parks in a community keeps property values high and parks can be used as a selling point when applying for grants.

Business Licenses \$35 Before March 15

Businesses in Rio Communities have through March 15, 2020, to renew business licenses in the City of Rio Communities for \$35. After March 15 a \$10 late fee is assessed.

A copy of the business's CRS certificate should be attached to any renewal or new application.

The location code for Rio Communities is 14-037 and the current tax rate is 7.4375 percent.

It is important, if the business is located in Rio Communities, to indicate with an address of Rio Communities.

New Homes To Be Built in Golf Course Area

New homes will be built and for sale by Pecos Homes in the Tierra del Sol golf course area in Rio Communities. A ground breaking for the project was held in January.

Pecos Homes was established in 2014 to plan, build and market quality homes for buyers in New Mexico's small towns. President of the company is Garth Tallman, an attorney and entrepreneur. Vice President is Jock Tallman, a New Mexico licensed general contractor for 39 years.

The company's goal is to design and build homes that are well constructed and with amenities to enhance the New Mexico lifestyle. All homes are built to specifications that meet or exceed zoning requirements.

Buyers can choose from ten home designs. Prices for the homes range from \$129,950 for a two bedroom, two bath home with 1,032 square feet to \$265,000 for a four bedroom, three bath home with 2,400 square feet.

All homes have a two car garage and front yard landscaping. Standard features include central heating and air, R-19 insulation and double pane windows. Buyers can customize

Economic Development Possibilities

Highlighted at Feb. 12 Showcase

Rio Communities economic development possibilities will be highlighted at the Feb. 12, 2020, Economic Development Real Estate Show Case.

People interested in different aspects of developing in Rio Communities will gather at the City of Rio Communities City Hall at 10 a.m. to hear brief presentations about properties and buildings available in the Rio Communities area.

After the presentations, the people will get on a bus and tour the individual locations.

Those invited will include economic development specialists, builders, developers, commercial lenders, real estate brokers/agents and others.

2020 Official Holidays

Rio Communities City Hall will be closed the following days in 2020 --

- New Year's Day - Wednesday, January 1
- Martin Luther King, Jr. Birthday - Monday, January 20
- Presidents' Day - Monday, February 17 (Observed)
- Memorial Day - Monday, May 25
- Independence Day - Thursday, July 2 (Observed)
- Labor Day - Monday, September 7
- Indigenous Peoples' Day - Monday, October 12
- Veterans' Day - Wednesday, November 11
- Thanksgiving Day - Thursday, November 26
- Christmas Day - Thursday, December 24 (Observed)

their home before construction begins and make choices on interior features, such as flooring and paint colors.

The initial homes will be built in the Tierra del Sol golf community. The company owns 12 lots along Nancy Lopez Blvd. The lots are over 8,000 square feet in size and will have all utilities.

It is expected construction on the first house will begin in January, 2020. Pecos Homes is planning to buy additional lots in Rio Communities for future homes.

Pecos Homes works to assist buyers in securing a mortgage for their new home. The company has worked closely with the United States Department of Agriculture Rural Development group for over five years. The federal agency provides loans to low and moderate income families who are unable to secure a traditional mortgage loan. The mortgage has no down payment and a 3% interest rate.

The loan program is limited to families with an annual income of less than \$52,550 or \$69,350 for a family of five. Monthly home payments, including insurance and taxes; depending on variables, can be as low as \$600 per month with this government loan program.

For information regarding homes to be built in Rio Communities, contact Pecos Homes at 505 832-7206 or by email at nmruraldev@yahoo.com.

New Gross Receipts Tax Rate

Effective July 1, 2020, the gross receipts tax which must be collected in the City of Rio Communities will increase by .25% to 7.6575%.

The City Council voted for this increase at an Oct. 22, 2019, council meeting.

Revenue collected from the increase will go into the City's general fund.

Gross receipts tax is collected from buyers of goods and / or services. It is different than a mil levy which is imposed on property.

The last time the gross receipts tax was increased was 2015.

Gross receipts tax in Belen January to June 2020 was 8.3125%; Bosque Farms, 8.5500%; Los Lunas, 8.6750% and Peralta, 7.9375%.

Public Works Department for the City

The City of Rio Communities is developing a public works department and will hire people for the department in a few months. Among the duties of the public work employees are:

- Clean up city-owned properties
- Maintain a safe sustainable community
- Take care of potholes and maintain good street conditions
- Help develop trails and sidewalks
- Replace city signs when necessary

CITY OF RIO COMMUNITIES New Mexico **NEWS**

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Welcome to the City of Rio Communities New Mexico NEWS

A digest of what is going on in the City of Rio Communities.

Inside this Edition

City Councilors Sworn In
Census Important to Everyone
New Homes in Golf Course Area
Economic Development Highlighted
New Gross Receipts Tax Rate
2020 Official Holidays
Rio Communities City Council
meets 6 p.m. 2nd and 4th Tuesday
Economic Development Commission
meets 10 a.m. 2nd and 4th Wednesday
Planning and Zoning Commission
meets 6:30 p.m. 1st and 3rd Thursday
Rio Communities Municipal Court
meets 5:30 p.m. 2nd and 4th Thursday

Strategic Planning Session for Non-Profit

The Rio Communities Action Network (RCAN) is the new name for the Rio Communities non-profit which will enhance and support the Rio Communities area.

Officers are Kuan Tikkun, chair; Frank Logan, treasurer; and Michelle Gorgogna, (temporary) secretary. The group is looking for a vice chair.

The next meeting is Thursday, Jan. 16, 2020, from 2-5 p.m. at the Rio Communities City Hall with health promotion specialist Diana Good facilitating.

The public is urged to attend this meeting which will be a strategic planning session about RCAN's priorities for 2020 and beyond.

The group will return to 2-4 p.m. third Thursday of the month meetings at

the Coffee Shop in the Rio Communities Shopping Center starting in February.

Call Kuan Tikkun for questions:
505 800-1119

Golf Course Lane To Be Rehabilitated

Thanks to a grant from the New Mexico Department of Transportation (NM DOT), the pavement on Golf Course Lane, also known as Country Club Lane, will be rehabilitated including striping and other road improvements.

Total project cost is \$257,952 with the NM DOT's share being 95% or \$245,054.40 and the City of Rio Communities share being 5% or \$12,897.60.



City of Rio Communities Municipal Judge Heather Benavidez swears in Peggy Gutjahr (top) and Jim Winters (bottom) as City Councilors on Dec. 28, 2019.

