

City of Rio Communities Workshop Minutes
June 25, 2019

- Mayor Gwinn called to order the City Council workshop at 10:05 a.m.
- Present: Mayor Mark Gwinn, Councilors Bill Brown, Peggy Gutjahr, Arturo Sais and Joshua Ramsell.
Present: City Manager Leisa Haynes, Municipal Clerk Lisa Adair and Finance Clerk Angela Valadez.

Guest Speaker – Energy Upgrade

- The guest speaker did not attend today's meeting.

Council reports & agenda items – 30 minutes

- Councilor Sais said Sergeant Rowland told him there are a lot of Hyundai vehicles being targeted here in Rio Communities and then said Sergeant Rowland asked him to let people know.
- Councilor Ramsell said the Fire Department is having trouble with the doors. He said one of the doors collapsed and is not operable. He also asked for the dollar amount that the fire department will have to spend.
- Mayor Gwinn said fire funds are \$58,000 and they can spend that. He then said they have other funds and by the end of today or tomorrow they should have that broken down. He also said Gordon Reeves has ordered parts to repair the door.
- Councilor Brown said we were able to fill two dumpsters at the community clean up two months ago but the last time we only filled one and a half dumpsters. He said if this trend continues we may not need to have two dumpsters. He then said last year we didn't get two dumpsters full in June and July but that was trash kept off the mesa.
- Councilor Brown said there is an older American's advisory meeting tomorrow at 1:30 p.m. in Los Lunas at the Fred Luna community center. He also said he will be receiving his certification for his CMO. He said he is leaving Saturday and will not be back until the 14th so he will miss a Council meeting.
- Councilor Brown gave a follow up on the lawsuit that gives the state \$18,000,000 to cut down emissions. He said the article made it sound really easy to apply for funds, but it isn't, and the funds are being administered by Electrical America. He said the EPA doesn't have any communication with those people and doesn't know what they're doing. He said it appears they're targeting large fleet companies to have them convert from gas to electric.
- Councilor Brown said that the personnel board needs another member. He said we have two members that are residents and at the initial meeting they didn't want to vote on a chairman until we have a third member.
- Mayor Gwinn said he has a person that is interested in serving on the board.
- Councilor Gutjahr asked where the National Night Out will be.
- Mayor Gwinn said it is in Jarales.
- Councilor Gutjahr reminded that Citizen's Patrol is Wednesday night @ 6:30 in the Council chambers. She said about nineteen people attended a Neighborhood Watch meet and greet and they handed out flyers. She said she would like a report from Jody Skelton on Neighborhood Watch.
- Councilor Ramsell said it would be good to have a Neighborhood Watch central person so when information that needs to go out to the community, that person could contact the watch captains who could disseminate the information.
- Councilor Gutjahr said she went to the Municipal League meeting and there were twenty-one police chiefs and nineteen EMS chiefs there. She said there was good conversation on public safety, and they all said the biggest issue we have is mental health.
- Mayor Gwinn said he and Councilor Brown, Manager Haynes and Clerk Adair attended the resolution policy committee meeting. He said some municipality judges aren't affected by moving to magistrate court but a

community like ours would be. He said he isn't sure why we would want to move to magistrate courts since they're already full.

- Mayor Gwinn said the fire department wants to go back to fleet cards. He said he is considering two and he wants to stay in our community with Conoco/Phillips. He then explained the report that Conoco/Phillips will provide and what information will be required by the person fueling the vehicle.
- Councilor Gutjahr explained why the guest speaker wasn't present today.

Manager Report

- Manager Haynes said she did some research to go over the objection we're hearing about the trash service being a monopoly. She said all the cities she contacted have a single hauler trash service. She said having one hauler makes service better, cheaper price and more to offer the citizens.
- Manager Haynes said two pieces of property were donated to the City by the son of a man who passed away and owned property in Rio Communities. She said one property was one-half acre and the other an acre.
- Councilor Gutjahr said those properties are in Rio Grande Estates and probably will go to VIA.
- Manager Haynes explained we are working on a new lease with the bank and the rent will be going up to \$1,000.00 a month.
- Manager Haynes said there is new cheaper technology being used to make roads. She said we're looking at trying that when we do Golf Course Road.
- Manager Haynes explained that she got a call from Ralph Mims who was talking with a developer in his office and letting him know that Rio Communities is the next growth city. She said he told her that he is a big-time developer and builds in Albuquerque but doesn't go to small cities. She then explained that she met with Mr. Mims and the developer and told him what she wanted to do with the land across from the Tillery building. She said he was very positive about the plan and is going to buy land here.
- Mayor Gwinn said when he decides what land he wants to buy he will have to go before Planning and Zoning and follow their guidelines.
- Manager Haynes said she and Councilor Ramsell met about the mill levy to come up with some figures to go over with Council when we get to that agenda item.
- Manager Haynes said she contacted the New Mexico True magazine about marketing Rio Communities, but they haven't returned her call.
- Manager Haynes said the building is complete and she has submitted paperwork to get our refund which should be \$380,000.

Accounts payable report

- Mayor Gwinn went over the accounts payable for the Fire Department and asked about a charge of \$1,084.
- Finance Clerk Valadez explained the charge was for training at CNM.
- Mayor Gwinn said the Fire Department is doing away with Plateau and will go with Comcast.
- Mayor Gwinn continued going over the accounts payable for the City.
- Councilor Sais asked about the situation with Ron Gentry.
- Mayor Gwinn explained that the amount has been approved but we're waiting for an invoice.
- Manager Haynes said that she has met with Mr. Gentry and Paul Baca and the matter will be resolved quickly. She said, with the \$2,800 out of economic development toward that building, they will hire a contractor to repair the awning and relieve Mick Rich of the responsibility to repair it.

Resolution 2019-xx BAR #05 (budget adjustment)

- This item was tabled until the next meeting.

Close Bank Payroll Accounts

- Mayor Gwinn explained that the City set up a payroll account when we were considering paying our employees ourselves. He said we should close that account after the first of July, and we passed resolutions in February to re-open some accounts.

Ordinance 2019 – Chapter 11; Article 4 Solid Waste - Discussion

- Mayor Gwinn started a discussion on the ordinance and asked if anyone needs more information before tonight. He said once this goes to RFP, it will be out of Council's hands and will be handled by the company that gets the job.

Electrical signs for the City - Location – Discussion

- This item was tabled until the next workshop.

Public input/questions (3) minutes to address the Council

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Closing Sundial – Discussion

- Mayor Gwinn explained that we have been looking at closing Sundial for some time and then further explained that the road was designed specifically for the water department to gain access to their water lines. He said we have looked at putting barricades off Manzano and Hillandale going to Sundial because of the amount of traffic there.
- Councilor Gutjahr said her major concern is the water department and also that the fire department has quick access to possible brush fire. She also questioned whether it is legal to block it off.
- Mayor Gwinn said the main reason the water company wants Sundial blocked off is that they're spending a lot of money repairing damage to the support system around the sewer.
- Manager Haynes said they thought we could get break away barriers so that anyone that needed to get back there could.
- Councilor Brown said the El Paso study recommends caution on barrier restricted access and there are a lot of legal issues with it.
- Mayor Gwinn said that road has been open for so long and there is a state law that says after seven years it will become a road.
- Jim Winters said Council will need to address the fact that a lot of septic systems are pumped from there.
- Councilor Gutjahr said she agrees that we need to put barricades up, but we should make sure we have done research on the legal issue. She also said she is concerned that the City could have a problem if someone does try to go through the barriers and gets hurt.
- Manager Haynes suggested putting signs up before placing the barricades to let the neighborhood know the road will be closed on a certain date.
- Councilor Brown said he will do some research on this subject.
- Mayor Gwinn said there is also the issue of the pipeline that runs through there. He said the question of how the crossing and the area off Manzano where their valve is can be better protected came up in their survey.
- Councilor Gutjahr said it would be helpful to have a meeting with the fire department, the water company, the Sheriff, the owner of the pipeline and anyone else that has ownership in that area.
- Jim Winters said we will also have to deal with the people who use that as their only access to their property.

Public input/questions (3) minutes to address the Council

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Solar streetlight placement – Discussion

- Council began a discussion on the placement of lights and marked areas to consider on the City map.

- Manager Haynes read the list of the five areas agreed on today – Western Dr and Vista Blvd, Hillman and Goodman, Palmer and Brown, Hillandale and Olson and maybe Horner/Gray/Gorman. She said the map will be in her office for anyone to review.

Public input/questions (3) minutes to address the Council

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Election Question – Mill Levy: citizen vote vs. council approval – Discussion

- Mayor Gwinn said at the last Mayor Caucus he brought up putting the mill levy question on the ballot as a yes or no question and began a discussion.
- Mayor Gwinn said in 2015 the law was changed to allow municipalities to earmark levy money. He said that may not be good for communities that don't have a lot of money because once you start earmarking money you're locked in and it's hard to get unlocked.
- Clerk Adair said an example of a yes or no question would simply be are you for an increase or against an increase. She said we wouldn't give a percentage amount or what the money will be used for and began a discussion.
- Councilor Ramsell said, based on the numbers he got from the assessor, another 2.75 mills would give us \$65,000. He said he will check with the assessor's office to verify those numbers.
- Mayor Gwinn said we get \$230,000 now with 2.75 mills so we should get the same amount with another 2.75 mills.
- Manager Haynes said she verified with the County that we get \$237,000 from businesses and residential property taxes.
- Councilor Gutjahr verified that the question can only ask whether the voter is in favor of an increase in the mill levy or not.
- Councilor Sais said if the money is earmarked we stipulate what the money will be used for, but we could say the money is going toward public safety and continued the discussion.
- Councilor Brown asked if it is legal to impose a mill levy for a certain time limit.
- Mayor Gwinn said mill levies no longer sunset.
- Councilor Brown suggested we don't do anything and continued the discussion.
- Councilor Ramsell said we do have people who say we need police because crime is out of control. He said when city grows, we'll need to expand some city services, so we have to look at how we're going to pay for these services.
- Councilor Gutjahr said if we say the money is used for something specific, we won't be able to get money for larger services if we're locked into something we can't change.
- Councilor Sais said we need to have a presence. He said we could have the greatest statistics but we're looking for presence.
- Mayor Gwinn said under the current MOU we have with the Sheriff; we have one paid officer and other resources.
- Councilor Sais said he isn't hesitant about earmarking money for a police officer even if it ties us down. He said unless money is earmarked, people want to know how the money will be spent if they vote for an increase.
- Councilor Gutjahr said we would have to let the public know our intentions for the use of the money.
- Clerk Adair said the question on the ballot could ask if the voter would be willing to raise the mill levy to a specific percentage amount.
- Councilor Brown said if we put the question of an increase in the mill levy on the ballot, he thinks the citizens will vote no.
- Councilor Gutjahr said if we do nothing, things stay the same and we have a part-time officer besides the one we have and continued the discussion.
- The City Council workshop was adjourned at 12:11 p.m.

Respectfully submitted,

Lisa Adair, Municipal Clerk
(Transcribed by Pam Johnson)

Date: _____

Approved:

Mark Gwinn,
Mayor

Margaret (Peggy) Gutjahr,
Councilor Mayor Pro-tem

Bill Brown,
Councilor

Joshua Ramsell,
Councilor

Arturo R. Sais,
Councilor