

City of Rio Communities Workshop Minutes
July 23, 2019

- Mayor Gwinn called to order the city council workshop at 10:00 am.
- Present: Mayor Mark Gwinn, Councilors; Bill Brown, Peggy Gutjahr, Arturo Sais and Joshua Ramsell.
Present: Municipal Clerk Lisa Adair and Financial Consultant Stephanie Finch

Guest Speaker – Energy Upgrade

- ❖ Ann McCartney gave a presentation regarding energy savings and explained the Energy Savings Performance Contracting program for New Mexico Public facilities.
- ❖ Ms. McCartney said Sandoval County has just done this and explained that several other public entities have also. She said seven companies that can do a preliminary audit are on the State pricing index. She said this audit free and the results will be presented to Council. She then explained that if Council decides to go ahead, an investment grade audit will be done which is free unless, after the audit is complete, Council decides not to go forward.
- ❖ Ms. McCartney explained that the program reduced annual energy costs and maintenance costs at Sandoval County.
 - Councilor Gutjahr asked if we have the free audit, would we choose one of the seven that are on the list and are price agreement contracts.
- ❖ Ms. McCartney said yes but the list she distributed is last year's list and she will get us an updated one.
 - Mayor Gwinn asked if the program includes solar panels.
- ❖ Ms. McCartney said it could include solar, but the first thing is about the energy savings.
 - Councilor Brown said we have enough interest to go ahead with the free audit. He asked that assuming we get the audit/study done and we go ahead with the second phase, will there be any upfront cost to us.
- ❖ Ms. McCartney explained that the cost for upgrades is covered.
 - Councilor Ramsell said the program would be better for the community and save the City money.

Council reports & agenda items – 30 minutes

- Councilor Ramsell said he is continuing to extend his list of potholes. He then asked if there is way to find out dollar amounts that certain accounts have – current not projected for the year.
- Councilor Sais said he wants to see DOT do a study for a stop light coming into the shopping area. He said there is a lot of traffic in that area and he would like to see a light there.
- Mayor Gwinn said he can bring it up at their quarterly meeting. He said they have been gathering data on traffic flow in the community and we can see what that shows. He said they've looked at Rio Communities Way, Goodman and Hwy 47 but he hasn't heard what the results were.
- Councilor Gutjahr said unfortunately they had to wait until several deaths occurred before they could add the light at Hwy 47 and Hwy 304.
- Councilor Sais asked when the fire station will be open.
- Mayor Gwinn said they are already open, but they still have a door that they are waiting to install.
- Councilor Brown said there was a public Older Americans meeting on July 16th. He said this is an annual meeting mandated by the Older Americans Program Act. He said the consensus of concern was over not having vans. He said only one is in service and the other two are red tagged. He explained that it was determined that transportation was the first priority, then funding, outreach, meals and

nutrition, socializing and housing. He said Rep Gail Armstrong was there and indicated that veterans, seniors and children are the top three legislative focuses for the next session and the concerns expressed at the hearing will be relayed to the legislature.

- Mayor Gwinn said VRECC will probably approach the cities to enact the ICIP we've been talking about for several years. He asked if the Older Americans Program will do something similar and ask municipalities with an older population to request ICIP money.
- Councilor Brown said that was not indicated.
- Councilor Brown distributed information on the electrical vehicle charging systems and discussed various types of charging stations.
- Mayor Gwinn said he received an e-mail from Senator Udall and there is federal grant money available for charging stations. He said Senator Udall will be hosting a meeting to discuss charging stations in Los Lunas at the transportation center in September.
- Councilor Brown said the placement of the dumpsters at the clean up on Saturday was a problem and explained the issues. He said they were not placed on City property which caused problems especially with the ambulance company and the bank.
- Mayor Gwinn asked where they dumpsters should be placed.
- Councilor Brown said they need to be placed at the east boundary and further south. He also said both containers were filled.
- Councilor Sais asked if there is a way to eliminate branches in the dumpsters.
- Mayor Gwinn said at one time we had contracted a chipper but we don't have one in the area now. He also mentioned that it is the City's responsibility to keep the pit clean.
- Councilor Gutjahr said she noticed there are still a couple of mattresses in the pit.
- Councilor Ramsell suggested speaking to the property owner about the City erecting a fence around the pit.
- Councilor Brown said there was an incident Saturday when tree limbs were being off load and small limbs hit the hood of a pickup. He said the owner of the pickup and the person who caused the incident exchanged insurance information.
- Councilor Brown said he was an observer at the last Planning and Zoning meeting and one of the items of discussion had to do with a situation that screamed for abatement of dangerous properties and structures. He said he proposed a draft of such abatement policy and it was presented to P&Z but it has not been on their agenda for discussion. He said Council should exercise more control on what is on the P&Z agendas.
- Mayor Gwinn said P&Z is trying to complete some tasks they've been working on and they've had several cases come before them that they need to deal with. He said they have information on abatement and some portions of our ordinances deal with abatement. He said we can suggest what is on their agenda but if they need to complete things they're working on, that should be their decision.
- Councilor Brown said we should be the ones to direct them as to priorities. He said we should ask them to look into an abatement ordinance.
- Councilor Gutjahr said she had three very positive calls regarding the solid waste article in the newsletter. She then said a couple of people also said they like the look of the new website but have trouble navigating it. She said it may be helpful to have a tutorial about where to look for things.
- Councilor Gutjahr said she will not be running for Council again.
- Mayor Gwinn said he attended the Mayor Caucus, and there were eleven mayors present. He said he will host the next caucus on September 12 and they will be looking at priorities they want to take to

the thirty day legislative session. He said one thing that came up is trying to get more cities active in MOLI.

- Mayor Gwinn said three members of EDC want to continue to serve on the commission.
- Mayor Gwinn said a developer is talking with Willie Giron about building new homes around the Golf Course area.
- Mayor Gwinn said he got a call regarding the City having a table at the County Fair this year. He said he needs to let them know by the end of the week.
- Mayor Gwinn said he received the fleet cards and explained the process for the use and benefits of the cards.

Accounts payable report

- Mayor Gwinn went over accounts payable for the fire department.
- Mayor Gwinn went over accounts payable for the City.

Resolution 2019-xx BAR #05 (budget adjustment) – Discussion

- Consultant Finch explained that Council approved five budget adjustments last fiscal year but they were never entered into the accounting software and were never submitted to the State. She said it would be cleaner if we did all the adjustments on one and look at resending those that were previously approved because some are dated August 2018 and the auditor will see that.
- Council went over the Resolution changes that were made.
- Councilor Gutjahr asked about the local imposed reserve accounts.
- Consultant Finch explained that we have \$80,010 in a separate bank account that is reserve money and also \$100 in a payroll account that is also reserves. She said she is showing these accounts as local reserve accounts because they were never shown at all and beginning cash balances in every fund except for law enforcement protection fund were wrong.

Resolution 2019-xx - 4th Quarter Financial Report – Discussion

- Consultant Finch went over the fourth quarter report. She said the report shows how much money was in each fund at the end of the fiscal year and those match the reconciled bank accounts as of June 30, 2019.

Resolution 2019-xx Fiscal Year 2020 Operating Budget Adoption

- Consultant Finch went over the operating budget for fiscal year 2019-2020. She said she increased the revenue in the fire protection fund and also increased expenditures. She said the ending cash balance should give the fire department plenty of money to get them through August 30 of 2020.
- Councilor Ramsell asked if the total amount of cash shown for the fire protection fund is what they have to begin the year.
- Consultant Finch said that is the beginning balance. She said that is the amount of money that was in their bank account as of July 1.

Process of raising the GRT – Discussion

- Mayor Gwinn started a discussion on raising the GRT by one-quarter percent. He said compared to other municipalities, we're still the lowest even if we do raise the rate. He said the increase would go into effect January 1, 2020. He said we projected \$23,000 or \$24,000 per month for this year and we averaged a little over \$35,000 per month. He also said we have more realtors paying GRT to us than ever before.
- Mayor Gwinn said changing the GRT is worth looking at and home based businesses give us the most problem.
- Councilor Ramsell said he likes the GRT because it is supported by a broader base of people.
- Mayor Gwinn said he wishes the State would listen to John Arthur Smith in Deming who wants to go to a sales tax. He said this will become an issue with the increase in internet sales.
- Mayor Gwinn said we have to start the process of increasing GRT by the end of August. He said we'll start working on the ordinance and put it on the agenda for the first meeting in September.

Appointment of Personnel Board Member – Discussion

- Mayor Gwinn distributed the resume for Phil Saavedra. He said Mr. Saavedra came from California but has been here awhile and is interested in our community. He said he will introduce Mr. Saavedra at the meeting tonight.

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

- No public comment

ICIP requests – Discussion

- Mayor Gwinn said we have to have the ICIP completed by September 6. He said he would like to have a special workshop on August 7 at 10:00 am to discuss the ICIP because the agenda for the first meeting in August is filled. He said he would like to include completion of the inside of the building on the ICIP, and we also need to keep the first phase of storm drainage in the forefront. He said a State approved engineering firm will be at the Municipal League conference at the end of August to discuss storm drainage and he encouraged everyone to listen to what they have to say. He then discussed a letter he received from the DOT regarding major road projects and the studies the City will have to do.
- Councilor Brown said he wants to lobby road beautification strongly because it has been on our ICIP for several years. He said when he was on the EDC in September of 2015, a beautification plan for Hwy 47 was our first major project.

Speed Calming – Councilor Brown – Discussion

- Mayor Gwinn said he would like to move forward with a speed calming trial run on one of our roads and he has been discussing this with officer Knight. He said he mentioned Rio Communities Way between the two 20 mph speed signs and officer Knight was in favor of that.
- Councilor Brown distributed a traffic calming report for Hillandale Avenue and began a discussion.
- Councilor Brown started a discussion about the lack of traffic signs in the community.
- Councilor Sais asked about the grated area rumble strips. He also said he would like to get something going and see the pros and cons.
- Councilor Brown said he did indicate that more signs and rumble strips would get drivers attention.

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

- No public comment

- The City Council workshop was adjourned at 12:40 pm.

Respectfully submitted,

Lisa Adair, Municipal Clerk
(Transcribed by Pamela Johnson)

Date: _____

Approved:

Mark Gwinn,
Mayor

Margaret (Peggy) Gutjahr,
Councilor Mayor Pro-tem

Bill Brown,
Councilor

Joshua Ramsell,
Councilor

Arturo R. Sais,
Councilor