

REGULAR CITY COUNCIL MEETING

December 21, 2009

6:00 P.M.

Mayor Ronnie Torres called the Regular Meeting of the Belen City Council to order at 6:00 P.M.
Roll call taken by Sally G. Garley, City Manager.

PRESENT: Ronnie Torres, Mayor
David Lopez, Councilor
Terese Ulivarri, Councilor
Rudy Jaramillo, Councilor

ABSENT: Wayne Gallegos, Mayor Pro-Tem

CITY STAFF: Sally G. Garley, City Manager
Audrey Torres, CMC, Procurement Specialist
Mike Chavez, Chief of Police
Manny Garcia, Fire Chief
Michael Steininger, Finance Director
Toby M. Jaramillo, Belen Emergency Mgr.
Andrew DiCamillo, Belen P&Z

OTHERS: Brent Ruffner, VCNB
Gilbert Tabet, Circle T
Joseph Quintana, MRCOG
Sandra Gaiser, MRCOG
Jerah R. Cordova, Our Tomorrow
Bob Garcia, SWNHS
Lupe B. Reynoso, Public Health
A. Delos Santon, Los Lunas
Joseph & Magdelene Padilla

PLEDGE OF ALLEGIANCE:

Mayor Ronnie Torres asked Joe Quintana to lead the pledge of allegiance.

APPROVAL OF AGENDA:

Mayor Ronnie Torres requested approval of tonight's agenda Councilor Rudy Jaramillo moved to approve the agenda with the removal of item number 13. Councilor David Lopez seconds the motion, motion carried.

APPROVAL OF MINUTES:

Regular Meeting: December 7, 2009

Mayor Ronnie Torres requested approval of minutes for December 7, 2009. Councilor Terese Ulivarri moved to approve the minutes. Councilor Rudy Jaramillo seconds the motion, motion carried.

CITIZENS PETITIONS:

Mayor Torres read the next agenda item referring to citizen petitions and asked if there were any citizen petitions.

Mr. Joseph Padilla: resident of W. Bernard said "my neighbor put up a fence ok it is a six foot chain link fence up against the curb ok and she was telling me "why don't you go ask and see if you can do it" now would I be able to put my fence up against my curb? *Mayor Ronnie Torres* said "I think the fence you are talking about is the one we are working on with planning and zoning and according to our ordinances you are not allowed to put a fence up to the curb. It does not mean that people have not done it, or do it, but it does not mean that it is legal. So we are going through the proper steps to get it removed or moved back or whatever. Mr. Joseph Padilla continued saying: when she was doing it I told her I think you have to be three foot back, because she was more than three foot before and I told her she could probably come at least three foot. But she said "oh no they told me I could go all the way". *Mayor Ronnie Torres* said "when we find out about it then we have to go through the proper procedures to get it corrected so we are working on that". Mr. Padilla said ok then that answers my question."

PROCLAMATION "LUPE REYNOSO DAY": Mayor Ronnie Torres

Mayor Ronnie Torres read the next agenda item in reference for Lupe Reynoso Day and read the proclamation aloud, a copy of which is attached hereto and made an integral part of these minutes by reference. Lupe was moved and deeply appreciative of the recognition and thanked the Mayor and Council for the honor. She said "I am humbled beyond words". "My whole purpose in going into nursing was to be useful and to be helpful and to promote health. I started our working in the hospital but it had been my honor to work in public health for eighteen years, and it's been an honor to work with all the municipalities over the years. I feel like I do feel grateful for this honor but I feel that tonight you are honoring public health and you are valuing everything that we all do not just me but our whole team. I don't mean our team in the Belen office but also in the County, we work as a team we collaborate to keep the county healthy and thank you."

Councilor David Lopez noted that his daughter had just graduated from nursing school and never realized how dedicated they are and congratulations on your retirement.

Councilor Terese Ulivarri said “if I may one of the things I always thought highly of you is that you are always smiling, so when you are giving a shot it doesn’t hurt as much. So I appreciate everything you have done for the City especially for all of our employees, you made sure that they got their shots and you held special times for them to get in, because it is hard to get in there sometimes and everything you have done for the City we really appreciate. And that building, it’s just; you know it’s one of those things you can be proud of.

Lupe added “I think Belen; I kept telling everybody when we were working on the plans that it was going to be not only Belen’s jewel but it was going to be the jewel for the state because it is the best public health office in the state. And thank you for the land and supporting us and everything.

Councilor Rudy Jaramillo said “I also know a Lupe Reynoso who is the daughter of one a friend of mine and is also a nurse and graduated out of Albuquerque she’s, but when I first saw the name I said “Lupe moved to Belen”. My daughter is also going to graduate from nursing school here in another six months and is working at the Heart Hospital in Albuquerque so the entailment of what she goes through just to get passed these courses is so huge and he has a family and trying to go to school it is just a lot but it is something she has been wanting to do also.

***PRESENTATION OF THE CITY OF BELEN STRATEGIC GROWTH PLAN-
RECOMMENDATIONS: Joe Quintana, MRCOG.***

Mayor Ronnie Torres read the next agenda item referring to the presentation of the City of Belen Strategic growth plan recommendations as presented by Joe Quintana. Joe said he also brought Sandy Gaiser with the COG along and they distributed the City of Belen Strategic Growth Plan Draft dated December 21, 2009 a copy of which is attached hereto and made an integral part of these minutes by reference. Mr. Quintana noted the strategic growth plan has been in the works for a year and a half and the last time they were before the City Council was to ask for approval for goals and objectives on the plan. They are finishing up the plan after the extensive process with public meetings and focus groups and steering committee workshops. The book, map and table are the three items he basically went through and advised the Council if they wished to make any comments or corrections to please do so and submit them to him for inclusion in the final draft.

***PUBLIC HEARING ON REQUEST TO AMEND THE ZONE MAP FROM R-1 TO R-2 BY
HOPE DEVELOPMENT/SOUTHWEST NEIGHBORHOOD HOUSING-AGENT: Andrew
DiCamillo, Planning and Zoning Director***

Mayor Ronnie Torres read the next agenda item and opened the public hearing on request to amend the zone map from R-1 to R-2 by Hope Development/Southwest Neighborhood Housing-Agent as presented by Andrew DiCamillo who advised the request went in front of the planning and zoning commission and was approved last month.

Hope Development/Belen Apartments are in the process of renovating the apartments for tenants. When the application was received and reviewed for the building permit it was discovered the property was non-conforming with the zone and that is why they are requesting the change from R-1 to R-2.

The plans have been ready for permitting; the funds have been delayed, but were scheduled to begin construction in February. Mr. Bob Garcia, SWN HS, addressed City Council and said “this project has hard cost of about five million dollars that would benefit Valencia County, we are talking about actually creating, retaining, forty eight jobs creating twelve new ones that were in jeopardy of losing. The reason the funding has been delayed is because we got approved, we as an organization and the developer, (unable to transcribe) low income housing tax credits along with some T cap funds.

Now the issue is that Rural Development has not done the review of their documents that have been submitted, actually have been to them since April, and MFA has this was supposed to schedule to close on November 15 they extended to November 30th and extended to December 15 and now they are saying if we don’t have it by the end of the month that they would turn those credits back into IRS get that T cap money, which is 1.6 million dollars and allocate it to somebody else. So this is, we are at the last tail end of it. Everything has been submitted, all the players that are involved, the development loans have been approved the tax credits, as you know it is very difficult to place out there because of the economy, we have got an investor doing that we have T caps allocated we have some construction money from the loan development fund, everything is in place it’s the problem is Rural Development has not reviewed the documents and MFA won’t give us another extension.

Now there is a solution we have been in touch with Senator Bingaman’s office and Congressman Teague office and what I would like to see if there is any way possible is if the City of Belen, Mayor and Council people would make a couple of phone calls to Rural Development saying we’ve got to get those documents in there. We have the national office in DC for Rural Development stepped in and offered technical assistance, we have an attorney at DC who knows the Rural Development products, so everything is in place it is just a matter of us behind the eight ball.

Now of course the organization is going to bend and the developer is but ultimately the families in Belen Apartments because those are all, as you probably know, definitely in desperate need of deferred maintenance update there. These are all going to be green certified, I mean we are adding new units it is just a tremendous amount of work, six million dollars is what it comes to five million in hard cost (unable to transcribe) having said that I am open to any questions you might have”.

Councilor David Lopez noted this was approved by the planning and zoning and was advised by Andrew DiCamillo-yes. Mr. Garcia added that Andrew and his staff have been extremely helpful throughout the processes; they have had the application since April. *Councilor David Lopez* said he understood that happens to the City also we have funding secured and then they re-appropriate it. All our works goes down the drain.

Mayor Ronnie Torres added it was great that they were working on it as they definitely need some help. *Mr. Garcia* added the City has been really supportive with the Jardin DeBelen it is easy to work with the City but it is difficult to work with the bureaucracy of the government.

Mayor Ronnie Torres asked if there were questions or comments. There were none presented at this time. Mayor Ronnie Torres closed the public hearing.

ACTION ITEMS:

APPROVAL OR DISAPPROVAL ON REQUEST TO AMEND THE ZONE MAP FROM R-1 TO R-2: HOPE DEVELOPMENT/SOUTHWEST NEIGHBORHOOD HOUSING-AGENT: Andrew DiCamillo, P&Z Director

Mayor Ronnie Torres read the next agenda item referring to approval or disapproval to amend the zone map from R-1 to R-2 for the Hope Development/Southwest Neighborhood Housing Agency.

Councilor Terese Ulivarri moved to approve. Councilor Rudy Jaramillo seconds the motion, motion carried.

Mayor Ronnie Torres asked Mr. Griego to give contact information to Andrew of people to contact in order to push the project along. Mr. Griego added all they were looking for was for MFA to give them one more extension.

ADOPTION OF RESOLUTION NO-2009-18 CONTINUITY OF OPERATIONS PLAN: Manny Garcia, Fire Chief

Mayor Torres read the next agenda item referring to adoption of resolution 2009-18 Continuity of Operations Plan as presented by Manny Garcia, Fire Chief who was present with Toby Jaramillo EMO, and said “in light of the recent scare of the swine flu and everything that is associated with that and the direction of the City Manger we put our heads together and put together a plan in the case if we were affected by any means if we had to reduce staff because of sickness, if we had to replace staff because of sickness. In that plan we also identified the important functions and positions within the City itself by example: if the fire department were to go down how could we help ourselves with volunteers and other personnel come in and work with us if it got to that point. This plan won’t take effect until, hopefully not, if that were to happen with us. And that is a reduction of our staff, I believe, forty or more percent is what we are looking at.

With this plan being adopted tonight we are probably one of the first in the state and we will also provide this document to the State itself and to FEMA that way they have that on file and we can answer any questions that you have at this point if you have any.

Councilor Terese Ulivarri said “I think that is a great idea”.

Mayor Ronnie Torres asked if there were any questions from the Council or comments. Councilor Terese Ulivarri moved to adopt the resolution. Councilor David Lopez, seconds the motion, motion carries.

Fire Chief, Manny Garcia added for Council information and said “today we had Congressman Harry Teague come in today to the fire department at about ten o’clock and we gave him a good talk and he toured the whole building so he gave us some optimistic foresight of different things and plans and programs that he has that maybe he can help us out with.

Also the Safer Grant that I presented to you last meeting, we were able to get an extension to that through January 15th so that gives us more time to work on that.”

Councilor Terese Ulivarri: “is that the one I read that you gave me to read, I called you on it and you didn’t. *Manny-I* was on vacation but I am back to work. *Councilor Terese Ulivarri-Oh* I didn’t know.

Chief Mike Chavez-unable to transcribe

INFORMATIONAL ITEMS:

CITY MANAGERS REPORT:

The City Managers report is attached hereto and made an integral part of these minutes by reference.

COMMUNICATIONS FROM CITY COUNCIL:

Councilor David Lopez: said “I have been doing a lot of stuff but I can’t really remember anything that we had. I had a meeting with Sally and the finance director this morning and also I sat in on the meeting with Harry Teague he was very interested in the work our PD is doing as well as the PD of the surrounding municipalities he talked very down to earth and I think it was a productive meeting.

Councilor Terese Ulivarri: said “I attended a Rio Metro Meeting and they are about ready to purchase the busses for the southern portion of Valencia County. The busses I think are coming in April so that is a go and we will see a lot of people are going to be very happy about that whole thing but the main circulation will be basically to rail runner and then they are going to

have some routes that will be running through the southern portion of the county into Belen not during the rail runner, so it's not going to be based just on that.

I attended the Senior Citizen Christmas luncheon, Wayne was the MC and I helped serve, that was last week and then I attended a Martin Luther King meeting-the state commission gave our city commission \$1,200 to use for this year, usually it is \$1,500 but you know times are hard, but we got more than we thought we were going to get. We are just getting ready for the candlelight vigil in January. Everybody have a nice Christmas.

Councilor Rudy Jaramillo: said "same thing with David, Sally, Michael ourselves met on our budget and I mean it is something to look at it is going down and there's not a lot of GRT's coming into the City and it's a hard time right now. Like Sally said we are trying to keep our employees there and I think the city has done good about that so that in itself that's a job.

Also with Harry Teague this morning with Mike you know the guy has done a lot for you guys for the Fire Department for first responders and he has really put some money together for you guys and you got extra money for an extra police officer for the City which is nice. It was a good meeting.

Also with the seniors Therese and I we worked and there were about three hundred people that they served and there were others from the County just giving the seniors food it took a good while to serve them but they were happy and they had good music, Wayne was the MC. Everybody have a safe Christmas and good holidays.

ADJOURNMENT:

Mayor Ronnie Torres asked for a motion to adjourn tonight's meeting.

Councilor Rudy Jaramillo moved to adjourn this meeting. Councilor David Lopez seconds the motion, motion carried.

/ss
Ronnie Torres, Mayor

ATTEST:

/ss
Sally G. Garley, City Manager