

**REGULAR CITY COUNCIL MEETING**

**December 18, 2017**

**6:00 p.m.**

Mayor Jerah Cordova called the Regular Meeting of the Belen City Council to order at 6:02 p.m. Roll Call taken by Brian McBain, Deputy City Clerk.

**PRESENT:** Councilor David Carter  
Mayor Pro-Tem Frank f. Ortega  
Mayor Jerah Cordova  
Councilor Darlene Aragon  
Councilor Wayne Gallegos

**NOT PRESENT:** Leona Vigil, City Manager

**FINANCE DIRECTOR:** Roseann Peralta

**DEPUTY CITY CLERK:** Brian McBain

**REPORTER:** Clara Garcia, VC News Bulletin

**OTHERS:** See attached Sign-in Sheet

**PLEDGE OF ALLEGIANCE**

Mayor Cordova led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Mayor Cordova asked for a motion to approve the agenda with an Amendment Striking Item 7a, under Discussion with Possible Action, as the Airport Manager is not ready to present this Lease with Mr. Bivens to the Council. Councilor Aragon made a motion. Mayor Cordova asked for a second. Councilor Gallegos seconded the motion.

Roll Call Vote:

Councilor Frank Ortega Yes  
Councilor Darleen Aragon Yes  
Councilor Wayne Gallegos Yes  
Councilor David Carter Yes Motion Carried

**APPROVAL OF MINUTES**

Mayor Cordova asked for a motion to approve the minutes dated December 04, 2017 as presented. Councilor Aragon made a motion. Mayor Cordova asked for a second. Councilor Gallegos seconded the motion.

Roll Call Vote:

Councilor Frank Ortega Yes  
Councilor Darleen Aragon Yes  
Councilor Wayne Gallegos Yes  
Councilor David Carter Yes Motion Carried

**PUBIC COMMENTS**

Mayor Cordova asked if there was anyone with a public comment.

Norbert A. Schueller: I live in the unincorporated part of Valencia County, south of the Belen Airport and although I do not live in the City, I usually support what the City does. I came down here especially tonight to thank you, I want to thank all of you and especially Councilor Carter for allowing us County residents, access to your recycling services. I

recycle 97% of my waste and I very much appreciate being able to do it locally, the County forgot about us but you remembered, thank you and Merry Christmas.

Charles Montoya with AC Disposal: I wanted to give you an update on the new contract that we started. Some good news is that we have hired three more local, City of Belen, employees in the last couple of weeks, adding to our current resident employees. Commercial accounts are still transitioning, we think that this has gone smooth, but we missed a couple of days. Residential, we are still working on this but it is going good, with few issues that we are working on. The transfer station is going good at the current location, I have gathered data which I would like to pass out. I also would like to get the hours of operations changed for winter hours because of the darkness out there and safety concerns, something that I will be working on with the City Manager. I think this is some good data that you can use over time, not to change overnight but it is something I feel can be improved. As of work orders, we are caught up with them, we did ask that you send individual work orders to get things taken care of, we will start keeping track of all the issues now and track these. I wish you all a Merry Christmas and want to thank you again for the opportunity.

There being no other public comment, Mayor Cordova closed this portion of the agenda.

**DISCUSSION WITH POSSIBLE ACTION**

**APPROVAL/DISAPPROVAL OF THE CHANGE ORDER FOR THE RADIO READ PROJECT.**

Ms. Roseann Peralta presented this information to the Council, she also advised that this is being presented as a change order but should instead be called a field order. This is needed because we will be using the crane that is going to be here installing the antennas for the water meter radio antenna on the water tower, we have asked that this crane be kept here an extra two days so that we can paint Belen on the tower, we will be using the money that has already been budgeted for the tower painting at a cost of \$9,595.34/side and will not be adding to the cost of the water meter project. Mayor Cordova advised that we will be doing the front facing side towards Main Street, it will be replicating the same lettering and size as was previously on the tower itself, with the additional funds we may use this to make some of the repairs the tower needs structurally. Councilor Gallegos advised that this is a creative way to get things done, something we need to consider moving forward, this is the way we will get things done, a great start. Councilor Aragon stated that this was a landmark and would love to see Belen back on the tower.

Mayor Cordova asked for a motion. Councilor Gallegos made a motion to approve the expense of \$9,595.34 to paint Belen on the water tower as a field order. Mayor Cordova asked for a second. Councilor Aragon seconded the motion.

Roll Call Vote:

Councilor Frank Ortega	Yes	
Councilor Darleen Aragon	Yes	
Councilor Wayne Gallegos	Yes	
Councilor David Carter	Yes	Motion Carried

**APPROVAL/DISAPPROVAL OF A RESOLUTION TO ABANDON AN ALLEYWAY LOCATED BETWEEN PROPERTIES OFF CASTILLO AVE.**

Mr. Steve Tomita presented this information to the Council, showing the Council the location of the site on a map. This is needed to be done for the construction and drainage of the new fire station. Utility companies have been notified of this, and we will work with them to ensure their lines are taken care of. Councilor Gallegos stated that in meeting with the architects, there was some delays due to some staff concerns, this was treated as any other business that would be building in Belen, not just signing this because it is a City project, and we have worked out the concerns and are now moving forward.

Mayor Cordova asked for a motion. Councilor Gallegos made a motion to approve. Mayor Cordova asked for a second. Councilor Aragon seconded the motion. Roll Call Vote:

Councilor Frank Ortega	Yes	
Councilor Darleen Aragon	Yes	
Councilor Wayne Gallegos	Yes	
Councilor David Carter	Yes	Motion Carried

***\*Resolution Number 2017-31\****

**APPROVAL/DISAPPROVAL OF THE JAZZERCISE LEASE IN THE BELEN RECREATION CENTER.**

Brian McBain presented this lease to the Council, advising that the reason the owner would like to move into the Recreation Center, is because she is cutting back on the class schedule and cannot afford her current lease, the current lease is up and they are ready to move. They will also not be using the room solely, they will be sharing with Zumba and Yoga, this portion has been removed from the lease. I did not speak with legal concerning LEDA, but after looking deeper into this I do not think this will be a problem, we are not taking away form business but instead are looking to help a small business with this offer. Councilor Gallegos advised if there was an exit for them or us if something does not go right. Mr. McBain stated that in the term, both entities have 90 days termination with written notice, and the term of this lease is for one year, November 30, 2018. Councilor Carter asked what fund the payments go into. Ms. Roseann Peralta advised that this will go into the recreation fund.

Mayor Cordova asked for a motion. Councilor Gallegos made a motion to approve. Mayor Cordova asked for a second. Councilor Aragon seconded the motion. Roll Call Vote:

Councilor Frank Ortega	Yes	
Councilor Darleen Aragon	Yes	
Councilor Wayne Gallegos	Yes	
Councilor David Carter	Yes	Motion Carried

**CITY MANAGER'S REPORT**

Ms. Roseann Peralta stated that our GRT's came in today, and an update was sent, it is increasing which is the collection for October, and based on budgets, we are only down \$14,000, so in January we should be over our budgeted. Mr. Brian McBain reminded the Council about the Employee Appreciation Lunch Tomorrow, City offices will be closed during that time from 12pm to 2pm so employees can attend, signs have been posted and an announcement has been placed on the web. Mr. Steve Tomita requested that the Council/Mayor call a workshop with the Council so that he can review the Fencing Ordinance and the sidewalks, after deliberation, the Council agreed to call/hold this workshop on January 11, 2018 at 2 pm in the Belen City Hall Council Chambers. Councilor Gallegos asked if they have started replacing meters, Ms. Peralta advised that they have started and are being entered into the system, but are not being read yet, Mayor Cordova would like to ensure they are being tested before. Steve Tomita advised that NMDOT is processing the TIP Grant and design, and this should be approved within the next few weeks. Councilor Ortega asked how the businesses are going, and Mr. Tomita advised that ACE Hardware came by today and have placed their sign up at the location and 2/1/18 is tentative for opening, Loves is set to open in March 2018, Tractor Supply is still ongoing in negotiations, Dominos is leasing the space but the soil is contaminated so they are working on getting this done, and we are still awaiting word on Circle K progress. Ms. Roseann Peralta advised that the street lights poles were supposed to be property of PNM, but PNM has stated that they will fix them but invoice the City, so we are looking into this, also, Eagle Tank lights are over heating so we are coming up with a plan to fix those. Mayor Cordova advised that on I-25 by pass lights, ten are out now, APE electric has not been able to get to those so we are currently looking for another vendor, also we need to address the lights from Rosedale to Reinken, a pole was hit on Thursday. Councilor Gallegos said that he City is going dark, but at night the neighborhood lights on Tenth St. are off, we need to put pressure on to get this done, it is almost a crisis, we need to meet with PNM and we also need to ensure our Risk and Safety Manager is looking at insurances of people that hit the poles to get these funded and repaired, maybe we can get a record of all the lights are out, and maybe we can create some sort of technology so the citizens can also report these occurrences. Ms. Peralta advised that we are charged a base fee for the lights from PNM, and will talk to them about getting these fixed. Mr. Steve Tomita advised that we are having the Valencia Trade Conference in February at the Belen Business Center, Los Lunas has expressed that they would like to co-sponsor this with us.

**COMMUNICATIONS FROM THE CITY COUNCIL**

Councilor Carter stated: I did field a lot of calls this week, one had to do with the amount of dust coming from West Aragon at the high line, talked with Leona and Tommy, will meet with Tommy up there Wednesday, still having complaint about flooding down on Old River Road which Dale and Leona are on that one. I also got a lot of calls from County residents who are very happy with us, getting that trash off the mesa and out of the Bosque.

Councilor Ortega stated: We had a great luncheon with RSVP at Pete's, the meeting was great, and I want to wish everyone a Merry Christmas, will be at ground breaking and City luncheon tomorrow.

Councilor Aragon stated: There is a lot that has been going on with Belen Economic Development and other things, but I do want to wish everyone a very Merry Christmas and a Happy New Year. Being that I am not running for Council again, I really have appreciated working with all of you, we have worked really hard together, it hasn't always been perfect, and not everything has gone our way completely but we all have been very professional, we still get along tomorrow, I have appreciated working with this Council, thank you to the citizens for giving me this opportunity, it has not been easy but at the end of the day we have done a lot together, pushing this town forward.

Councilor Gallegos stated: On the 13<sup>th</sup> we had a Senior Advisory meeting for Valencia County and Belen, things are smoothing out with the new director, we are still getting things financially together so the County may be hitting us up for additional funding for the centers, make sure you show up for Senior Lunch tomorrow. On the 13<sup>th</sup> and 14<sup>th</sup> we had a bit of a fiasco at the City, I think it all got handled, it was because of new meters and change in personnel, we have audited ourselves so that when we move forward with the future, we will be clear and set to move forward. RSVP baskets are out and they are working on Christmas items now, they did food drops and they are working on things for next year, we will be getting an increase in funding also. As for Darlene, two things, there are no lame ducks here and you still have two months, so we want two months out of you, and I know we have all come together to work hard as Mayor and Council for the City of Belen, don't let go, we still need you.

Mayor Cordova stated: Last Thursday the 7<sup>th</sup> I had a call with the developer for the housing development by the north Belen interchange, they are excited to move forward with construction, that same day I also had the community watch meeting at Eagle Park, they Facebook lived it, it was helpful for everyone, Chief presented information on how to protect yourself during the holidays, we will continue with the effort to get crime under control in our region and Belen, will take a lot of people to work together, all agencies and courts need to work together.

**ADJOURNMENT:**

Mayor Cordova asked for a motion to adjourn tonight's Regular Council Meeting. Councilor Ortega made a motion to adjourn. Councilor Aragon seconded the motion. Roll Call Vote:

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|--------------------------|-----|----------------|
| Councilor Frank Ortega   | Yes |                |
| Councilor Darleen Aragon | Yes |                |
| Councilor Wayne Gallegos | Yes |                |
| Councilor David Carter   | Yes | Motion Carried |

  
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Brian McBain, Deputy City Clerk

  
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Jerah Cordova, Mayor