

BELEN CITY COUNCIL MEETING

August 20, 2018

6:00 p.m.

Mayor Jerah Cordova called the Regular Meeting of the Belen City Council to order at 6:00 p.m. Roll Call taken by Brian McBain, City Clerk.

PRESENT: Councilor Frank F. Ortega
Mayor Pro-Tem David Carter
Mayor Jerah R. Cordova
Councilor Ronnie Torres
Councilor Wayne Gallegos

CITY MANAGER: Leona Vigil

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. Councilor Frank F. Ortega wanted to add an item under the discussion section of the current agenda, under "b" for an Update on the Sale of the Property Located at 105 E. Aragon Rd, Councilor Ortega than made a motion for approval. Mayor Cordova asked for a second. Councilor Torres seconded the motion.

Roll Call Vote:

Councilor Frank Ortega Yes
Councilor Ronnie Torres 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 August 6, 2018 as presented. Councilor Ortega made a motion. Mayor Cordova asked for a second. Councilor Gallegos seconded the motion.

Roll Call Vote:

Councilor Frank Ortega Yes
Councilor Ronnie Torres Yes
Councilor Wayne Gallegos Yes
Councilor David Carter Yes Motion Carried

PUBIC COMMENTS

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

Rita Padilla-Gutierrez: FYI, I am writing a letter to the editor about the sign placed on Cemco, and I wanted to ensure that the Council is aware if this sign and the disgusting use of religion to promote hatred. The folks that come in need a cultural sensitivity class when they come into a community like our, when you drive and see this sign, I would not stop, it appears to make the perception that this is not a place I would want to stop, I have lived here all my life, you cannot dismiss the people of this valley by putting up this sign, I talked to many community members about this, our family put a lot of money into Belen because we believe in local support of businesses, we should not have to be offended this way and while this is freedom of speech, this has now become a political, moral, and religious issue.

Sharron Salazar-Gomez: I want to second what Rita just said, this is why I am here to support this statement.

There being no other public comments, this portion of the meeting was closed.

PRESENTATIONS

A) BELEN MAINSTREET GREAT BLOCKS GRANT DESIGN

Mr. Jim Rende introduced the speakers and the design, and brought in the Daniel Gutierrez, the Director of the NM Main Street program, and Robert Loftus who is the landscape architect for the project. Mr. Gutierrez addressed the Council and advised about the grant received to complete this project design, stating he is hopeful for more grants to come in to complete the project itself, and Belen should be proud that they were chosen as the core area for this grant money. Mr. Loftus then presented the design of the project detailing the plans. Councilor Gallegos advised that he was concerned with filming in the area to ensure that they still come and film and advised that the city does not have the resources for the upkeep of the design itself. Mr. Loftus advised that they are suing things that will be pleasing to the filming industry and things are made to be removed if needed, he also advised that the design includes landscaping that will be easier to maintain. Councilor Ortega want to ensure that we are not imposing on any private property and ensure that this will not affect the drainage in the area negatively. Mr. Loftus advised that this will be addressed in the final plan itself. Theresa Padilla of Pete's Café and Neil Heis of Cemco spoke for this design and were happy with the design and excited for their businesses. Mr. Steve Tomita advised that they have spoken to BNSF about the design itself, and they are supportive of the design.

B) COMMUNITY MAINTENANCE DEPARTMENT UPDATE

Mr. Tommy Flores presented his department update to the Council advising that he is about two months behind due to the flood clean up but they are working weekends and overtime to ensure they get caught up by the middle of October. Councilor Ortega was concerned with the PNM lights around town that are out. Mr. Flores advised that he has let PNM know that this is a safety issue and is pushing them to replace the lights. Ms. Leona Vigil advised that we are in the process of drafting a letter to PNM and even the Public Regulation Commission detailing our concerns on this issue. Mayor Cordova advised that he has met with PNM and that the lights are just not a priority for them. Councilor Gallegos commended Tommy and his crew for all their hard work.

PUBLIC HEARING WITH POSSIBLE ACTION

APPROVAL/DISAPPROVAL TO PROCEED WITH LIQUOR LICENSE APPLICATION NO. 1092579 FOR CIRCLE K WHICH WILL BE LOCATED AT 618 N MAIN ST IN BELEN.

Mr. Brian McBain presented this application to the Council, advising that this has already been approved by the Council on the municipal level, this is now coming before the Council to complete the process with the State of New Mexico as required. Circle K is requesting a license transfer to their new location as detailed in the attached application.

Ms. Dolores Quintana advised during public comment that she was concerned with the setbacks, was concerned that this was supposed to be 300' from a school. Councilor Carter advised that yes the 300' setback is correct but this property was 275' from the school parking lot only, this did not affect any buildings, just the parking lot area, which Mr. Steve Tomita confirmed.

The Council wanted to know when the new Circle K would be complete, and Mr. Rick Hughes advised that their goal is to have this complete by April of 2019.

Mayor Cordova asked if there was any further discussion from the audience, there being no other discussion, Mayor Cordova closed the public hearing and opened up the floor to any Councilor comments or questions. There was no further discussion from the Council.

Mayor Cordova asked for a motion. Councilor Torres made a motion to approve. Mayor Cordova asked for a second.

Councilor Gallegos seconded the motion. Roll Call Vote:

Councilor Frank Ortega Yes

Councilor Ronnie Torres	Yes	
Councilor Wayne Gallegos	Yes	
Councilor David Carter	Yes	Motion Carried

DISCUSSION WITH POSSIBLE ACTION

APPROVAL/DISAPPROVAL OF A RESOLUTION CONFIRMING THE CITY OF BELEN'S ICIP 2018-2019 SUBMISSION.

Ms. Leona Vigil presented the information to adopt the 2020-2024 ICIP Resolution. Clayton and Jay from Molzen Corbin detailed the top five projects put on the ICIP: Westside Flood Prevention via Diversion, Arsenic Removal System for Well #8, Senior Center Improvement, the Aragon Tank Rehab, and the I-25 North Belen Interchange. Councilor Carter advised that they should have received the plan for the north interchange, the city owns the plans for this from the study in the past, and Jay advised that if this is already in place it will save us on design cost, currently the estimate for the pre-construction is \$720,000 and the construction is about \$5.6 million. Councilor Ortega wants to ensure that we get the plans for the flood diversion channel, Mayor Cordova advised that he is concerned with the price tag of this project estimated to be around \$65 million, Jay advised that this is not a solid estimate but we are comfortable within that range. Councilor Gallegos then re-detailed the information that Molzen-Corbin presented for the audience present.

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

Councilor Frank Ortega	Yes	
Councilor Ronnie Torres	Yes	
Councilor Wayne Gallegos	Yes	
Councilor David Carter	Yes	Motion Carried

****Resolution 2018-22****

APPROVAL/DISAPPROVAL OF A RESOLUTION FOR A LOAN AGREEMENT WITH NMFA #PPRF-4760

Ms. Roseann Peralta presented the loan documents to the Council, advising that we will be asking for \$176,000 to get a loader for Community Maintenance, the payment will come directly from the gas tax at 2.07% interest, first payment will be due in May of 2019 in the amount of \$28,000 for seven years.

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

Councilor Frank Ortega	Yes	
Councilor Ronnie Torres	Yes	
Councilor Wayne Gallegos	Yes	
Councilor David Carter	Yes	Motion Carried

****Resolution 2018-20****

APPROVAL/DISAPPROVAL OF A RESOLUTION FOR A LOAN AGREEMENT WITH NMFA #PPRF-4767

Ms. Roseann Peralta presented the loan documents to the Council, advising that we will be asking for \$176,000 to get a loader for Waste Water, the payment will come from waste water revenues found in the sewer charges at 2.07% interest, first payment will be due in May of 2019 in the amount of \$28,000 for seven years.

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

Councilor Frank Ortega	Yes	
Councilor Ronnie Torres	Yes	
Councilor Wayne Gallegos	Yes	
Councilor David Carter	Yes	Motion Carried

****Resolution 2018-21****

APPROVAL/DISAPPROVAL OF AN AGREEMENT FOR ACQUISITION OF WATER AND WASTEWATER UTILITIES LOCATED WITHIN SUNRISE BLUFFS SUBDIVISION

Mr. Steve Tomita advised that this had been brought to the Council in 2016 and it was approved, but we cannot locate the signed agreement so we are bringing this back for approval and signature, which we then can move forward because all guidelines of the agreement have already been met. Mr. Brian McBain advised that we did find an unsigned copy in the minute’s packet, however, the agreement that was in the computer did not match the details of the presented agreement, and I did not feel comfortable moving forward without this agreement signed. Ms. Leona Vigil advised that the City did agree to this in the past, and all requirements have been met, and the process has moved forward towards completion, as we just received the map of dedication/easement, recommending this for approval.

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

Councilor Frank Ortega Yes
Councilor Ronnie Torres Yes
Councilor Wayne Gallegos Yes
Councilor David Carter Yes Motion Carried

APPROVAL/DISAPPROVAL OF AN AGREEMENT WITH BELEN SCHOOLS TO CLOSE PORTIONS OF BACA AND 4TH STREET DURING THE SCHOOL YEAR

Mr. Brian McBain presented this agreement as detailed in their packets. Councilor Carter advised this is done for the safety of the students, the only change is that we have made this 5 years instead of only one but the City can cancel this agreement at any time with 30 day notice.

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

Councilor Frank Ortega Yes
Councilor Ronnie Torres Yes
Councilor Wayne Gallegos Yes
Councilor David Carter Yes Motion Carried

DISCUSSION

A) ORDINANCE CHAPTER 13.12 UTILITY RATES AND CHARGES

Mr. Brian McBain advised that we are in the process of adding to this ordinance because when we updated it last year due to the new sewer specification of grinder pumps, we took out some information that was needed, we are simply adding this information back that details how the fees are set, allowing for the Utility charges to be adopted via Resolution by the Council and making this a part of the ordinance as Appendix A. This will be brought to the next meeting for Public Hearing and possible approval.

B) UPDATE ON THE SALE OF THE PROPERTY LOCATED AT 105 E. ARAGON RD.

Councilor Ortega asked if we have sold the property at 105 E. Aragon. Ms. Leona Vigil advised that we have an offer on this property but we are working on things that must be completed before the sale can be finalized, which we will bring to the next Council meeting for approval of the final sale and the reduced price for this property itself. Councilor Ortega wanted to bring this up because he would like these funds to be used for projects that we have coming up.

CITY MANAGER'S REPORT

Leona Vigil stated: The Mayor and I spoke with John Archuleta with George K Baum, he is now stating that there is money available, time for Magistrate Building, they need a letter from the Governor supporting the lease payment, they just need a letter of intent for this, which I will bring in October. Had a presentation with Tyler for Caselle replacement, it does help in the efficiency of the process, we are waiting on the cost. As per recommendation of Council and talking with Finance we have approved a position for Community Service Director which will supervise Recreation, IT, Planning, RSVP and the Library, they will also monitor contract compliance and special events. The Airport Manager and Library

Director will start 9/5/2018 and I will create an agenda for their training. AC Disposal will be coming on 9/17/2018 to give an update on their operations. Belen Little League has been sent a letter to fix the door, then we will go paint this, we will also be renegotiating their contract. We have a PO to clean the old baseball fields on Camino del Llano, they will be milling, then can use the property by convenience center to store the materials. Councilor Torres has met with an arborist, the Esperanza drain will be repaired, working on a demand letter to PNM. Dale ordered two more vehicles, the older vehicles will go to IT and Recreation. We have a supervisor training in T or C tomorrow, Union mediation on Wednesday, and termination union hearing on 8/23, there is also a training in Socorro on flooding on 8/23 as well. 15 Police candidates passed the run but only 5 passed the written exams. Roseann and Chief Conner will be meeting with USDA for grant funding, there will be a training here on Saturday for Airport Fire and Rescue. Chief Garcia will be going to Santa Fe for ponding training and funding approval, and the FY2019 budget has been approved by NMDFA.

COMMUNICATIONS FROM THE CITY COUNCIL

Councilor Ortega stated: I cut weed with Wayne at Eagle Park, the Belen Fiestas was a great success, 6,000 to 9,000 in attendance, thank you to all the workers.

Councilor Torres stated: Spoke with Rio Grande Landscaping, we drove up and down town detailing the work that needs to be done on the trees, they will look at them to preserve what we have. National night out was great and so was the fiestas, I think the Mainstreet ideas are great, love the thoughts and plans for the City.

Councilor Gallegos stated: Kuddos to Police and Fires Departments for National Night Out, thank you to Dave from Sysco foods for donating the meal, and thank you to Rudy for cooking the food. On the 12th has Senior Day at the County Fair, attended the IT Committee Meeting, had a response meeting with the State for the flooding, thank you for the continued info on the GRT, fiestas were great, and we are almost there in our goal to market and brand the city after today's workshop.

Councilor Carter stated: Happy with the GRT's. would like to beef up the reserves to keep our bond rating up, would like to see formal Council action to funnel this extra GRT money into the reserves itself, we need an avenue to replenish reserves no just maintaining it. On the 11th I was a chile judge at the fair, on the 16th met with Economic Development and detailed property selling in Belen, on the 16th I met with the Superintendent and Lt. Portillo about the food pantry, they will not be homeless, we are working on where to place them, and now working on Rio Abajo.

Mayor Cordova stated: On the 7th I had a meeting with Real Time Solutions detailing the website, National Night Out was a great event, Leona and I did an inspection of 10th and Esperanza to get some work done there, on the 10th I met with Frances at the Harvey house and looking forward to the direction they are moving in, on the 11th went to the fair and parade, the edition of the carnival was great. 14th I had a meeting with the County about the hospital, they had one interested proposal submitted but there is a protest to the RFP. On the 17th went to fiestas which was great, and the parade on the 18th was also great.

ADJOURNMENT:

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

Councilor Frank Ortega	Yes	
Councilor Ronnie Torres	Yes	
Councilor Wayne Gallegos	Yes	
Councilor David Carter	Yes	Motion Carried



Jerah Cordova, Mayor



Brian McBain, City Clerk/Treasurer