

CITY COUNCIL MEETING

June 19, 2017

6:00 p.m.

Mayor Jerah Cordova called the Regular Meeting of the Belen City council to order at 6:01 p.m. Roll Call taken by Brian McBain, Deputy City Clerk.

PRESENT: Mayor Pro-Tem Frank F. Ortega
Mayor Jerah Cordova
Councilor Darlene Aragon
Councilor Wayne Gallegos

NOT PRESENT: Councilor David Carter

FINANCIAL 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 the requested removal of item 8c, Belen Schools MOU for Resource Officer, this item has already been approved. Councilor Gallegos made a motion to approve as amended. Mayor Cordova asked for a second. Councilor Ortega seconded the motion.

Roll Call Vote:

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

APPROVAL OF MINUTES

Mayor Cordova asked for a motion to approve the minutes dated June 5, 2017 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 Darleen Aragon	Yes	
Councilor Wayne Gallegos	Yes	Motion Carried

Mayor Cordova asked for a motion to approve the minutes dated June 12, 2017 with an amendment reflecting that Mayor Cordova was absent from this meeting. Councilor Ortega made a motion to approve with the amendments. 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	Motion Carried

PUBIC COMMENTS

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

Linda Erickson wanted to come to this meeting and speak some words of encouragements for the Council itself, as it closes out the current fiscal year and approaches the start of the new fiscal year. Ms. Erickson then handed the Council an inspirational packet containing a passage on wisdom and encouragement, as well as some of the duties that the Council takes care of. Ms. Erickson also read the passages for the public, and wished the Council well as they approach another fiscal year of making decisions for the Citizens of Belen.

Steve Ethridge wanted to comment on the great police presence, and say that Chief Conner is doing a great job, giving him a thumbs up.

Mayor Cordova asked if there was anyone else that wishes to address the Council, after a moment without public comment, Mayor Cordova closed the public comments section.

PRESENTATIONS

a) CITY OF BELEN FLAG PRESENTATION

Councilor Ortega gave a presentation on the need for a City flag, he then thanked Mr. Jim Rende for drawing the new design of the 2016 Belen Flag, presenting Mr. Rende with a certificate of appreciation and City of Belen Flag.

b) 100th BIRTHDAY PROCLAMATION FOR SEFERINO SAIZ

Mayor Cordova read the Proclamation stating the City's appreciation for Mr. Seferino Saiz, wishing him well on his 100th birthday, thanking his family for being here and proclaiming June 19, 2017 as Seferino Saiz Day in Belen.

c) CLEAN UP OF THE "B"

Felicia Garcia presented the Council with the details of the upcoming Project B beautification project, which will be held on July 15th, 2017 at 5am. Ms. Garcia wanted to ensure that the main focus was on the clean up around the area and not just fixing the B itself. Ms. Garcia stated that this was a historical landmark for the City and given this, should be cleaned and maintained, helping to stop the problem of illegal dumping in the area. Ms. Garcia understands that this land is privately owned, however, there are no signs preventing the community to go and clean this area up. Also, permission has been granted from the area owners, allowing this project to take place. Ms. Garcia said there will be breakfast and lunch provided, they will also provide sunscreen for the volunteers, which is why there has been some fundraising/donating for this project already. Ms. Garcia also stated that AC Disposal would be willing to donate all their dumpsters, and we have contacted the district manager of Waste Management to try and get the tipping fees waived. Ms. Garcia is here to ensure that she is doing everything right and that the Council is aware of the project.

Councilor Aragon stated that this was a great project, seeing as people are always throwing their trash in the area. Ms. Garcia feels that if this was cleaned up, it wouldn't stop the illegal dumping but may deter them from this act. Councilor Aragon also stated that this would reestablish the pride of this B again. Ms. Garcia also stated that she had donations to paint the B also, but this is not the main priority, instead this can be done later as a celebration of the cleanup project.

Councilor Gallegos stated that back in the 70's, they would take pride in this B, lighting up the B for homecoming games, fixing it up, and painting it. This B has always been a key point and pride was instilled, however as we become adults we have gotten away from that feeling, however, the area is now dirty and trashed, not the way he remembered it from before. Councilor Gallegos thanked Ms. Garcia for taking the lead on this, stating that it take people like her to wake the Council up, along with the community, because this is something to be proud of, even a landmark of Belen. Councilor Gallegos plans to be there, and will do what is needed to help, he even

volunteered to do the cooking for the volunteers. Councilor Gallegos also suggested this for approval for this event to count as community service hours for those individuals needing the hours.

Councilor Ortega reminded everyone when they used to do luminaries for Christmas and echoed what Councilor Gallegos said, happy that the young people are taking an interest in this, waking up the old people. As a City Councilor he pledged his support on anything that he could do to support this project.

Mayor Cordova stated that the Council is 100% supportive of this project, asking Ms. Garcia if there were any big, immediate needs from the Council. Ms. Garcia stated that she was just here to ensure the Council was aware of this project to ensure there were no controversial issues down the road. Mayor Cordova also asked for a copy of the liability agreement so that we could place in our files, and also thanked Ms. Garcia for taking this project on.

A member of the public asked that maybe the City can also help to do something to make this clean up sustainable into the future. Councilor Ortega stated that some of the debris from that area block the arroyos, causing flooding in the City, making this a public safety issue, which is something that maybe even the State can get involved in. Ms. Garcia then suggested that the City or County put up no dumping signs in the area that is owned and fine people that illegally dump. Mayor Cordova stated that we can look at the ordinance and see what can be done.

d) HOSPITAL UPDATE AND SUPPORT LETTER

Mike Jones presented a PowerPoint presentation on what should happen next, after the litigation has completed, with the hospital issue. His presentation consisted of proposing that vendors bid in order to build a Micro-Emergency Hospital in an area to service the citizens of Valencia County and the surrounding areas. Mr. Jones also asked that the Council sign a letter of support for this measure. After getting the support of the surrounding communities, Medical Care Advisories of Valencia County would like to take this support before the County Commission to ensure that they get moving on the hospital plan, releasing the funds collected. Mr. Jones asked for feedback from the Council on this issue and plan.

Councilor Aragon understood that things have changed as procedures are done as an outpatient procedure and understand the Micro-Hospital idea, however, she requested a further breakdown and division of death statistics within the communicates of Valencia County. Mr. Jones stated that they did not have this at this time. Councilor Aragon said this would be interesting to see, gauging the further you are, if this effects the death rate, and would like to see this information.

Councilor Ortega stated that he had attended a similar meeting with this information in Peralta, however, he does not think that the trouble is getting the hospital here, instead, the trouble is getting the County to release the monies in order for us to proceed with this. The 2.75 mil levy was started in 2006, and the County has collected ever since, with interest, going from 23 to about 26 million dollars now, and that money is meant for operation, not building. This problem must be solved and has been ongoing for about 13 years, a hospital is needed and the only people that are hurting is the citizens, the County must be on board to do what they need to do to spend that money, and if they can't spend it, it should be returned to the citizens. This plan should have been created before the mil levy was ever created, however, the citizens felt that this issue was so important that they wanted the mil levy prior to the plan, there was and is a need for this. Councilor Ortega complimented the organization for organizing this plan, but also stated that Belen has not given up wither, the big yellow signs that were created, they were done for a purpose.

Councilor Gallegos stated that he has visited a Micro-Hospital in El Paso, it is done as an outpatient service, but at least they can be checked out right away. As a Fire Chief previously, we used to transfer them to our own hospital here, but then they shut down due to lack of tax funds, however, what is really frustrating is the fact that we had this before, but then went away and now the same people are saying that a tax was needed to support this again, but we can't get the money from it. The burden is now we as a City must transport to Albuquerque, picking up the slack of our EMS service, and people are still dying on the freeway on the way to the hospital, having to stop and wait for OMI because a patient was lost, making everything come to a standstill. Councilor Gallegos stated that as of now, he is unsure where he stands on this Micro-Hospital, he likes the fact that pressure

is being put on Pres., hoping that they will come back but he does not see a new hospital being built in the future, 24/7 care is better than being on the road. In fact, his family member was transported to Socorro, because the wait is less and they are very open to helping. Councilor Gallegos appreciated the presentation and the opportunity to get better acquainted with this organization.

Mayor Cordova had a few questions about the plan. First, he acknowledged that five interested providers were mentioned, three being Presbyterian, Lovelace and Ameris, but was wondering who the other two were. Mr. Jones stated that one was Complete Emergency Care and Neighbors Health, and there was also a company out of Texas that built surgical centers. Mayor Cordova also asked who from the local governments have signed on to this plan. Mr. Jones responded that Belen was the second City it was presented to, the first was Bosque Farms, but have not signed on to support this yet as it will be considered later on. Mayor Cordova asked if the letter of support could be edited instead of approving it as is. Mr. Jones stated that this was done as an example and could be changed and put on the City's letterhead. The last question that Mayor Cordova had was if we are going to approve this plan or support this, how is this different from what has already taken place in this part of the planning? Mr. Jones stated that one of the differences is this plan is smaller, and makes way for multiple facilities throughout the County, and is much cheaper than a bigger operation, plus if we had this one, we might be able to afford a different emergency center.

e) FIRE HYDRANT TESTING REPORT

Fire Chief Garcia presented the findings of the Waterway study done in the City of Belen. There were 345 hydrants tested, 22 hydrants are out of service (the black caps), 29 hydrants were with insufficient pressure (the red caps), this accounts for 15% of the city total hydrants. Chief Garcia also stated that the orange cap hydrants run 500 gallons per minute, the green caps run 1000 to 1499 gallons per minute, the blue caps run 1500 or more gallons per minute. The hydrant may be good but it is the water lines underneath that are old and do not run a good pressure. Chief Garcia stated that the hydrants have been renumbered and instead have created a box for sections of the town, this information has been put into a book that can be used when responding to fires, mapping out the specific hydrants present in the area, which will help our ISO and the County's ISO. Chief Garcia also stated that the book is not complete but wanted to show the Council the progress that is being made with these books.

Councilor Gallegos stated that yes, now we have the information of where these hydrants are and what their capabilities are, however, this could create a liability because it is now on record, given that what is the plan for the 22 out of service and what will it take to get them back in service, and how do we maintain the ones that work to maintain pressure. Chief Garcia stated that he partnered with public works in order to complete this study which cost around \$16,000, he also stated that he will partner with Ralph to present this study and prioritize which hydrants need to get done sooner, which will be based on occupancies in the area or identified targets. Councilor Gallegos, stated that he understand this process, but has seen some black cap hydrants in populated areas, which he assumes would be a priority, he also stated that this is a constant process of maintaining these hydrants, which will require maintenance and time to keep these records up to date. Chief Garcia stated that in order to complete this, they will need help from public works to do the repair of the hydrants, and in the past couple of years about 22 have been done, but the City does need money in order to get this taken care of. Councilor Gallegos stated that he understand that this must be budgeted for, but even if we have a plan of action where we may even replace 1 or 2 at a time, at least this is a plan in the right direction. Chief Garcia also wanted to add the creation of new hydrants in certain areas, to this plan to ensure hydrants are a good distance apart.

Councilor Ortega stated that he was happy with the report and the list, stating that this will help when Fire Fighters drive up to a fire, they can instantly know if the hydrant will work based in the cap color, however, he was also concerned with the liability of the ISO, if a hydrant is not working in the area, which may increase their insurance payments. Councilor Ortega also stated that we must maintain this list but also address the concerns of getting the dead hydrants back on track, even though this did not make it for consideration of our new budget, Roseann has put money in that area for this purpose. Roseann Peralta stated that the hydrant review collected was \$27,900 was the charge on the bills, which \$27,350 has been spent with outstanding invoices, but this was discussed prior to the budget and preliminary budget was sent and approved but the final budget still has some room to fix the numbers and maybe get more money for this priority. Ms. Peralta also stated that even though a

new hydrant is placed in an area, it is sometimes the water line that needs the attention to ensure better water flow. Councilor Ortega stated that this needs to be addressed and suggested water looping, however also cautioned on what lines will be tapped, but did stress the importance of this project because the ISO rating depends on this.

DISCUSSION WITH POSSIBLE ACTION

APPROVAL/DISAPPROVAL OF THE LODGERS TAX BUDGET JULY 2017

Rhona Espinoza presented the Lodgers tax Budget that has been agreed on by the Lodger's tax Board for July 1, 2017 to June 30, 2018, noting that the amount is less than last years.

Councilor Gallegos asked why this amount was cut this year. Ms. Espinoza explained that less funds were collected because the Holiday Express is now under contract with BNSF, so half of their hotel is now under contract and cut from this fund considerably, and a little more was shifted to the City events.

Councilor Ortega asked about helping with the Montanza Event. Ms. Espinoza explained that the event coordinators voted not to contract the assistance of the Chamber, the Board felt that they can save that money and just do the work themselves, however, the Chamber still was able to get them sponsorship of this event.

Mayor Cordova asked for a motion. Councilor Ortega 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	Motion Carried

APPROVAL/DISAPPROVAL OF THE PUBLIC SERVICE AGREEMENT WITH BELEN MAINSTREET PARTNERSHIP

Rhona Espinoza presented the Public Service Agreement, stating that this is the same exact agreement which was presented last year, the only change being the dates of July 1, 2017 to June 30, 2018.

Councilor Gallegos clarified that this agreement commits the city to helping the Mainstreet Program. Ms. Espinoza stated that the amount for this was \$25,000 in cash and in kind service of \$10,000. Councilor Gallegos wanted to ensure that we are keeping track of the in kind service to make sure this is being utilized and if needed, could be increased in the future, but also wanted to make sure that they focus on things outside of the same yearly events. Ms. Espinoza also said that there is money aside for sign in historic district, banners, and advertisement on the Rail Runner, with plans to go to trade shows and promote Belen.

Councilor Ortega was curious as to why the budget was \$35,000 but total expenses reflect \$37,000. Mayor Cordova stated that given the information, this looked like a carryover of \$4,000, which Ms. Espinoza confirmed.

Mayor Cordova asked for an update on the scope of services that are listed in the agreement. Ms. Espinoza stated that they are still in contact with these and are working together to mesh all these groups together and get economic development moving forward, and we are sending out handouts to dwindle the supply before we make corrections and spend money to create updated handouts.

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

Councilor Ortega seconded the motion. Roll Call Vote:

Councilor Frank Ortega	Yes	
Councilor Darleen Aragon	Recusal	
Councilor Wayne Gallegos	Yes	Motion Carried

APPROVAL/DISAPPROVAL OF THE REVISED PROCUREMENT POLICY 2017

Roseann Peralta presented the revised changes to the procurement plan, stating that this was revised and taken to the attorney for revision and has now been complied to reflect these changes and incorporated into the plan already in existence. Ms. Peralta stated that this plan now compares and is aligned with the State and also other communities in the surrounding areas.

Councilor Ortega stated that he wasn't comfortable the last time this came up, however understands the situation and need for this now for the operation, he also stated that he felt comfortable that the staff would keep the Council informed about the monies, since the books have been kept in an orderly fashion and the audit results are good, he feels comfortable with this new procurement plan.

Councilor Gallegos asked Ms. Peralta what her recommendation of this plan was. Ms. Peralta stated she is for approval of this policy, given that we are now on a good path in the Finance Department and the chain of command is followed when purchasing.

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 Darleen Aragon Yes
- Councilor Wayne Gallegos Yes Motion Carried

APPROVAL/DISAPPROVAL OF THE RESOLUTION TO REPEAL RESOLUTION NO. 2011-08: PROCUREMENT POLICY

Brian McBain presented this resolution in order to repeal the previous procurement policy found in resolution number 2011-08.

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 Motion Carried

Brian McBain, Deputy City Clerk, stated for the record that this will be Resolution Number 2017-14 (*corrected*)

APPROVAL/DISAPPROVAL OF THE BUDGET ADJUSTMENT RESOLUTION

Roseann Peralta presented the schedule of budget adjustments by line item, and asked for Council approval by resolution. Ms. Peralta stated that most of these adjustments were done to increase revenue within the general fund to their actual needed for the end of the month.

Councilor Gallegos also discussed some of the hardships that are happening with PNM when trying to get lights in the City replaced, making sure that if we are replacing these light, they belong to us and not PNM.

Roseann Peralta stated that a PNM representative has worked with the City to get electrical items resolved, however, they are still working on their budget to fix the poles, but all other services will be audited to ensure we are paying the bill efficiently.

Councilor Ortega asked if we were going to adjust for the fire hydrants project in the future. Ms. Peralta stated that she would work with Chief Garcia, Ralph and Dale to look over this and get a price to work around.

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 Motion Carried

Brian McBain, Deputy City Clerk, stated for the record that this will be Resolution Number 2017-15 (*corrected*)

APPROVAL/DISAPPROVAL OF THE AUCTION ITEM LIST

Police Chief Scott Conner presented the list of auction items as well as pictures in order to obtain approval from the Council to auction these items off.

Councilor Gallegos asked where the revenue for these items goes.

Chief Conner stated that this revenue comes back to us and will be used to buy needed items in the Police Department.

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	Motion Carried

CITY MANAGER'S REPORT

Leona Vigil was not present at this meeting, due to training being held out of town. Roseann Peralta stated that the fire station testing results should come in this week in which a meeting will be held to decide what the next steps are.

Councilor Gallegos stated that he is getting a call from East Aragon road concerning a bright light coming from the area by the Albuquerque Track, bright lights are facing the roadway, effecting the oncoming traffic, which is something that maybe the Chief or Code Enforcement can look into.

COMMUNICATIONS FROM THE CITY COUNCIL

Councilor Aragon: stated that last meeting was rough, there was a lot of negativity about the Lowes, but after seeing the article in the paper and then looking at Facebook, it was incredible. Many people came out in support of this, it was great positive feedback, having something, anything coming into Belen. Trying to keep a business of even bring business into Belen is so tough, so it was nice and did everyone's heart good if you saw the positive response on Facebook. Now that I am stepping down from President of Mainstreet, it has been a great experience, but I am going to stay on the Board because they have asked me to stay, however, I did let go of the garden but it seems that it is now in good hands, watering the garden.

Councilor Gallegos: stated that on the 8th he had a Library Board meeting and the Board is active with two new members. The Board is working on a lot of summer activates at the Library, they are still showing movies on Thursdays and it is moving along good, the Harvey house is also doing good. On the 15th we were updated by the Environmental Department on the railroad issues.

Councilor Ortega: stated that on the DC Sewer Line Project, the bid was approved and awarded to CJ Mead at the June 12th special meeting. There was six bidders that came out, but we will have boots on the ground by July 1st. We had some trees that were checked at the Church, they are working on them because they were dying from lack of water, but the problem has been identified and is in the process of being resolved. Councilor Gallegos and I belong to the Fiesta Committee and the fundraiser went well, I have never served so many pancakes in my life, which raised almost \$7,000. The railroad meeting was great and educational, plus we got to input information to the representatives of the railroad. I also am wishing everyone a happy belated Father's Day, and on a sad note Gemma Ortega Roselli passed away and I want to bid her farewell, she did her fair share for the County and all the residents.

Mayor Cordova: stated that on the 15th last week, he had a luncheon at AED with Leona and Steve. Keter gave an absolutely wonderful 20 minute presentation about their facility and the jobs they are bringing to Belen. Gave a great presentation of Belen itself to a crowd of about 300 to 400 people, who are the movers and shakers in Albuquerque. They are making great progress with their facility, they have already started hiring, posting this online on Indeed. They plan to be fully built by August 15th, operational by September 15th, and at full capacity by the end of the year. Councilors also

mentioned the BNSF diesel remediation tour that we had on the 15th, it was a heartening meeting to see the efforts they are making to correct the contamination, we do have one family that is impacted and we want to make sure we are taking care of them. There are a lot of cool things going on around town, if you haven't been to Hub City Brewing for the music, they have live music on the weekends, I have not been yet but I hope to go very soon. I was at Alejandros on Sunday morning, and they has live music as well, really nice, a singer was there preforming for all the Fathers. Steve and I today, toured a couple of important building in town, F & E to see the progress that they have made which looks beautiful, also we toured the Central Hotel which is almost ready, and they are very excited, talking with Jaramillo Winery about when they are going to be moving into there. We also went into the old glass building, it is a disaster, but it has been recently sold so we should see some progress.

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:

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



Jerah Cordova, Mayor



Brian McBain, Deputy City Clerk