

REGULAR CITY COUNCIL MEETING

February 15, 2016

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 Leona Vigil, City Clerk.

PRESENT: Mayor Jerah Cordova
Councilor Darleen Aragon
Councilor Wayne Gallegos
Councilor Frank Ortega
Councilor David Carter

CITY MANAGER: Jay Ruybalid

CITY CLERK: Leona Vigil, CMC

REPORTER: Clara Garcia, VC News Bulletin

OTHERS: See attached sign-in sheet

PLEDGE OF ALLEGIANCE

Mayor Jerah Cordova led the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Jerah Cordova asked for a motion to approve the agenda. Councilor Wayne Gallegos motioned to approve tonight's agenda. Councilor Darleen Aragon seconds the motion. Roll Call Vote:

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

APPROVAL OF MINUTES

Mayor Jerah Cordova asked for an approval of the Minutes dated February 1, 2016. Councilor Frank Ortega motioned to approve. Councilor Wayne Gallegos seconds the motion. Roll Call Vote:

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

Mayor Jerah Cordova asked for an approval of the Minutes dated February 5, 2016. Councilor Wayne Gallegos motioned to approve. Councilor Frank Ortega seconds the motion. Roll Call Vote:

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

PUBLIC COMMENTS

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

Gregory Baca: He is a candidate for District 29 Senate. He was there to advise the public that he would be happy to speak with anyone, if they so wish.

There were no more public comments at this time and Mayor Cordova closed this portion of the meeting.

PRESENTATION

Mayor Cordova informed the public that Valencia High School has requested that all local governments read information about Daniel Fernandez. He mentioned that this information was also read at the State Legislature on February 9th. Mayor Cordova read the Memorial that declared February 1, 2016 as Daniel D. Fernandez Memorial Day. A copy of the Memorial is attached hereto and made an integral part of these minutes by reference.

PUBLIC HEARING AND DISCUSSION WITH POSSIBLE ACTION

APPROVAL OR DISAPPROVAL TO CONSIDER A PROPOSED ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AND SUBSIDY AGREEMENT BETWEEN THE CITY OF BELEN AND NEW MEXICO FINANCE AUTHORITY FOR NO MORE THAN \$1,310,980, FOR THE PURPOSE OF FINANCING THE COSTS OF THE REPLACEMENT OF EXISTING MANUAL READ WATER METERS WITH NEW RADIO READ METERS: Jay Ruybalid, City Manager

Jay Ruybalid reported that on November 6th, the project was brought up to the Council. He stated that the Binding Letter of Commitment was approved at that time. Tonight, he is seeking approval of the ordinance to authorize the loan; a copy of that ordinance is attached hereto and made an integral part of these minutes by reference. The first \$600,000 of the loan would be interest free. The remaining balance will be at a 1.55% interest rate.

Councilor Carter asked for a repayment schedule. Richard Virtue from Virtue and Najjar, PC stated that there should be a debt service schedule attached to the information that was sent out to them. He added that sometimes it does get sent out later than the main set of documents, so it may not be in the packets. Councilor Carter estimated that the payment would be around 44,000 per year.

Mayor Cordova reminded the public that this was a public hearing and asked if anyone had and comments for or against the issue. There were no comments or concerns and the Mayor closed the public hearing.

Mayor Jerah Cordova asked for a motion. Councilor Wayne Gallegos motion to accept pending receiving the schedule. Mayor Cordova asked for a second. Councilor Frank Ortega seconds the motion. Roll Call Vote:

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

DISCUSSION WITH POSSIBLE ACTION

APPROVAL OR DISAPPROVAL OF THE CROSS-WIND RUNWAY CHANGE ORDER: Mike Provine, Molzen & Corbin

Mike Provine announced that the project is about to wrap up. He reported that there was a bit of overage on a couple of items; approximately \$63,000 above the 3 million dollar original bid. Mike informed the Council that they under-ran the engineering observation and testing about 10,000; so overall the project is \$54,000 over the original budget. He also informed the Council that they have spoken with State Aviation and they have agreed to pay 90% of the overage and the City will pay 10%, which will stay within the original grant. A copy of the

change order is attached hereto and made an integral part of these minutes by reference. The cost to the City is about 5,401.48. Mike mentioned that the two biggest items on the project are the asphalt and the aggregate base course.

Mayor Jerah Cordova asked for a motion. Councilor Wayne Gallegos made a motion to accept. Mayor Jerah Cordova asked for a second. Councilor Darleen Aragon seconds the motion. Roll Call Vote:

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

DISCUSSION

SUNRISE BLUFFS INFRASTRUCTURE MOU: Steve Tomita, P & Z

Steve handed out a copy of the MOU; a copy of which is attached hereto and made an integral part of these minutes by reference. Steve brought notice to page 1, which states that the ownership of the streets remains with Sunrise Bluffs. On page 3, once all the terms are met in the agreement, the utilities will then be turned over to the City. Per the MOU, there will be utility easements within the streets. Sunrise Bluffs will be running a camera through their lines, up to 75%. Once that is done, the engineers will review and issue a statement of the condition of lines.

Steve explained that the MOU goes into affect with the contingency, “if everything is not met, the City will not accept the lines”.

Councilor Ortega asked how the City will identify the lines that are not accepted. Steve answered that they will be marked on the plat. Councilor Gallegos asked if the shut off valve to Sunrise Bluffs was ever repaired. Dale Tafoya, Public Works Director replied that the valve hasn’t been replaced. Councilor Gallegos asked about the fire hydrants. Dale answered that the Fire Chief has already inspected them. Councilor Gallegos asked if there were individual meters or a master meter. Dale advised the Council that there are individual water meters at Sunrise Bluffs.

Councilor Ortega asked if Sunrise Bluffs will receive new radio meter reads. Dale answered, yes. Dale advised the Council that he has inspected some of the water lines and reported that they are in fair condition. He added that the lift station has to be updated.

Bob Pruitt, president of the Sunrise Bluffs Homeowner Association thanked the Mayor, Council and staff. He believes that they have come to something that is fair for all the citizens.

Mayor Cordova advised the public that this issue will take action on the first Monday in March.

INFORMATIONAL ITEMS

CITY MANAGER’S REPORT

Jay Ruybalid reported that the paperwork was delivered to Senator Sanchez office for Capital Outlay Request. He attended a meeting with Molzen & Corbin regarding the Wastewater Treatment Plant; they are proceeding with a professional engineering report. He attended the precon for the fuel farm at the airport. The proposed Use Agreement is at the San Antonio office and it will then move to the pentagon. He and the Mayor toured various areas throughout the City. The Camino de Llano project is complete and they are planning for a ribbon cutting. A commitment from the governing body is needed for an Asset Management Plan for funding. The lights at Vivian Fields are almost complete. Asphalt melt has been installed behind Building Blocks. The backup generator that was at the PD is now at City hall. There have been some issues with Waste Management.

Councilor Ortega asked if Dale Tafoya if the City charges for special pickups. Dale answered that we do, but he is working on a plan for 2 or 3 free pick-ups per household per year.

COMMUNICATION FROM CITY COUNCIL

Councilor David Carter: He has been out of town, but he did attended the Sewer Line Workshop on the 5th.

Councilor Wayne Gallegos: He commended the employee that was working the backhoe the other day. He caught this employee working hard; Dale interjected, “Ron Chavez”. He reported that the CDBG Grant was accepted. He attended the Workshop. He announced that Roberto Mondragon performed at the Senior Center recently. He attended the ITC Meeting last week; he is glad the generator was moved to City Hall. The ITC Committee is setting goals for next year.

Councilor Frank Ortega: He reported that the City’s goal is to get the sewer line from point A to point B. He stressed that his concern is for the safety of the children at Dennis Chavez School. He added that people will have an option to hook up to the sewer line. Councilor Ortega also stressed the importance of a community hospital. He wished Councilor Carter and Councilor Gallegos good luck with the election.

Councilor Darleen Aragon: She invited everyone to the Community Workshop regarding Perceptions of Belen, tomorrow. She attended the City of Belen Workshop on the 5th. She went to Santa Fe with MainStreet for meetings and a conference; they were able to meet with Representative Fajardo and Representative Baldonado.

Mayor Jerah Cordova: The Viva Event is hoping to hold their event at Eagle Park this year. They are still working on breaking a world record for the largest tamale. He participated in the Council Workshop. On Monday the 8th, he met with the County and Los Lunas regarding the hospital. He had a job shadow on the 9th. He toured the Winery with Steve; “it is coming along nicely”. He did a budget review and some preliminary planning for next year’s budget. He and Jay toured some City sites to check on the condition of various facilities.

EXECUTIVE SESSION

AN EXECUTIVE SESSION TO DISCUSS PENDING OR THREATENED LITIGATION REGARDING THE PROPOSED HOSPITAL AS ALLOWED PER THE OPEN MEETINGS ACT SECTION 10-15-1 (H-7).

Mayor Jerah Cordova asked for a motion to go into executive session to discuss pending or threatened litigation regarding the proposed hospital as allowed per the open meetings act section 10-15-1 (h-7).

Councilor Frank Ortega so moved. Councilor Wayne Gallegos seconds the motion. Roll Call Vote:

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

Mayor Jerah Cordova asked for a motion to return to an open meeting from a closed meeting. Council Frank Ortega so moved. Councilor Darleen Aragon seconds the motion. Roll Call Vote:

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

Mayor Jerah Cordova asked for attestation that the discussion was limited to that stated and no action was taken.

Councilor Wayne Gallegos so moved. Councilor Frank Ortega seconds the motion. Roll Call Vote:

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

ADJOURNMENT

Mayor Jerah Cordova asked for a motion to adjourn tonight's Regular City Council Meeting. Councilor Frank Ortega motioned to adjourn. Councilor Darleen Aragon seconds the motion. Roll Call Vote:

Councilor Frank Ortega	Yes	
Councilor David Carter	Yes	
Councilor Jerah Cordova	Yes	
Councilor Darleen Aragon	Yes	Motion Carries

/s/ _____
Jerah Cordova, Mayor

/s/ _____
Leona Vigil, City Clerk, CMC