

# BELEN CITY COUNCIL REGULAR MEETING

May 21, 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 Gallegos made a motion. 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 May 7, 2018 as presented. Councilor Gallegos made a motion. 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

## PUBIC COMMENTS

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

Mr. Jim Rende: Here serving as President of the Belen Mainstreet Partnership, wanted to have a presence with the Council and start working as a team with the City Council, would like to return at a future meeting to report with detail but tonight is just a rundown of what is happening. We are focusing on getting out there to be known, we are creating a map of our district and are working on putting some signage up. We would like the map posted at the Harvey House, City Hall, and businesses in town, it is color coded to show what Belen has to offer. We would like an 8 x 12 image of this at Loves and Phillips 66 so when people stop for gas, they are aware of what Belen has to offer. We have applied for a PNM grant worth \$50,000, we got an estimate for these signs to have them built, printed and installed, we would like the Council's blessing on this also. The Great Blocks is all the way to Third St. now, construction documents are 75% complete, we will be visiting MRCOG to get money for this, estimate for the project is around \$2 million, and so we are looking for grant

money to cover this. We have put Old City Hall project on hold, we are waiting to see what will happen with this building, before we move forward with this project. We are looking to get board members that are young, this will allow for greater perspective in moving forward. The Community Garden will not be for flowers and we will not be providing produce this year.

Ms. Julie Sanchez: I had the privilege of representing Belen at the La Fonda Hotel in Santa Fe, we got to meet with others and share notes about the Harvey House, and it was nice to share with people around the State, and thank you for all your support with the Harvey House and Library.

Councilor Ortega: Would like to thank Julie Sanchez for representing Belen at the UNM graduation on the 9<sup>th</sup>, was excited to see you there.

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

## **PRESENTATIONS**

### **A) PROCLAMATION DECLARING JUNE 2, 2018 AS NATIONAL CANCER AWARENESS DAY**

Mayor Cordova read the proclamation into the record and gave this proclamation to Councilor Torres to pass to Ms. Cromier. Councilor Torres advised that the event will take place from 6 to 8 on 6/2/2018 in front of Belen City Hall, they will be selling luminaries to create awareness and donate the money to the Cancer Society.

### **B) FIRE DEPARTMENT UPDATE**

Chief Manny Garcia presented information to the Council, giving details on the 2017 numbers and data points, also reviewing the new fire station project. Mayor Cordova advised that he would like to ensure we are focusing on the 8 fire hydrants that need repair for the upcoming fiscal year, and we would also like to ensure we are prepared with the State to transfer certification of the old fire station building to the new fire station building when done.

## **DISCUSSION WITH POSSIBLE ACTION**

### **APPROVAL/DISAPPROVAL OF VIVIAN FIELDS CHANGE ORDER #1, #2, AND #3**

Mr. Dale Tafoya presented this information, stating that change order #1 is the water line connection to hydrant, this change order was not approved by City of Belen or Molzen-Corbin, this change order would not have been approved because this could have been done in house instead of contracted, cost would have then been around \$60. All change orders are explained for procedures before the project starts, this was not followed by the contractor on any of the requested change orders. Change orders 2 and 3 have since been removed and are not being considered tonight. Change order #4 was some sidewalk modifications and also have not been approved, but we could not do this in house so this would have been valid. Based on the information presented the Council decided to reduce the amount to change order #1 because this could have been done in house at a lower cost, and the work was done before approval, the Council decided that they would counter offer the change orders for a total cost of \$1,231.43, and would send this approved amount to the contractor.

Mayor Cordova asked for a motion. Councilor Carter made a motion to approve the amended counter offer. 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

### **APPROVAL/DISAPPROVAL OF THE CONTRACTORS FOR THE NM 314 LOS CHAVEZ CITIZEN GRINDER PUMP CONNECTS**

Mr. Dale Tafoya advised that we received 4 total bids for the project, we have selected three of the lowest contractor bids, Advanced Environmental Solutions coming in at \$534,693, CJ Mead Construction at \$668,100, and NM Underground at \$679,000. This will give the residents a choice of one of these contractors to make the connections and install grinder pumps in the Los Chavez area, this will still go through the City and Molzen-Corbin before installation. A letter will be

sent to the residents advising them of their choices, and what the process will be for connection. We are looking at starting with 15-20 people, prices are varying from \$6,000-\$11,000 per connection into the sewer system. Contractors were advised that they would not be awarded the whole project in the pre-bid meetings, so the choice is left up to the owners, the city will not be providing free grinder pumps, but will take owner ship once purchased by the customer.

Mayor Cordova asked for a motion. Councilor Gallegos 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 THE OUT OF STATE TRAVEL FOR TWO LIBRARY STAFF MEMBERS TO ATTEND THE ARCL CONFERENCE IN SPRINGFIELD, IL.**

Ms. Julie Sanchez presented information to the Council concerning this conference, she advised that this was budgeted for two employees and will send Stephanie and Kathy, allowing for information concerning funding and networking with other libraries across the nation.

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

**APPROVAL/DISAPPROVAL OF THE CITY ASSET LIST/AUDIT**

Carl Rael presented the insurance list to the Council detailing city buildings and vehicles. The Council advised that there were many things missing from this list and would like Carl to review this list with our insurance company to ensure we are up to date with coverage also ensuring that we are not paying for something we no longer have, once complete the Council would like to review the information.

Mayor Cordova asked for a motion. Councilor Carter made a motion to table this item pending further information. 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

**APPROVAL/DISAPPROVAL OF THE PRELIMINARY FY2019 BUDGET**

Ms. Roseann Peralta presented the budget that was discussed at the budget workshop on April 26<sup>th</sup>, advising that she would be sending the Council a detailed budget that is itemized by tomorrow. This is the preliminary budget and not the finalized budget, this will be sent to DFA for approval and can then be adjusted further if needed. Mayor Cordova advised that he would like to use Air Force Funds to supplement salary and benefits because this is used to support the Airport itself, also we should create an Airport Enterprise fund based on fuel sales to see if the airport could then become self-sufficient in this budget. The Council also advised to reach out to Armstrong, the Airport Engineer to ensure we get an invoice so this can be paid, the Council would also like to review the Recreation budget quarterly to make sure the revenue matches the expenses. Ms. Peralta advised that while GRT is up, she would like to use this money to pay off some debt that we have, plus ensure that all loan payments are made on time, this will then free up some loan capacity for future use on other needs. The Council also advised that we need to look at adjusting the Lodgers Tax, seeing that the revenue from this is going down due to the long term agreements that are being taken care of, we also need to follow up on other properties that may be trying to sell RV spots due to all the construction going on around the County. We have also made adjustments for the new revenues we will be getting in the new services and subdivisions, which we can adjust later once we receive real numbers.

Mayor Cordova asked for a motion. Councilor Carter 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

**APPROVAL/DISAPPROVAL OF ADDITIONS TO OUR ICIP FOR SEPTEMBER 2018**

Mayor Cordova advised that we are getting ready for a trip to Washington DC and need to ensure that the Council is in agreement of what funding is needed for prioritized projects. Councilor Carter advised that one of the major projects is the North Interchange, we are trying to sell the city in development and we keep saying that this will be a part of the plans, however it is not currently on our ICIP list, and we need to ensure that this is approved by the Council so that we can seek funding for this project and our growth. Councilor Carter advised that he and Councilor Torres will be making the trip to Washington DC and prioritizing the North Interchange as well as the Arsenic issue with Well #8, they will be requesting federal funding for these projects. Mayor Cordova advised that the goal tonight is to ensure we are committing to add the North Interchange to our ICIP in September 2018.

Mayor Cordova asked for a motion. Councilor Torres 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

**DISCUSSION**

**A) WISCONSIN AND ATKINSON FLOODING SIDEWALK ISSUE**

Councilor Carter advised that a residents is stating that flooding is occurring on his property due to the speed humps in the area, they are diverting water into his property, flooding the garage and would like this taken care of before the monsoon season. Mr. Dale Tafoya advised that sidewalks would not work in that area, the paving of the road in the past sloped the road to ensure that water drained to the drains, we could put some porous curb and gutter with new concrete that has become available, but this would not make a significant difference in the draining that is already occurring, but we could put this on both sides to really address the issue. Mr. Tafoya advised that the porous concrete with sidewalks would be about \$150,000 but with a regular constructed drain path to Reinken would cost around \$500,000, but we will work with the engineer to see what would work best in this area. Councilor Gallegos advised that we need to get a plan and pricing so that we can budget for this, we have many issues with this in the city so we need to approach this carefully and report back. Mayor Cordova advised that there are many needs in the city that must be addressed and have been labeled on our current list, and we will address these concerns one at a time. Councilor Torres suggested cutting some of the speed bumps, but Mr. Tafoya advised that this may not work based on the already placed slope. Mayor Cordova advised that this issue occurred with the massive rain we had last time, and may not be an issue that is reoccurring.

**CITY MANAGER'S REPORT**

Ms. Leona Vigil: The Dennis Chavez tech line was cut by the subcontractor, it has been replaced and the city will be covering the cost on this. Spring clean-up went well, there were about 55 people around 1pm, but we have not talked to AC Disposal to get any real numbers yet. We will be sending out a letter starting tomorrow to the citizens reminding them to place their address on their homes visibly per ordinance. The water at Vivian fields is out at the t-ball field due to the booster pump, which we are working on replacing. The listing for the Aragon properties has been signed and posted. Open enrollment for insurance will take place the Tuesday after Memorial Day for employees. We have met with Real Time Solutions and they will be submitting new designs for the website. Mayor Cordova advised that he would like to move away from this company and see if we can get someone local that will work on our website and be more reactive to our needs. Chief Garcia and the fire staff are now recertified to handle fireworks. The water meter project is wrapping up, Well 5 is being tested now, and the sewer/water lines have been installed on Martha Jean where paving will take place next week. The new Fire Station construction is going great, will be replacing curb on Castillo and the fire department will be painting when complete. Recreation starts on 6/4 through 6/22, had 53 last year and now have 72 registrations.

Early voting is taking place at the Community Center, music festival will be promoted more, RSVP is looking for a new board member, and the Public Safety meeting has been rescheduled due to some scheduling conflicts. Some marketing firms would like to present ideas to the Council, starting July 1<sup>st</sup> we will be using Facebook live to broadcast Council meetings, the BNSF casing project is complete and within the agreed upon amount, and Thursday the final walkthrough will take place for the VA Memorial project phase 1. Mr. Steve Tomita advised that we may need to see about the water and sewer being installed by a plumber and not the city because CID may need to inspect this, Mr. Dale Tafoya advised that the city will work on these connections.

### **COMMUNICATIONS FROM THE CITY COUNCIL**

Councilor Torres: Met with the Art League today, they came up with three designs for the VA Memorial Visitor Center, will present to Councilor Ortega in a couple of weeks. I met with Debra at the Airport, will meet with Leona to go over some of the finances to see what needs to be done. I was very grateful that the Council and Mayor can represent us at the ribbon cuttings, like the one Loves had.

Councilor Ortega: Concerned with the green bin on Reinken and the illegal dumping occurring there. Leona has contacted owner and they are looking at an alternate location for this. I want to ensure we are working on the scope of work for the portable at the VA Memorial, may need to borrow a fire truck to wash it down before we paint this, still looking for funding for this building, need to get electric quote to get it connected, but we need to follow the process. Still having gopher problems at the fields at Eagle Park, we do also need mosquito spray at Vivian fields and we did water the west field for them, need water faucet fixed. Congrats to the class of 2018, SHIPPO meeting went good and will be resolved, attended the ground breaking for the schools, attended the ribbon cutting for Loves. My condolences to Mayor Aragon's family. 7<sup>th</sup> street project will be starting in August or September.

Councilor Carter: Ground breaking at Rio Grande, went to High School graduations, and congrats to the whole new round of tax payers, went to the ribbon cutting at Loves on the 18<sup>th</sup>.

Councilor Gallegos: on the 8<sup>th</sup> SHIPPO vs DOT we are now more knowledgeable to who is in charge of this and what needs to be done. 14<sup>th</sup> went to Rio Grande ground breaking which will be a great addition to the City of Belen which is a new school from grades k-6, graduation on the 15<sup>th</sup>, the 16<sup>th</sup> went to former Mayor Richard Aragon's services, on the 17<sup>th</sup> we met at Martha Jean with the contractors and will be mobilizing today to get ground prepared to start paving. The 18<sup>th</sup> ribbon cutting at Loves went great, 19<sup>th</sup> we had the spring clean-up so hopefully the citizens took advantage of it, then on the 20<sup>th</sup> had call of water break on East Side School Road, but this was addressed and taken care of.

Mayor Cordova: On the 8<sup>th</sup> I toured the old cold war bunker, was nice to see, it needs work but is up for sale. Also had Johnny G hearing that same day, he is not supposed to operate on that property but still is, maybe we could take away his business license since he will not comply with a court order, also met about Aragon properties. On the 14<sup>th</sup> attended a meeting about old city hall and possibly creating a community theatre in that area, attended graduation on the 15<sup>th</sup>, attended Mayor Aragon's funeral. Had meeting about Belen marsh on the 17<sup>th</sup> looking at trying to get something done there, Loves on the 18<sup>th</sup> and a citizen meeting on the 19<sup>th</sup> concerned about code enforcement and crime, they were also concerned about alleyways, would like to find a way to put rules on this and even lock them down.

### **EXECUTIVE SESSION**

#### **APPROVAL/DISAPPROVAL TO ENTER INTO EXECUTIVE SESSION FOR THE DISCUSSION OF COLLECTIVE BARGAINING STRATEGIES FOR THE UNION CONTRACT CONCERNING THE POLICE DEPARTMENT AS ALLOWED PER THE OPEN MEETINGS ACT 10-15-1 (H-5)**

Mayor Cordova asked for a motion. Councilor Gallegos made a motion to enter into Executive Session. 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

*\*The Council entered into Closed Session at 8:48 pm\**

Mayor Cordova asked for a motion. Councilor Carter made a motion to re-enter into Open Session. Mayor Cordova asked for a second. Councilor Torres seconded the motion. Roll Call Vote:

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

*\*The Council returned to Open Session at 9:16 pm\**

Mayor Cordova asked for a motion to advise that the matters discussed in the closed meeting were limited only to those specified in the motion for closure, and no actions were taken. Councilor Ortega made the 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

**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



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Jerah Cordova, Mayor



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Brian McBain, City Clerk/Treasurer