

BELEN CITY COUNCIL MEETING

September 17, 2018

6:00 p.m.

Mayor Pro-Tem David Carter 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
Councilor Ronnie Torres
Mayor Jerah R. Cordova (*Via Telephonic Conference Call*)

NOT PRESENT: 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 Pro-Tem Carter led the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Pro-Tem Carter asked for a motion to approve the agenda. Councilor Torres made a motion. Mayor Pro-Tem Carter asked for a second. Councilor Ortega seconded the motion.

Roll Call Vote:

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

APPROVAL OF MINUTES

Mayor Pro-Tem Carter asked for a motion to approve the minutes dated September 4, 2018 as presented. Councilor Ortega made a motion. Mayor Pro-Tem Carter 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

Mayor Pro-Tem Carter asked for a motion to approve the minutes dated September 13, 2018 as presented. Councilor Ortega made a motion. Mayor Pro-Tem Carter 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

PUBIC COMMENTS

Mayor Pro-Tem Carter asked if there was anyone with a public comment.

Sherrick Roanhorse: I am with PNM, I am the local government and communication manager for the City of Belen, I am here to touch base with everyone. At PNM our number one priority is our customers, not only within the City of Belen but within the greater service territory, we strive to deliver safe and reliable energy to all homes. Over the past year I have

worked with the City administration and with the Mayor to address issues, one of them is power reliability, and the coordination of street light issues. I know street lights have been a problem and a concern, but in PNM this is a priority for us, we have repaired 107 street lights, working with staff to compile lists and overall by communicating openly to fix these lights. There was a news story the other day that said there were 84 street lights out, but in our system we only show 17, if anyone in the community has issues with street lights, please let us know and we will address this as soon as possible, addressing streetlights is a priority for us, I know that getting this done in a quick fashion is something everyone wants in the community, this time for the year is especially challenging for us with the rainstorms, the thunder and lightning, we do our best to make sure everyone has power in their homes and businesses, and we thank you for your patience, our priority is safety and ensuring lights are on in the homes. Moving forward we will work with the city and provide as much technical support as possible or as needed by request. Our GIS information has also been shared with the City to help identify streetlight ownership, trying to connect our systems, if you need anything in the future, please reach out to us. Councilor Torres asked of Mr. Roanhorse has information on who we can contact for streetlight outages in the community, one that the community can use, and is there more information they will need in order to identify the pole itself. Mr. Roanhorse advised we have hired a street light person to coordinate, the city asked and we delivered, the administration has the contact information for that individual, they can contact that person or me directly, if someone has an issue with streetlight just give us your phone number and address and we will contact you as soon as possible. Councilor Torres advised that we have been told in the past that street lights are a low priority, which may be true compared to other things, but the calls that we get from the constituents are that they fear for their safety when street lights are off, this is why we feel that this needs to be fixed and we still get charged for them, which is not spending our constituents money wisely. Mr. Roanhorse advised that this is a priority for us, and I can come again to provide updates to the Council, the City of Belen is a priority with PNM. Councilor Ortega advised that he knows that our City Manager has advised that we have 84 to 94 street lights are out, we know that they have not been repaired and I can say that because there is one by my house that has been out for 8 months, we have a lot of homes that say they have street lights that are out right now, we are not trying to argue with PNM, we just need them repaired, we pay for this service and we deserve the service. Ms. Leona Vigil advised that we did meet with Sherrick, we gave him a map of all the lights that belonged to PNM which were out, there was a total of 85, he sent us a report of all that have been fixed, and 10 of that 85 have been addressed so we are at 75, now they have fixed more but that was just from other incoming calls that they received directly, if you look at the notes they are still not working because there is other issues than just the bulb, there is a discrepancy of numbers which we are evaluating, once complete we will meet with PNM to present our findings so that these can be addressed. Councilor Carter said PNM has been great in his area, they have serviced his area effectively and efficiently, they just need to continue to work with us on the street lights in town.

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

PRESENTATIONS

A) KIWANIS CLUB CREATION

Mr. Edwin Verburg presented a handout to the Council detailing the want to establish a Kiwanis Club in Belen, they believe in helping the youth and community, membership cost is \$100 per year and they only need 15 memberships to start the club in this area, he asked the Council for support in spreading the word, they will meet with people of this community on Wednesday.

B) CITY CLERK UPDATE

Mr. Brian McBain presented his department updated, presenting a PowerPoint to the Council detailing the Clerk's Office and Utility Department.

DISCUSSION

A) AC DISPOSAL CONTRACT SERVICE AND FEE UPDATE

Mr. Charles Montoya advised that he was here to give an update on our overall operations and bills which was part of the contract. Ms. Leona Vigil has advised that overall everything has gone well and looked good financial except for the cost of the Convenience Center, which has increased in cost. Mr. Brian McBain advised that the cost of the Convenience Center has increased about 186% from last year, recycle center has increased by 75\$ however, this is an agreed upon payment, in our Municipal Solid Waste there is an increase of 7% which could

be from fluctuation of customers and services. Councilor Carter advised that we did invite the County and raised the rates for them to use this. Mr. Montoya advised that the revenue is remaining within the same range as last year and there have been no real increases, in June we had 767 which 467 were city residents with a revenue of \$6,547.20 for passes to the convenience center, we have asked the City to subsidize us \$10,000 per month to ensure we can cover operating costs at the convenience center, we are not making a profit on this and are barely breaking even, and at times we are losing money to operate this. Councilor Ortega advised that we had to raise the price for the County because of the increase in loads, which lead to AC collecting the fees for this, he also wanted to make sure that the green waste is taken care of, I think things are going well up there. Mr. Montoya advised they can pay at the office and get a pass, or pay with a card at the center directly, city staff comes in on Mondays and mulches, we then haul it to the Wildlife Refuge, we also put a building up there as well as brand new signs. Councilor Carter advised that we need to revisit this in the future, the revenue from passes are there it is just not covering the cost. Mr. Montoya advised that they keep great data and the city or Council is more than welcome to look through this data at any time, as a whole this is going well operationally for us.

B) TIP AND TAP LOCATIONS FOR FUNDING

Mr. Steve Tomita presented the details of the TIP and the TAP, needing to determine locations that we can send into the state for project funding. Mr. Tomita advised that he would like to focus the TIP on Camino del Llano for 2022-2025, this will allow for street and sidewalk repairs in the area which by then will be needed, we will need to look at imminent domain issues with sidewalks and property ownership. Mr. Jim Rende presented details on the TAP, advising that they will use this for and recommend we use this for the Great Blocks Grant Project, we already have a majority of our match from the design, and the money from this would be used to complete the project on Becker. Mr. Tomita advised that he wanted to bring this to the Council to ensure they are aware of the direction he is going, if they have any concerns with this, he would be happy to hear from the Council or Mayor at a later time as he moves this forward, he will bring this back to Council for final approval of resolution.

C) ALLEYWAY CLOSURE ORDINANCE

Mr. Brian McBain presented this proposed ordinance to the Council detailing the changes that were requested at the last meeting, and would like to bring this back again for discussion after legal has a chance to review. Councilor Ortega advised that he wants to ensure the City is still responsible for cleaning the alleyway so that weeds do not build up. Mr. McBain advised that this is already the case and the City would still continue to clean the alleyway but will ensure this is specified in the new ordinance. Councilor Torres asked why we were even considering this ordinance, not seeing that this would need to be an issue because this would only address city alleyways anyway, he was concerned for businesses in the area, wanting to ensure that they have access to these alleyways. Councilor Ortega advised that this was a security issue, so we want to make sure the alleyways are secure. Mr. McBain advised that the City would also need to address the cost of the gates, initial estimates are around \$400 per gate.

DISCUSSION WITH POSSIBLE ACTION

APPROVAL/DISAPPROVAL OF A RESOLUTION FOR THE 2019 WATER TRUST BOARD FUNDING APPLICATION

Mr. Ralph Jaramillo presented this information to the Council, advising that this grant application to the Water Trust Board will be to repair/rehab the Aragon Water Tank, also painting the outside, once fixed this tank should last for about another 50 year, the match the city will need to have is \$40,000, which has been cleared by Roseann.

Mayor Pro-Tem Carter asked for a motion. Councilor Ortega made a motion to approve. Mayor Pro-Tem Carter 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

****Resolution 2018-25****

APPROVAL/DISAPPROVAL TO CANCEL THE MOU FOR THE LED SIGN WITH THE COMMUNITY WELLNESS COUNCIL

Chief Scott Conner, Chair of the IT Committee advised that due to the constraints of this agreement in placement and control of the sign, it would be beneficial and efficient to the city to just return this sign, and presented the letter in which the Wellness Council has approved this return and cancellation of this LED sign, the IT Committee is instead looking at funding a Public Information sign that would be controlled directly by the City, this would be used for the public so that there are aware of happenings in the City as a whole.

Mayor Pro-Tem Carter asked for a motion. Councilor Ortega made a motion to approve. Mayor Pro-Tem Carter 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

APPROVAL/DISAPPROVAL OF A RESOLUTION FOR FY2019 BUDGET ADJUSTMENTS

Ms. Roseann Peralta presented the budget adjustments that have been detailed for the Council in their handouts, the main question here are the two added positons, the Utility Supervisor (US) would come from the Water Fund, and could also be pulled from the Sewer and Garbage enterprise fund also if needed down the road, the Community Services Director (CSD) would come from general fund, advising that these positons are needed and if these positions are wanted, then I think the GRT's can handle it now based on the increase, but I am not sure that they will stay increased which is hard to tell. Ms. Leona Vigil advised that this would help take some of the departments off her plate, we would give them 5 departments, so instead I would oversee 7 instead of 13, this person would also be in charge of building maintenance, and would audit contract and agreements to ensure compliance, yes, we can afford this person today but we cannot predict the future. Ms. Peralta said we could work on this now and start it, then next year we would just have to adjust and budget it in fully. Councilor Torres said could we make this temporary? Councilor Carter says this is good on other positions but if you want the best qualified you may not get applicants of this is only temporary. Ms. Vigil advised that her concern as the manager is the overload of the employees, this position would allow for better coverage of departments. Councilor Torres advised that he was concerned that we are adding another supervisor instead of a regular employee, will this really help? Councilor Ortega advised that this positions seems to be a working supervisor, while it would supervise 5 departments, they would also ensure compliance with agreements and leases as well as building maintenance to ensure city buildings are up to par, they will also handle all special event permits. Mayor Cordova advised that the new CSD positons is more needed that than the US, if we are looking at funding, he would recommend this CSD, giving Leona relief in overseeing so many departments, both positons are needed but the CSD is needed now, but we can look at the US later in the process, the current structure of city government in terms of supervision is not working. Councilor Carter advised that the US will be funded under the water fund so that is a good position, the CSD is the one we will watch because this is coming from the general fund itself.

Councilor Carter made a motion to approve items 1-14. Councilor Torres seconded the motion. Roll Call Vote:

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

****Resolution 2018-26****

CITY MANAGER'S REPORT

Leona Vigil stated: The concession stand at Vivian fields was broken into, Little League wants to weld more locks which is approved as long as they provide the City keys, and they stole food and kicked out the vents. I met with AA on Friday along with Josh, we do not want people with City keys, they meet on Saturday and Sunday evenings but I cannot pay overtime for this, they would like office space at the red brick building if they could, maybe an area in the bookstore, in that building we will also need to replace the AC Units (2 @ \$700/each). I will be out of the office from 9/24 thru 9/28 and will be attending NM Edge classes. The new Code Enforcement officer will be starting mid-week or Monday at the latest, the alleyway plat behind Rutillios has been split and recorded, letter have been sent to adjoining property owners. We are moving forward on the demolition on Camino del Llano, the City will need a stop date for the flood event, this will allow for our reimbursement check to be processed, on 9/21 we will be stopping invoices for this, and we will handle

any other flood clean up internally. The Fire Chief will be preparing trainings for emergency management starting in October, I met with Armstrong Engineering at the Airport, they have three task order that they will be starting, we have signed them to proceed, improve old runway, fencing on Camino and maintenance on new runway, using Air Force money for this. Western Spirit are trying to install a large power line by the Airport, the County Commission will be holding a meeting on 9/21 for this and we need support there to express our concerns with the line and the airport itself. We also met about Project Flight so we are reaching out to FAA to ensure we are complaint with them, we are not a Belen Regional Airport, our new code is "BRG", the Alexander name will remain locally, but not to the FAA. There was an emergency at Community Center last week, but the staff response helped to save a gentleman's life, the staff did a great job. The state will come down to visit our Library on Friday, Bertha has her health fair on the 28th at 9am, the street sweeper is operating but our driver quit so we will be filling that position. Our millings have been placed on La Luz and the residents are happy with this, the crew will work on Becker to get it ready for Rio Abajo, we will also be helping the county to clean up the Las Piedras area. Councilor Torres expressed his concern with the green bins that take in cloths for kids, but they are being used as dumpsters. Ms. Vigil advised that we are trying to address this by they are a private organization with permission from the private property owners, I will make them aware of these issues but I cannot make them move it.

COMMUNICATIONS FROM THE CITY COUNCIL

Councilor Torres stated: I want to thank everyone for attending the Airport Director reception, it went great. I have a call into Jason for NM Landscape to get a price on the tree trimming in town.

Councilor Ortega passed on his time to speak.

Mayor Pro-Tem Carter stated: We had a really nice 9/11 ceremony, I spoke in the absence of the Mayor. The flooding update workshop went great, the solution is expensive but needed.

ADJOURNMENT:

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

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



Jerah Cordova, Mayor



Brian McBain, City Clerk/Treasurer