

**Workshop
July 31, 2015
2:00 P.M.**

Mayor Jerah Cordova called the Workshop of the Belen City Council to order at 2:00 P.M. Roll call taken by Leona Vigil, City Clerk.

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

ABSENT: Councilor Wayne Gallegos

CITY MANAGER: Jay Ruybalid

CITY CLERK, CMC: Leona Vigil

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 David Carter made the motion to approve. Mayor Cordova asked for a second. Councilor Darleen Aragon seconds the motion. Roll Call Vote:

Councilor David Carter	Yes	
Councilor Darleen Aragon	Yes	
Councilor Frank Ortega	Yes	Motion carried

DISCUSSION

CITY PROPERTIES LOCATED SOUTH OF BELEN

Steve started with the properties located near the armory. He informed the Council that the property was deeded to the City from MRGCD, but if they are used for anything other than public use they revert back to MRGCD. Steve explained that the City went into condemnation for those properties. However, the court dismissed one piece of property in that area and the City may sell that piece. As of right now, they cannot locate the deed to that property. The plan is to do a title search on that piece of property. The Mayor mentioned that the City planned on building an Industrial Park in that area in 1974. Steve suggested turning over the properties back over to MRGCD since the City does not plan on using it for public use; however there were different ideas thrown out for the property to include a dirt bike arena and leasing it for a pecan orchard. Lisa Miller informed the Council that there are no water rights tied to the property. Mayor suggested getting appraisals on the property and putting the issue on an agenda again with the details.

CITY PROPERTIES LOCATED ON ARAGON RD.

The Council discussed the condition of the homes located on Aragon Road. The concern is with the historical agreement between the City and SHPO in reference to the properties. The properties must be used for public purposes and must retain its historical condition. Steve would like for SHPO to release the agreement or allow the City to sell the properties. The Council thought of ideas for use of the properties. Councilor Ortega pointed out the City can't even take care of the properties it owns now. Councilor Ortega emphasized that 105 W. Aragon is not historical and does not have restrictions. Jay advised the Council, if we sell the property, the City will have to pay the State back 85% of what they paid for them. Jay made a clarification that it would be 80%. Mayor emphasized knock it down or sell it. Councilor Ortega asked the Council, can you imagine how much it would cost to restore those properties? The Council agreed that the properties are pretty run down. After more discussion, the consensus was to have the property inspected by City staff and have the staff come with a recommendation to

condemn or try and restore the properties. If they are bad enough, they will have the state inspector come down to condemn them. Plan B is to stabilize the properties and sell them to somebody who can restore them.

SUNRISE BLUFFS INFRASTRUCTURE

Ralph Jaramillo informed the Council that sewer lines throughout Sunrise Bluffs are in good shape, but there are some that are in the wrong place. They ran the sewer line 100 ft and ran into problems. Ralph also informed the Council that the lift station is sub-standard, but the cables broke when they lifted. Sunrise Bluffs Association has not maintained the lift station, resulting in sludge issues. The consensus is to video the lines further, estimate a lump sum cost to bring the infrastructure to code and come up with a MOU between the City and Sunrise Bluffs. Mayor Cordova asked Jay to contact the attorney and have him come up with an MOU, so they can start negotiations.

ADJOURNMENT:

Mayor Jerah Cordova asked for a motion to adjourn. Councilor Frank Ortega so moved. Councilor Darleen Aragon seconds the motion. Roll Call Vote:

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

/s/ _____
Jerah Cordova, Mayor

ATTEST:

/s/ _____
Leona Vigil, City Clerk