

REGULAR CITY COUNCIL MEETING

September 19, 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 Manager.

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

CITY MANAGER: Leona Vigil

DEPUTY CITY CLERK: Charlotte Jaramillo

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. Mayor Cordova had one change to the Agenda, move 11a to 8b, to be a part of the Executive Session, Disposition of Real Property. Remove 9) Presentation. There is nothing there. Councilor Gallegos made a motion to approve the agenda with changes. Mayor Jerah Cordova asked for a second. Councilor Darleen Aragon seconds the motion.

Roll Call Vote:

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

APPROVAL OF MINUTES

Mayor Jerah Cordova asked for an approval of the September 6, 2016 minutes Councilor David Carter motioned to approve the September 6, 2016 minutes. Mayor Cordova asked for a second. Councilor Wayne Gallegos seconds the motion.

Roll Call Vote:

Councilor Frank Ortega	Yes
Councilor Darleen Aragon	Yes

Councilor Wayne Gallegos Yes
Councilor David Carter Yes Motioned Carried

Mayor Jerah Cordova asked for an approval of the May 23, 2016 minutes. Councilor Carter noticed that the preliminary budget was not attached as indicated. Councilor Frank Ortega motioned to table the May 23, 2016 minutes. Mayor Cordova asked for a second. Councilor Carter seconds the motion.

Roll Call Vote:

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

PUBLIC COMMENTS

Mr. Pete Armstrong speaking as a private citizen regarding the rezoning of the 320North Sixth Street from R-1 to C-1. Very concerned the whole sale rezoning, precedent that it is setting due to traffic increase and blatant disregard of traffic signs. We need to remember the historic neighborhood. I live in the old Buckland house, 5th and Chavez. We want to make sure that the Belen Railroad Credit Union keeps our history in tact in this area. Commendation to the Police Chief that officers are communicating with the public.

Mr. John Juric, Applicant of the home that the Credit Union wants to demolish and I want to sell the property. Appreciate Mr. Armstrong's concern for the area.

Mayor Cordova asked for any other public comment. No one came forward. Public Comments closed.

EXECUTIVE SESSION:

An Executive Session to discuss the ongoing hospital litigation, and the second is the discussion of disposal of the property on Aragon as allowed per the Open Meetings Act Section 10-15-1(H-7 and H-8).

Mayor Jerah Cordova asked for a motion to enter into executive session. Councilor Gallegos so moved. Mayor Jerah Cordova asked for a second Councilor Ortega seconds the motion. Roll Call Vote:

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

Mayor Jerah Cordova asked for a motion to re-enter into an open meeting from a closed Meeting. Councilor Gallegos so moved. Councilor Aragon seconds the motion. Roll Call Vote:

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

Mayor Jerah Cordova asked for attestation that discussion was limited to discussion of the ongoing hospital litigation and the sale of the Aragon Property as allowed per the Open Meetings Act Section 10-15—1 (H-7 and H-8) and no action was taken. Councilor Gallegos so moved. Councilor Ortega seconds the motion. Roll Call Vote:

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

PUBLIC HEARING WITH POSSIBLE ACTION:

Approval/Disapproval of the Rezoning Change of 320 N Sixth Street, From R-1 to C-1. Presenter Steve Tomita.

This is the final piece of property to be sold that will allow the development of the Railroad Credit Union. Understand Mr. Armstrong’s concern over the traffic, unfortunately due to the area of this commercial proposed credit union NMDOT is not going to allow access onto Reinken and River Road. Further discussion held regarding different traffic avenues. P/Z Commission did vote for approval. Mr. Armstrong abstained because he is on the board. Will review Credit Union’s plans to review if sidewalk improvements will need to be made. Plans are not available to us, John Best and Lisa were going to meet with the Architect regarding plans.

Councilor Gallegos advised that local architect Kirkpatrick was working on it, he reviewed it with them, all looks nice and was pending the sale of all properties. Further discussions were held.

Mayor Cordova- in viewing the plans, that would be the time to express our concerns about the history of the area and the traffic concerns as well.

Steve Tomita expressed that the architects are flexible in adding features and staying within historical realms.

Public Comments regarding this issue, are an integral part of this public hearing as listed above.

Mayor Cordova asked for a motion to approve the Rezoning Change. Councilor Carter motion to approve. Mayor Cordova asked for a second. Councilor Gallegos seconds the motion. Roll Call Vote:

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

DISCUSSION WITH POSSIBLE ACTION

Approval/Disapproval of the Sale of Properties.

This item was discussed in Executive Session that all agreed that the property would be put for sale, to test the preliminary market. 125 and 105 Specifically and not sell the property until it is brought back to council for the actual sale of the property.

Mayor Cordova asked for a motion to approve the Sale of the Aragon Properties. Councilor Gallegos motion to approve. Mayor Cordova asked for a second. Councilor Carter seconds the motion. Roll Call Vote:

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

Approval/Disapproval of the MOA between the City of Belen and the 58th SOW. Deborah Abingdon

Leona- USAF did sign the JUA. As a stipulation of that JUA we needed to execute a MOA with the local chapter which is the 58th SOW. This is to set the parties respective responsibilities and will supersede the letter of Agreement that is currently in place will the airport and all users. Established times of training are a 12-hour block, from 1:00 p.m. to 1:00 a.m. MST., they acknowledged that there is no crash, fire and rescue and they do have year extension, RFP will be sent out soon, via Roseann. 3A stipulates what they can and can't do. Section 5 stipulates that they have inspected our runway and it is as is, they are pretty straight forward.

Mayor Cordova: Any reference to on which days they will be operating, heavy on the weekend?

Deborah: 150th Air guard will fly occasional weekends, 58th SOW will fly during the week

Further discussions held regarding the approach from the West vs. East and flight patterns.

Mayor Cordova asked for a motion to approve the MOA between the City of Belen and the 58th SOW. Councilor Gallegos motion to approve. Mayor Cordova asked for a second. Councilor Aragon seconds the motion. Roll Call Vote:

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

Approval/Disapproval of the MOU detailing Fiscal Agent MRCOG (Mid Region Council of Governments) Responsibilities. Presenter: Leona Vigil

Last meeting, we adopted a MOU assigning a Fiscal agent for the capital outlay monies for the Dennis Chavez Sewer Line project. This MOU Details their specific responsibilities and charges. Leona read the MOU. 2.5% of the \$300,000 amount.

Mayor Cordova asked for a motion. Councilor Gallegos motion to approve the MOU. Mayor Cordova asked for a second. Councilor Ortega seconds the motion. Roll Call Vote:

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

DISCUSSION

Utility Rates. Leona Vigil

Discussions held regarding the Committee to re-do the Utility ordinance. Complaints received regarding the Commercial Deposit was too high at \$300. Committee has met once, proposed some changes to include handing over the tampering/destruction of meters to the Police Department. Meter deposits for owner proposed \$50, refundable after 24 months. Normally the money is kept and used for people that skip out on their bill, but if they are there for 2 years they should get their money back. Meter Deposits on rentals, \$100 nonrefundable until vacated the premises. Commercial rate suggested at \$150, to be an incentive to business, if they have a high usage rate upon leaving the \$300 may be kept in there to help cover for that. We are high compared to other municipalities. Individual basis can be applied because if a car washes or restaurant comes in, their usage would be higher than an insurance agency. Mayor would not recommend putting a sliding scale. Recommends averages bill usages. Not go into Solid waste at this time, as Waste Management sets those rates. Ortega suggests installing water meters for the schools. Tampering fee eliminate that, based on judge's assignment of charges. Question regarding turning meters on and off from City Hall, unsure if this can be done without damage to the meters. Develop an ordinance of what the cost will be when damage is done, as with the new meters they will cost more. Mayor would recommend bringing up the fee's as soon as possible and worry about the rest of the ordinance later as that will take a lot longer.

City Manager's Report-Leona Vigil

Fire Station plan review meeting, Sept 20 at 9:00 a.m. in the conference room, meeting with the Food pantry at the same time, wants to know how these new plans are going to affect parking and access to the food pantry. 21st, Councilor Aragon, Chief Conner and myself will be meeting regarding a task force. 23rd DCE Sewer Line Celebration at 9:30 a.m. 28th Human Resources Lorenzo Carrillo put together some new performance appraisals forms and he would like for you guys to take a look at them, he also wants to discuss other things. Environment came down and did an inspection of our transfer station last week. Chip away at the green pile. New Chipper is overheating. We do have a warranty have to get the supervisor on that. Transfer station was broke into over the weekend, backhoe stolen. No camera's or lighting out there. The property up at the airport was broke into as well. 8 Laborers attending training school for their levels. Rio Abajo days this Saturday 12-9. Pay before and after the event as indicated on the new Event Services form. Herman Madrid out this week, a lot of water, wastewater out this week.

Councilor Gallegos noted that the Environmental Department did write up the transfer station and was in Leona's office. Need to develop a corrective action plan regarding the pile of trees. Move as fast as possible to fix the (\$30,000) chipper fixed or get a company out there to get rid of that pile. Gate at the incubator is still down, wide open, invitation for someone to break in there. Speed bumps requested from resident David Griego, Off of Mirabel and Camino del Llano. Left message with Leona regarding this. Between 4th and 5th branches, is there a maintenance schedule? Citizens call someone at City hall, but see no results. Supervisors need something more effective for a balance and check on it. Something is getting dropped along the way. Water meter leak, called it in, but it was still running freely, broken and they were told that the issue was on the City's end and not to worry about it. It is still water loss for a couple of months. Address given to Leona to follow up on it.

Leona advised the she has asked the Public works director to spend more time with the Community Development Director for training. Requesting all incomplete work orders to audit where we are at with so many unaddressed calls.

Mayor suggested that training should have been scheduled more effectively so that not all staff is gone for the same training at the same time. Are we using the work order system? Are we using it, is there a work order for the water leak? Where is the supervisor at with it? Work order audit should be done.

Communications from the City Council

Councilor Aragon: Park clean –up for the Garden Tour, attended 9/11 memorial, Main street meeting, after hours at Mitchell Theatre last Wednesday. Meeting on Crime statistics, very skewed for Belen. Meeting with Chief tomorrow regarding this, I would like to develop a task force to compile data regarding crime rates, maybe Economic Development, Chief, Leona, Council, Judges, Realtors, Citizens. No one wants to buy in Belen. Trash on South Mesa Road, a washer a giant bag of trash and some boxes.

Councilor Ortega: Went to State fair with the Senior citizens, RSVP. It takes all of us to take care of children. Put a memorial stone for Tara Calico, missing 28 years will work with Councilor Gallegos on that.

Councilor Carter: Missed a meeting for appraisal system. Made the economic development meeting on 9/8, work in progress, working on bi-laws. 9/9 toured the sheep farm took two teachers from the high school they were very excited to be there, trying to take the next steps on agreements between the Conservancy and the other to operate. Today, toured the business center, the Young business professionals of America trying to bring a regional convention to be held at the incubator in January. Hearing about street lights being out. Eagles 4-0. Still trying to set up the Willie Chavez park meeting.

Mayor Cordova asking for a long time to get lights on the I-25 back on.

Steve Etheridge- Carters light complaint was due to a tripped breaker, the I-25 lights were work ordered, start working on that tomorrow.

Councilor Gallegos: Trying to bring up my stat reports on crime rates, Department of Justice reports it, tried to address this a year ago. The way it is getting entered, we are not doing it right. Have an email that I need to find regarding this. 9/8 had a Library Board meeting, Friends of the Library are working on a 501c3, painting of the Harvey House. Looking forward to the Bugg lights. 9/12 Fair day with RSVP, bus driver and bus from Belen Schools. 9/14 Vigil at the Church, Parish hall. 9/16 served lunch at the Center for the Ageless for the Seniors in the community 85 and older.

Mayor Cordova: 9/11 Ceremony attended, 9/14 attended Vigil. 9/15 interview with the New Bulletin re: article in Bulletin that should be coming out soon. Had dinner with Mayor Olguin of Peralta, during a Mayors Summit in Albuquerque, good discussion. Albuquerque has had a significant uptake in motor vehicle thefts, also in Valencia County as well. Mayor's Summit covered budgets, State of NM, looking at dire numbers in terms of State wide budget, \$300 million in deficit in their reserve fund, in violation of the NM constitution. Another \$200 million on top of that, they are sweeping multiple funds, also considered sweeping surplus funds in all City governments. Any extra funds we should pay attention to it, commit certainly Capital outlay money. Citizen meeting on Saturday, big issues was alley's. Not being maintained, sent Hermann a few emails.

ADJOURNMENT

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

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

Jerah Cordova, Mayor

Leona Vigil, City Manager, CMC

