

CITY COUNCIL MEETING

July 3, 2017

6:00 p.m.

Mayor Jerah Cordova called the Regular Meeting of the Belen City council to order at 6:01 p.m. Roll Call taken by Leona Vigil, City Manager.

PRESENT: Councilor David Carter
Mayor Pro-Tem Frank F. Ortega
Mayor Jerah Cordova
Councilor Darlene Aragon

NOT PRESENT: Councilor Wayne Gallegos

CITY MANAGER: Leona Vigil

DEPUTY 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 Aragon made a motion. Mayor Cordova asked for a second. Councilor Ortega seconded the motion.

Roll Call Vote:

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

APPROVAL OF MINUTES

Mayor Cordova asked for a motion to approve the minutes dated June 19, 2017 as presented. Councilor Ortega made a motion. Mayor Cordova asked for a second. Councilor Aragon seconded the motion.

Roll Call Vote:

Councilor Frank Ortega	Yes	
Councilor Darleen Aragon	Yes	
Councilor David Carter	Abstain	Motion Carried

PUBIC COMMENTS

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

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

PRESENTATIONS

A) DAHL SHEEP PRESENTATION – Donald Chavez

Mr. Chavez was not present for the meeting, Mayor Cordova asked that this be rescheduled for a later date TBD.

DISCUSSION WITH POSSIBLE ACTION

APPROVAL/DISAPPROVAL OF THE COMMERCIAL LEASE WITH DICKY AND SUZANNE ROMERO dba AVIATION UNLIMITED AT 1019 AIRPORT RD.

Deborah Abington, Airport Director, presented the three commercial lease agreements, which are identical with the exception of address, and square footage, therefore the amount for rent varies on each one. The Romero family has already been in this property for about 20 years or so, now that their old lease is expired, it was a necessity for them to sign these newly created leases that are compliant with Federal standards. The lease rate is now calculated at twelve cents per square foot because these properties will be used commercially as an investment for the Romero family, and this lease rate is comparable with other airport leases around the State. These new lease agreements will now extended the leases for a time frame of twenty years.

Mayor Cordova asked for a motion. Councilor Ortega made a motion to approve. Mayor Cordova asked for a second. Councilor Carter seconded the motion. Roll Call Vote:

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

APPROVAL/DISAPPROVAL OF THE COMMERCIAL LEASE WITH DICKY AND SUZANNE ROMERO dba AVIATION UNLIMITED AT 1021 AIRPORT RD.

Mayor Cordova asked for a motion. Councilor Ortega made a motion to approve. Mayor Cordova asked for a second. Councilor Carter seconded the motion. Roll Call Vote:

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

APPROVAL/DISAPPROVAL OF THE COMMERCIAL LEASE WITH DICKY AND SUZANNE ROMERO dba AVIATION UNLIMITED AT 1023 AIRPORT RD.

Mayor Cordova asked for a motion. Councilor Ortega made a motion to approve. Mayor Cordova asked for a second. Councilor Carter seconded the motion. Roll Call Vote:

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

APPROVAL/DISAPPROVAL OF THE MEMORANDUM OF AGREEMENT FOR THE ESTABLISHMENT OF OPERATIONS OF THE MID-REGION METROPOLITAN PLANNING ORGANIZATION.

There was no representative from MRCOG to discuss this item. Councilor Ortega made a motion to table this item until the next Regular Council Meeting scheduled for July 17, 2017. Mayor Cordova asked for a second. Councilor Aragon seconded the motion. Roll Call Vote:

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

APPROVAL/DISAPPROVAL OF THE RECORDS RETENTION AND DISPOSITION RESOLUTION

Brian McBain presented this resolution, which has been created to solidify our retention and disposition schedules as per State of New Mexico guidelines. This policy is already in practice and is currently used for all City of Belen records, also, if a record meets the guidelines for destruction, it will first be brought before the Council for approval.

Mayor Cordova asked for a motion. Councilor Ortega made a motion to approve. Mayor Cordova asked for a second. Councilor Aragon seconded the motion. Roll Call Vote:
Councilor Frank Ortega Yes
Councilor Darleen Aragon Yes
Councilor David Carter Yes Motion Carried

****Labeled as Resolution 2017-16****

PUBLIC HEARING WITH POSSIBLE ACTION

APPROVAL/DISAPPROVAL OF THE REQUEST FOR ZONE CHANGE FROM R-1 TO C-2, 400/401 CHRISTOPHER ROAD. (JOHN LEWIS)

Lisa Miller described the property and request, this went through the Planning and Zoning Committee and was approved to proceed to Council.

Mayor Cordova stated that the packet contained in the Council information was presented well, and also clarified that this zone change would effect both sides of Christopher Rd. in the area.

Councilor Ortega stated that he was pleased that this was going to become a developed area.

Councilor Aragon said that this area was a bit strange, like Camino Del Llano and Mesa, being that these areas are still zoned as agricultural. Lisa Miller stated that she is working on going through all the zones and having them updated/corrected, to go along with what is already there, however, this is a process.

Councilor Carter stated that he also had a conversation with the Superintendent of the schools and there are no issues with this zone change.

Mayor Cordova asked the audience if there was anyone who would like to speak in favor or against this proposed zone change. Given that there was not any speakers, Mayor Cordova closed the public hearing and opened this up for discussion from the Council.

Mayor Cordova asked for discussion or a motion. Councilor Ortega made a motion to approve. Mayor Cordova asked for a second. Councilor Aragon seconded the motion. Roll Call Vote:

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

****Labeled as Ordinance 2017-06****

APPROVAL/DISAPPROVAL OF THE REQUEST FOR ZONE CHANGE FROM R-1 TO R-4, 133 S. 10TH STREET. (MIKE BALDONADO)

Lisa Miller described the property and request, this went through the Planning and Zoning Committee and was approved to proceed to Council. Lisa Miller also stated that the property owner wants to put a duplex on that property, which goes with the requested zone change, and all setbacks have been met based on the plans.

Councilor Ortega was pleased once again that this land was going to be used for development.

Mayor Cordova asked the audience if there was anyone who would like to speak in favor or against this proposed zone change.

Martin Chavez stated that he is for development but in this case was against this zone change for the lot, stating that this was too small of a lot to have multi-family use, making it very congested, he also stated that he has been living in the area for over twenty years.

Given that there were no other speakers, Mayor Cordova closed the public hearing and opened this up for discussion from the Council.

Councilor Carter asked how big the units are going to be. Lisa Miller stated that according to the proposal, this will have two, one bedroom units. Mr. Baldonado said that this would be about 700 square feet each unit.

Councilor Ortega said that Mr. Chavez has a legitimate concern, stating that this may be too small. Lisa Miller stated that the setbacks and parking requirements have been met on the plans and that these units would fit on the property just fine based on the other requirements.

Councilor Aragon asked Mr. Baldonado if he was going to be managing the apartments or selling them. Mr. Baldonado stated that he usually manages them but if he can sell them, he will. Councilor Aragon also asked what the restrictions would be for residency occupation. Mr. Baldonado stated that only one person at a time would be allowed to live there per unit.

Mayor Cordova asked for a motion. Councilor Ortega made a motion to approve. Mayor Cordova asked for a second. Councilor Carter seconded the motion. Roll Call Vote:

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

Labeled as Ordinance 2017-07

CITY MANAGER'S REPORT

Leona Vigil stated: The representative from the underground water bureau has verified that if any tanks are found underground at the proposed Fire Satiation site, the feds will help us remove them, however, as of now, we do not know if they exist or not, we are still waiting on a report from Molzen-Corbin. A workshop has been schedule for July 14 at 1:30 pm to discuss pending projects. A preliminary review has been completed on the Sewer Ordinance that Molzen-Corbin is completing for the City of Belen but this still needs some work. Lawrence Kanishiro has completed the first phase of GPS replacement in our City vehicles. We had a pre-bid on the radio reads which was a packed house, we also had the pre-con on the DC Sewer Line and the re-drilling of Well #5, so these projects are on the way. All three Police Department cadets passed their pre-assessments, which is great news. Ms. McMillan made a \$1,000 donation to help the Belen Public Library. The fuel system at the Airport is now operational, and accepts credit cards, also Valencia County did some dirt work at the Airport to help Sky Dive New Mexico, which went very well. Today our newly hired payroll clerk has started, her name is Edasema Salinas, and Kim Conner will be starting July 11th in the water department. LaShea and Leona have implemented an employee improvement plan, which is a great tool to help employees improve when needed. Vehicle inspections have been completed as of this week, and all vehicles now have up to date insurance cards. New fiscal year budget has started, and RFP's are being completed for the Airport Engineer and Solid Waste Disposal contract.

COMMUNICATIONS FROM THE CITY COUNCIL

Councilor Aragon stated that she was disgusted about the article stating Belen as the worst City in New Mexico to live. Crime, schools and poverty have been considered in making this decision, but unfortunately where do we start to mend this article, this is frustrating for us all. Mayor Cordova stated that it was important for us to understand that there are many websites sharing this kind of data, however, they are not always credible or accurate, stating that he has specifically looked for unemployment data for the city and it cannot be found, in contrary to what the article is stating, the stats are for Valencia County and not necessarily Belen specifically. Clara Garcia also stated that this type of article and information came about a couple of years ago, and when the source was questioned, they could not substantiate where they got their information and data from. Councilor Aragon also stated that this data is not accurate because of the surrounding communities that share our zip code, which is not taken into account based on the size of the City of Belen itself.

Councilor Ortega stated that anytime he gets on Facebook, he says Belen is one of the best places to live, but also he looked at the article and said that they are getting their statistics from 2009, 2010, and 2012, and given that, they should be responsible and held accountable to what they are printing and putting out there. The police have done a great job, they are out there doing the job in the residential areas also, and they take care of the town and the people here. Neighborhood watches have also been created, with over 1400 participants, watching out for their neighborhoods and the

citizens in that area. We all must take care of ourselves, being vigilant to what is happening, which will help prevent crime also, but this is still going to happen, things do happen regardless. Jobs are on the rise here in Belen, Keter is bringing 175 new jobs, Belen Consolidated Schools is also doing a great job but can be held back because of funding from the State, but here in the City of Belen, right now, there are about 750 employees. We have the railroad, they hold about 800 jobs here in the area, we also have Loves coming in to add even more jobs, and the City government itself holds about 105 positions. We have jobs out here in Belen, plus all the Mom and Pop shops including the Walmart, so if you are looking for employment, we have it here. We need people to invest in us but we also have to invest in ourselves too. I cannot say enough good things about the schools, the teachers do great and so do the parents, Belen is the greatest town to live in, and we are trying to do everything that we can to develop. Councilor Ortega gave kudos to the Parks and Recreation department for the great show this last weekend, also a big thanks to Councilor Wayne Gallegos for the great music, the vendors were also great, and the people seemed to really enjoy it, nothing is ever perfect but 99.9% is pretty close. A luncheon took place today also, there had to be about 200 Senior Citizens, they had a blast dancing and eating the great lunch. The sewer line we are taking care of at Dennis Chavez is going to happen, this is great news because it will improve the safety and well-being of the students and faculty at the school itself. Well #5 is also one of the great accomplishments, this provides water for the town needed for drinking and also firefighting, which in the end helps the ISO rating, keeping insurance rates down. The city workers and crews are working very hard to make sure the town looks great, and all of them are doing the best they can to keep this City going, which is also something to be proud of.

Councilor Carter stated that the Fourth of July, All American Celebration was wonderful and the fireworks were a great display. There was a conference call on Friday with Loves owners/developers because DOT is attempting to pose new restrictions on the development, after the fact, which leads me to believe a swamp is present, and politics are getting involved, and I hope that DOT is just caught in the middle and that they do the right thing to make this right. People that have complained about this have stated all the me, me, me, of the issue, however, the Council works for the greater good of Belen. Councilor Carter said that the Council will continue to work on the swamp, because it stinks, and we have a little one going on here.

Mayor Cordova stated that on the 22nd of last month he attended a meeting on establishing an I-25 corridor between Belen and Los Lunas and what that would mean for development of the land in-between there, yet we are still waiting for a Los Lunas interchange to happen, which is something we want to connect to Belen if we can. On the 28th he participated in the Belen Partnership meeting to see how that was going and what they have been doing. On the 28th he also had an interview for a national documentary that will feature the Belen Nativity Scene, once viewing information is received it will be passed on. On the 30th he was on the conference call with Councilor Carter and some State officials, trying to get Loves here, stating that it is just amazing the level of bureaucracy you have to deal with on these projects, but hopefully NMDOT comes to their senses and reduces the restrictions that have been placed unfairly on Loves. Saturday night was beautiful, the fireworks were amazing, as well as the entire event itself, great job to Brenda and her crew.

Councilor Ortega also stated that another project that has not been forgotten but is happening a bit slow is the new memorial for Eagle Park, we received money to start this project and hopefully we will be breaking ground soon.

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 Darleen Aragon	Yes	
Councilor David Carter	Yes	Motion Carried



Jerah Cordova, Mayor



Brian McBain, Deputy City Clerk