

City of Socorro Regular City Council Meeting
City Hall, 111 School of Mines Road, Socorro, NM 87801
August 6, 2018

Mayor Ravi Bhasker called the meeting to order at 6:00 p.m. Stephanie Saavedra, City Clerk, took roll call. Members present at roll call were: Mayor Ravi Bhasker, Councilor Peter Romero, Councilor Deborah Dean, Councilor Mary Ann Chavez-Lopez and Councilor Nick Fleming. Councilor Anton Salome, Councilor Michael Olguin, Councilor Toby Jaramillo and Councilor Gordy Hicks were absent.

PLEDGE OF ALLEGIANCE

Mayor Bhasker led all present in the Pledge of Allegiance.

APPROVAL OF AUGUST 6, 2018 CITY COUNCIL MEETING AGENDA

Councilor Fleming made a motion to approve the agenda as presented. Seconded by Councilor Romero, motion passed unanimously.

CONSIDERATION OF MINUTES

a. July 23, 2018

Councilor Romero made a motion to approve the minutes as presented. Seconded by Councilor Chavez-Lopez, motion passed unanimously.

PUBLIC FORUM

Bill Stone, NM Tech liaison, stated that summer classes had ended. Mr. Stone stated that new faculty will soon attend workshops and training. Mr. Stone stated that new student enrollment was currently at 340 students. Mr. Stone stated that future building renovations include Brown Hall and Jones Hall.

Councilor Hicks arrived at 6:05 p.m.

DISCUSSION AND DELIBERATION

a. Sketch Plat Approval – Spring Street – A-1 Quality Redi-Mix

Mayor Bhasker presented a sketch plat from A-1 Quality Redi-Mix for a proposed mobile home park on Spring Street. Kristy Padilla, P&Z Officer, stated that at the Planning and Zoning Commission meeting of June 21, 2018, the P & Z Commission unanimously approved a recommendation to the City Council that the sketch plat from A-1 Quality Redi-Mix be approved. Ms. Padilla stated that the zoning for the property currently allows mobile home parks and while the property owner does not require P & Z or City Council approval to place one there, the owner is going through the process so as to keep the public aware of what is happening. Mayor Bhasker stated that the plat was professionally done by Dennis Engineering. Ms. Padilla stated that A-1 Quality Redi-Mix will still have to follow City regulations as they pertain to mobile home parks.

Councilor Chavez-Lopez made a motion to approve the sketch plat. Seconded by Councilor Dean, motion passed unanimously.

b. Request for Amendment to Zoning Map – High School Road/Park Street/A Street Area – Richardson Development Company, Inc. – R-3 to R-4

Ms. Padilla stated that Richardson Development Company, Inc. is requesting an amendment to the zoning map from R-3 to R-4 for their property just north of High School Road. Ms. Padilla stated that at the July 19, 2018 Planning and Zoning Commission meeting, the commission voted to send a recommendation to the City Council in favor of the zone change. Gwen Valentino, on behalf of Kathy Richardson, stated that there is a need for economic development in Socorro. Ms. Valentino stated that one of the concerns from the neighbors was if a mobile home park would be placed on

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the property. Ms. Valentino stated that their desire is not to place a mobile home park in that area but to look into funds from USDA for an assisted living facility. Ms. Valentino stated that the current R-3 zoning would only allow 4 dwellings and they wish to see something larger. Ms. Valentino stated that making the R-3 an R-4 zone would make it match the surrounding land so that something larger than 4 dwellings could be constructed. Ms. Valentino stated that the City's Affordable Housing Plan states that the City will consider zone changes for these types of projects.

Councilor Olguin arrived at 6:19 p.m.

Councilor Chavez-Lopez stated that the assisted living facility should service Socorro seniors and that it needs to be affordable. Mayor Bhasker stated that he had received a petition signed by people who want to defeat the zone change. Mayor Bhasker stated that one of the prerequisites to a zone change is helping the community.

Penny Lommen, Donna Bateman, Marlena Saucedo, Carol Casvane and Mrs. Anthony Lopez stated their concerns regarding the zone change. Concerns included increased traffic, drainage issues, increased crime, lower property values, increased noise levels and not being able to guarantee what a new owner might do with the property. Mayor Bhasker stated that he would prefer the City attorney to look at the matter to make sure the City Council has all of the information to make a fair and impartial decision. Mayor Bhasker stated that another possibility is a spot zone change. Ms. Valentino stated that while they are currently within their right to sell the land to people who would place mobile homes on the land, Richardson Development has been mindfully selling property for the last 50 years. Ms. Casvane stated that she did not receive notification regarding the proposed changes to which Ms. Padilla replied that the City is only required to notify property owners within 100 feet of the property. Mayor Bhasker stated that there is no evidence that mobile home parks and their residents increase crime. Mayor Bhasker stated that public health and safety are the main concerns and there must be evidence and not just a feeling that the zone change is a public health and safety issue. Cathy McNally, on behalf of Ms. Richardson, stated that a developer will not invest in a project that will fail and that is why they need to be able to sell the land in larger parcels with the same zoning. Mayor Bhasker stated that he will ask the City's attorney to look at all of the issues.

Councilor Hicks made a motion to postpone consideration of the item until the next City Council meeting. Seconded by Councilor Romero, motion passed unanimously.

c. Infrastructure Capital Improvements Plan (ICIP) – Discussion & Public Input

Mayor Bhasker stated that the City is currently working on its ICIP and asked anyone who would like a project added to the ICIP to present their information to the City for consideration. Donald Monette, City Administrator, stated that this would be the last of the three public hearings. Mr. Monette stated that he has received nearly all of the top five priority lists from the City Council and that a resolution for approval will be presented at the next City Council meeting.

Councilor Hicks made a motion to go into public hearing. Seconded by Councilor Romero, motion passed unanimously.

There were no comments from the public.

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Councilor Hicks made a motion to go back into regular session. Seconded by Councilor Fleming, motion passed unanimously.

d. Construction Bid Award – CDBG Texas Area Street & Drainage Improvements

Steve Williams, from Dennis Engineering, stated that three bids for the construction on the Texas Area Street & Drainage Improvements Project were opened on July 25, 2018. Mr. Williams stated that Dennis Engineering is recommending that the bid be awarded to Albuquerque Asphalt, Inc. in the amount of \$516,762.89.

Councilor Hicks made a motion to award the bid for the Texas Area Street & Drainage Improvements Project to Albuquerque Asphalt, Inc. in the amount of \$516,762.89. Seconded by Councilor Romero, motion passed unanimously.

e. Resolution No. 18-08-06 – Authorizing an Application to the New Mexico Finance Authority for the Purchase of a Scraper

Mayor Bhasker presented Resolution No. 18-08-06 which, if approved, authorizes the submittal of an application to the New Mexico Finance Authority for financial assistance to purchase a scraper for the landfill. Ruby Lopez, Finance Director, stated that the lease will soon expire on the scraper that the City currently uses and the City would now like to purchase the scraper. Ms. Lopez stated that the loan will be for 48 months and the monthly loan payment is less than the monthly lease payment.

Councilor Romero made a motion to approve Resolution No. 18-08-06. Seconded by Councilor Chavez-Lopez, motion passed unanimously.

f. Final Budget Approval FY 2018-2019 – Resolution No. 001-B - AMENDED

Ruby Lopez, Finance Director, presented an amended version of Resolution No. 001-B which was originally approved at the July 23, 2018 City Council meeting. Ms. Lopez stated that the beginning and ending cash balance had to be adjusted.

Councilor Fleming made a motion to approve the amended version of Resolution No. 001-B. Seconded by Councilor Dean, motion passed unanimously.

g. Approval of DFA Quarterly Report – Resolution No. 18-07-23 - AMENDED

Ms. Lopez presented an amended version of Resolution No. 18-07-23 which was originally approved at the July 23, 2018 City Council meeting. Ms. Lopez stated that the beginning and ending cash balance had to be adjusted.

Councilor Fleming made a motion to approve the amended version of Resolution No. 18-07-23. Seconded by Councilor Dean, motion passed unanimously.

h. Discussion – Changing the Time of the City Council Meetings

Mayor Bhasker stated that he would like to begin a discussion to see if there is any interest in changing the time of the City Council meetings to occur during the day. Mayor Bhasker stated that one positive effect would be that City staff would be able to be home with their families in the evening. Ms. Saavedra stated that should the time be changed, the change would have to go

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through the ordinance process so that the public has a chance to comment. Some discussion followed – no decisions were made.

COMMITTEE REPORTS

Councilor Hicks stated that he attended an airport meeting in Albuquerque and one of the topics of discussion was airplane hangars and what is required as far as fire suppression systems. Jay Santillanes, Division Director, stated that hangars at the City's airport do not share common walls so the issue may not affect the City's airport. Joe Gonzales, Fire Chief, stated that he will research the matter. Councilor Hicks stated that there is another training session in November and the City will get extra points for funding if City staff attends the training.

NEW BUSINESS

Councilor Olguin stated that he is very proud of the City's soccer complex but in order to be a premiere complex, the City will have to invest in equipment to maintain the fields. Councilor Olguin stated that there is a large strip of dead grass going down the middle of the championship field. Jim Dewey Brown, Tourism & Event Manager, stated that at one point a large roller ran down the middle of the field and his staff is working to fix the problem. Mr. Brown stated that he provided Mr. Monette with a list of needed equipment including a seeder, spreader and fertilizer. Mr. Brown stated that he hopes to have the championship field fixed by mid-season. Councilor Olguin stated that the bottom two fields are playable and SHS will do its due diligence to help any way they can. Mayor Bhasker stated that he would like to encourage Socorro Schools to have more soccer and cross-country events in order to generate revenue to maintain the fields.

Councilor Fleming stated that he had met with a local veterinarian and the veterinarian is pleased with the new management of the animal shelter. Mayor Bhasker stated that Ms. Ruth White also wrote a note to the City expressing the same sentiments.

Mayor Bhasker stated that the recent triathlon was a successful event. Mayor Bhasker stated that road construction in the Hilton Hills area looks very nice. Mayor Bhasker asked if the swimming pool is closed to which Cindy Rivera replied it would be in a few days after the cleaning is finished.

OLD BUSINESS

None.

EXECUTIVE SESSION

None.

MAYOR'S REPORT

a. Reporting on Personnel Changes

Councilor Hicks motioned to approve the personnel changes as read by Mayor Bhasker:

Gabriel Lopez - 8-10-18 - Animal Shelter - Resignation

Felipe Romero - 8-25-18 – Tourism - Resignation

Peter Gonzales - 8-6-18 – Police - Promotion to Sergeant - I-41 to I-43

Carlos Valenzuela - 8-6-18 – Police - Promotion to Sergeant - E-41 to E-43

Seconded by Councilor Romero, motion passed unanimously.

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b. Business Registrations

Councilor Romero motioned to approve the business registrations as read by Mayor Bhasker:

New Mexico Realty - C-2 - 411 California Street - Kelly Warneck Mullen - Real Estate Sales,
Notary & Document Scan/Fax/Copy

So Fresh, So Clean Detailing - R-1 (Approved by P&Z) - 702 Medley Street - Maria Lopez - Auto
Detailing

S.O. Hunts, Outfitter & Guide Service - R-R (Approved by P&Z) - 777 Giles Lane - Shannon Owen
- Big Game Hunting Outfitter

Seconded by Councilor Chavez-Lopez, motion passed unanimously.

c. Next City Council Meeting Announcement

Mayor Bhasker stated that the next City Council meeting will be held on Monday, August 20, 2018
at 6:00 p.m. in the City Hall Council Chambers.

ADJOURNMENT

At 7:29 p.m., Councilor Hicks motioned to adjourn. Seconded by Councilor Romero, motion passed
unanimously.

THE CITY OF SOCORRO – a municipal corporation

/s/
Ravi Bhasker, Mayor

ATTEST:

/s/
Stephanie Saavedra, City Clerk