

**TOWN OF RED RIVER
TOWN COUNCIL REGULAR MEETING
NOVEMBER 27, 2018
COUNCIL CHAMBERS**

1. CALL TO ORDER

A regular meeting of the Red River Town Council held November 27, 2018, in the Council Chambers at the Red River Conference Center. Mayor Calhoun called the meeting to order at 5:00 PM.

2. ROLL CALL

Mayor Linda Calhoun	Present
Councilor Dan Foley	Present
Councilor George Woerndle	Present
Councilor Sloan Covington	Present
Councilor Steve Cherry	Present

3. INVOCATION/PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA – November 27, 2018

Mayor Calhoun asked for a motion to approve the agenda. Councilor Dan Foley made a motion to approve the agenda for November 27, 2018. Councilor Steve Cherry seconded the motion. The motion carried.

5. APPROVAL OF MINUTES

- a. Regular Meeting – October 23, 2018
- b. Special Meeting – November 16, 2018

Councilor George Woerndle made a motion to approve the minutes from the regular meeting on October 23, 2018, and Special meeting November 16, 2018. Councilor Steve Cherry seconded the motion. The motion carried.

6. FINANCIAL REPORT and APPROVAL OF EXPENDITURES FOR OCTOBER 2018

Town Administrator Clerk Georgiana Rael Georgiana reported that 33.33% of the budget has been used to date. Gross receipts for the month were as follows: Construction was down \$3,796 or 19.17%, Retail trade was down \$2,630 or 8.43%, Real Estate was down \$2,413 or 15.53%, Accommodations & Food Service was down \$8,765 or 24.62%. Lodger's tax for the month was down \$11,785 or 17.26% with one lodge and two nightly rentals not reporting. Year-to-date Lodgers tax collected for the month were down \$11,785 or 17.26%. GRT's are up \$16,592 or 15.33%. Year-to-date GRT's up \$10,765 or 1.5%. Councilor Steve Cherry made a motion to approve the financial report and expenditures for October 2018. Councilor Dan Foley seconded the motion. The motion carried.

7. PRESENTATION

1. Mark Ortega- Multi-Jurisdiction Hazard Mitigation Plan

Mark Ortega is the Emergency Management Coordinator for Taos County and came on behalf of Bobby Ortega to present the Multi-Jurisdiction Hazard Mitigation Plan. Taos County Office of Emergency Management worked in coordination with the New Mexico Department of Homeland Security and Emergency Management Officials in the development and final review of the Taos County Hazard Mitigation Plan. The Taos County Hazard Mitigation Plan ensures Taos County's and its municipality's eligibility for certain federal disaster assistance. This plan was prepared pursuant to the requirements of the Disaster Mitigation Act of 2000 (Public Law 106-390) and the implementing regulations set forth by the Interim Final Rule published in the Federal Register on February 26, 2002, (44 CFR §201.6) and finalized on October 31, 2007. The adoption of the Taos County Hazard Mitigation Plan demonstrates the County and participating jurisdictions commitment to reducing risks from hazards and serves as a tool to help decision-makers direct mitigation activities and resources. The Plan further strengthens the integrity and authority of Taos County by enhancing public safety, health and welfare of the citizens of Taos County.

8. COMMITTEES

a. Public Safety

No quorum

b. Public Works/Recycling

See Attached

c. Parks & Recreation

See Attached

d. Lodger's Tax Advisory Board/Economic Development

See attached

• MAYORS REPORT

Mayor Calhoun got an email from the Forest Service and they have the quick claim deeds, once the forest service signs and sends back to us we will have a closing date for Wednesday, December 5, 2018, for the Land Conveyance. Mayor Calhoun has a meeting for the E-911 tax on Friday to look at collecting the money of the Town's portion from the County. Mayor Calhoun is looking into putting all Town forms online, that will help the community. Mayor Calhoun is on the Governor-Elect Transition Team and Mayor Calhoun is a co-chair for the economic growth committee which includes economic growth committee which includes economic development, tourism, transportation, economic growth. Mayor Calhoun had her first meeting Vince Kadlubek which is the founder/owner of Meow Wolf in Santa Fe, NM. They will conduct interviews for Cabinet Secretaries for those four departments and meet with those teams to have everything to the new Governor-elect by December 28, 2018. Mayor Calhoun will be in Santa Fe on and off during the month of December. Mayor Calhoun received a thank you note from Loretta that attended the Planning & Zoning Officials that was commendable of your Town and staff.

9. NEW BUSINESS

a. CONSIDERATION AND APPROVAL OF:

1. Resolution 2018-21 Merit Incentives

Mayor Calhoun gave a list of Merit Incentives from the past years and last year the Town waited until January to decide on merits due to snow conditions and GRT's. Mayor Calhoun would like input. Councilor Cherry asked what GRT's were compared to last year and they are up 1.5% and Lodgers Tax is down 1%. Mayor Calhoun suggested staying within the same amount as last year. Councilor George Woerndle made a motion to keep merit incentives last year and approve Resolution 2018-21 Merit Incentives. Councilor Sloan Covington seconded the motion. Deputy Clerk Kimberly Leach took a roll call vote. Councilor Cherry - yes, Councilor Foley - yes, Councilor Woerndle – yes, Councilor Covington-yes. The motion carried.

2. Resolution 2018-22 Hazard Mitigation Plan

Following discussion, Councilor Steve Cherry made a motion to approve – Resolution 2018-22 Multi-Jurisdiction Hazard Mitigation Plan. Councilor Sloan Covington seconded the motion. Deputy Clerk Kimberly Leach took a roll call vote. Councilor Foley - yes, Councilor Covington - yes, Councilor Woerndle- yes, Councilor Cherry– yes. The motion carried.

3. Land Acquisition Workforce Housing

Mayor Calhoun addressed the land acquisition which has been identified on the Towns Comprehensive plan which everyone struggles with to have places for people to live in Red River. The Town has identified a couple of properties that would be suitable for the Town to own convert to workforce housing. Mayor Calhoun did visit with the bank yesterday NMFA and MFA if we go through either of them, we could get a lower rate but they would want a dedicated revenue source to pay back which they would want a portion of the GRT to pay back. The Town is not comfortable with that because of other things that are dedicated to GRT money. Council feels like in the closed session that we want to have enough money for operation and maintenance. Centinel Bank is emailing the requirements for their lending, it would be a higher rate but would not be under the guidelines of NMFA or MFA with low-income housing or affordable housing which brings a lot of requirements and qualify people or to have a certain percentage of income. We just need places for people to live. The offer would be contingent on the Town getting the financing. Councilor Steve Cherry made a motion to move forward with the Land Acquisition for Workforce Housing. Councilor Dan Foley seconded the motion. Deputy Clerk Kimberly Leach took a roll call vote. Councilor Cherry - yes, Councilor Foley - yes, Councilor Covington – yes, Councilor Woerndle- yes. The motion carried. The offer would be contingent on the Town getting the financing. Mayor Calhoun would draw up the paperwork and make nothing nor would Calhoun Real Estate make any commissions.

b. INTRODUCTION OF:

1. Ordinance Short Term Rental Overlay

Mayor Calhoun attended a meeting with Taos County and the IGC regarding short-term rental overlays. The Town of Taos implemented a short-term rental overlay back in 2015 and their fees were implemented in April 2018. Mayor Calhoun explained that properties that are rented through property management companies are safe for visitors as they have been fire inspected and have a limit to the number of people who can stay in them. GRT's and Lodger's Tax are also collected through the property management companies. There are properties that are being rented through VRBO, Airbnb, Evolve, and Home Away that we have no way to ensure the safety of. They have not been fire inspected nor have limits to the number of guests and we cannot be sure they have the correct fire exits, smoke detectors, and parking available. These properties may be under the radar and not paying GRT's and Lodger's Taxes. These rentals cause an impact on the community because they are in areas that are residential and are now being used as commercial. These properties have residential water/sewer taps and they pay residential garbage fees. This is just an introduction to the ordinance which means that we vote whether or not to move forward. The next step, if we vote to move forward, would be to have a work session and begin to craft the ordinance. It would be published and we would have public hearings for public input throughout the process. The fees we could impose would be an annual rental fee anywhere from \$50 to \$200 to whatever the Council felt appropriate. Within that fee would be the \$35 business registration, a fee for building and fire inspections, an admin fee for office, and a portion could be designated for workforce housing. The Mayor has received many emails regarding this potential ordinance. The Mayor assured those through email and attending this meeting that this is not to impose a new tax or to try and discourage people from renting their properties. This proposed ordinance would only be imposed on properties inside the municipality limits and those managed by property management companies in Red River.

Following discussion, Councilor Dan Foley made a motion to introduce the short term rental overlay ordinance. Councilor Steve Cherry seconded the motion. Deputy Clerk Kim Leach took a roll call vote. Councilor Woerndle - yes, Councilor Cherry - yes, Councilor Covington - yes, Councilor Foley - yes. The motion carried.

2. Ordinance Local Election Act 2018 (Opt-In)

Mayor Calhoun explained that the Legislature voted in the Local Election Act and it went into effect July 1st. This ordinance would do away with the local election act and the state is encouraging municipalities to let the county handle elections. The county will be canvassing the election no matter what, so the state wants to get municipalities on the same election cycle as the county. They feel this will increase voter turnout and simplify the process for the public. This ordinance would change our elections from March to November of even years and offices would be taken in January. This would extend terms for ten months for the next two election cycles. We have until January 1st to opt in and go with the county. If it doesn't work, we can opt out. The main benefit to us would be that we would pay the county \$750 annually to do the elections versus the \$3500 we

pay to do it ourselves which doesn't include the cost of sending poll workers to elections school.

Following discussion, Councilor Steve Cherry made a motion to opt into the local election act ordinance and go with the county handling our elections. Councilor Sloan Covington seconded the motion. Deputy Clerk Kim Leach took a roll call vote. Councilor Foley - yes, Councilor Covington - yes, Councilor Cherry - yes, Councilor Woerndle - yes. The motion carried.

10. OTHER

Paulette Kiker asked about the progress of the nuisance ordinance and what is being done regarding the Timbers building and other buildings on High Street that have been under construction for a long period of time. Mayor Calhoun answered that she had spoken with the State Economic Development Department regarding the Timbers building and what can be done. They are looking into the matter and will be getting back to her to let us know what our options are. Mayor Calhoun mentioned checking on the status of the nuisance ordinance with the Planning and Zoning Commission.

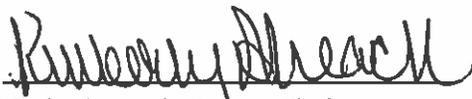
Councilor Dan Foley let everyone know that there is a parks employee job description included in the packet for this meeting. He asked that the other councilors take a look at the job description and offer him feedback.

Public Works Director, Isaac Cisneros, mentioned the problem in the Tenderfoot area due to Pioneer Creek. He suggests that we meet with homeowners and the Army Corps of Engineers to try to come up with a solution.

The next Council meeting is planned for the 3rd Tuesday of the month, December 18th, since the 4th Tuesday falls on Christmas day.

11. ADJOURNMENT

With no further business, Mayor Calhoun adjourned the meeting at 5:52 PM



Kimberly Leach, Deputy Clerk



Linda Calhoun, Mayor

**TOWN OF RED RIVER
TOWN COUNCIL SPECIAL MEETING
NOVEMBER 27, 2018
TOWN COUNCIL CHAMBERS**

1. ROLL CALL 4:51 PM

Mayor Linda Calhoun	Present
Councilor George Woerndle	Present
Councilor Dan Foley	Present
Councilor Sloan Covington	Present
Councilor Steve Cherry	Absent

2. PUBLIC INPUT: Closeout Input of CDBG Wastewater System Improvements

This public input is being held to advise the citizens of the Town of Red River of the accomplishments of the 2015 Community Development Block Grant.

The Waste Water System Improvements were made possible through funding by the Community Development Block Grant Program administered by the State of New Mexico Department of Finance.

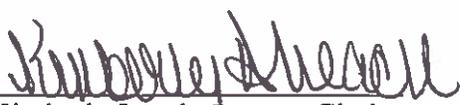
- Yellow Jacket Drilling was contracted to drill two monitoring wells at the wastewater reclamation facility.
- Guaranteed Waterproofing was contracted to rehabilitate a minimum of 26 manhole to prevent infiltration and inflow, the contractor was issued a change order and completed a total of 39 manholes.
- Topped Out Plumbing was contracted to replace approximately 500 linear feet of natural gas line. Additional natural gas upgrades were needed within the wastewater reclamation facility because of leaking flex lines. The contractor was issued a change order and the flex lines were replaced.
- Brentwood Industries was contracted to supply the settling tube for the two clarifiers a total of 62 tubes were purchased.
- Guardian Environmental Products, Inc. was contracted to supply the replacement clarifier parts, chain, sprockets, flights, etc., parts were purchased.

Comments on the project: No one in the audience had comments on the closeout of the project.

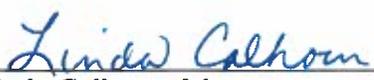
Comments of future CDBG projects: Russell Church would like to recommend sewer improvements for sewer lines.

3. ADJOURNMENT

With no further business, Mayor Calhoun adjourned the special meeting at 4:55 PM.



Kimberly Leach, Deputy Clerk



Linda Calhoun, Mayor