MINUTES OF THE REGULAR RATON CITY COMMISSION
MEETING HELD ON TUESDAY, AUGUST 23, 2022 AT 6 PM

I. CALL TO ORDER:

Mayor Neil Segotta called the meeting of the Raton City Commission to order at 6:00 p.m.

II. ROLL CALL/ATTENDANCE:

Answering roll call was: Mayor Neil Segotta and Mayor Pro-tem Linde' Schuster. Commissioners: Ronald Chavez, Donald Giacomo and Lori Chatterley. Also present were City Manager Scott Berry, Deputy Clerk Desire’e Trujillo, Clerk/Treasurer Michael Anne Antonucci, and 9 visitors.

III. MAYOR SEGOTTA LED EVERYONE IN THE PLEDGE OF ALLEGIANCE:

IV. RECOGNITION OF VISITORS, CITIZEN OF THE MONTH AND/OR PRESENTATION OF PROCLAMATION, SERVICE AWARD, CONGRATULATIONS, CONDOLENCES, HOLIDAY SCHEDULES, AND CITY/MUNICIPAL EVENTS:

• Next Regular Commission Meeting Tuesday, September 13, 2022 at 6:00 p.m.
• Notice of Potential Quorum: A quorum of the Raton City Commission May attend the 65th Annual New Mexico Municipal League Conference August 31- September 2, 2022 at the Albuquerque Convention Center
• Proclamation: National Recovery Month – September 2022

V. COMMITTEE REPORTS FROM COMMISSIONERS:

Commissioner Lori Chatterley attended the NMML Resolutions Committee meeting in Albuquerque on July 30th where Mayor Segotta chaired. They presented a “scorecard” regarding successes and funding dollars related to policy and resolution work. Local governments reported seeing strong success in recurring funding during the legislative session and approved resolutions that will be moved forward to the annual conference. The Colfax County Senior Citizens Board met on August 4th but due to having Commissioner Chatterley’s email incorrect she did not receive the invite. The North Central NM Economic Development District did not meet.

Commissioner Donald Giacomo reported the Arthur Johnson Memorial Library Board did not meet. The Raton Public Service Board of Directors met on August 9th where they discussed and approved the Parametrix Cost Proposal.
MINUTES OF THE REGULAR RATON CITY COMMISSION
MEETING HELD ON TUESDAY, AUGUST 23, 2022 (Cont.)

Commissioner Ronald Chavez attended the Financial Advisory Committee meeting on August 18th where they reviewed and approved financials. The Raton Water Works Board did not meet.

Mayor Pro-tem Linde’ Schuster reported the Lodgers’ Tax Advisory Board did not meet due to lack of a quorum. She attended the MainStreet MRA Workshop on August 1st where there were some great ideas shared about economic development.

Mayor Neil Segotta reported he met with the New Mexico Self Insurers Fund Executive Board, and that they are busy planning for their annual conference. He reported meeting with Senator Martin Heinrich in Santa Fe where they discussed economic development, grant funding and recognized North Central.

VI. ITEMS FROM CITIZENS PRESENT:

Mrs. Pamela Hann was present to address the constant speeding on Lincoln Avenue where she lives. She stated due to some construction projects in the area she believes the problem has worsened and is wanting the Raton Police Department to issue speeding citations. City Manager Scott Berry stated maybe if the Police Department were to strategize and drive on the street at the busier traffic times of the day that would be possible but stated if the Police Department dedicated an officer to sit and watch for speed violating vehicles the officer would then be neglecting the rest of the town. He stated he has considered placing a digital sign which helps sometimes. He also promised to speak with Police Chief John Garcia and noted that the Raton Police Department has about sixty miles of city streets to patrol. No action was taken.

Mr. Gerald Kimble was present to address loud music that he states constantly disturbs his peace while relaxing in his home on MacArthur Street. He stated that when he’s approached the individuals and requested they lower their music, they’ve wanted to fight and state that they are not breaking any laws. He also noted that when he’s called the police the individuals turn down the music when they see the officer driving up. Mayor Pro-tem Linde’ Schuster stated that due to not being able to cite an individual without an actual decibel measurement, it may be helpful for Mr. Kimble to purchase a decibel meter and document the date, time, decibel reading, and the vehicle the music is coming from and contact the Raton Police Department. No action was taken.

VII. ACTION ITEMS/ PUBLIC HEARINGS/ORDINANCES/ RESOLUTIONS/
CITY MANAGER’S REPORT- The City Commission may discuss and/or take actions on the following agenda items:

A. DELIBERATE AND ACT on Approval of August 9, 2022 Regular Meeting Minutes

A motion was made by Commissioner Lori Chatterley to approve the August 9, 2022 Regular Meeting Minutes. The motion was seconded by Commissioner Donald Giacomo and carried 5-0 with all voting “aye”.
B. **DELIBERATE AND ACT on Planning & Zoning Commission Appointments**

City Manager Scott Berry stated the City ordinance states it is up to the City Commission to appoint the Planning & Zoning Commission. The applications presented to the City Commission for approval were Charles M. Hyde and Christopher P. Candelario both long-term members of the board. City Manager Berry noted that at the last Commission meeting the three applications were approved for a two-year term and recommended a one-year term approved for the two applicants due to the required staggered terms. A motion was made by Commissioner Ronald Chavez to approve the Planning & Zoning Commission Appointments. The motion was seconded by Mayor Pro-tem Linde’ Schuster and carried 5-0 with all voting “aye”.

C. **DELIBERATE AND ACT on Preliminary Plat Approval for Anthony’s Subdivision to the City of Raton, Tract 1 through Tract 7 on 4.272 acres located in an area generally bounded by Grant Avenue, Williams Street, Waite Avenue and East Fifth Street.**

City Manager Scott Berry stated the Preliminary Plat-Anthony’s Subdivision is proposing 7 tracts in this MHS zone. The request was taken to the Planning & Zoning Board on August 11, 2022 where they approved the subdivision and recommended for Commission approval. The preliminary plat has been drafted by Shields Survey, Ltd. Co. and submitted by Mr. Anthony Molitore of Raton Homes, LLC. Mr. Molitore plans to purchase and construct double-wide manufactured residential units for placement in the subdivision and sell a lot-home package. The City of Raton staff obtained reports and recommendations from utility providers including Raton Water Works, Raton Public Service Co., and Raton Natural Gas Co. to discuss the required main utility line extensions required. The site generally has existing dedicated right-of-way in place to provide adequate access/egress to all lots and an existing alley between the Fissell Subdivision and the Dale Addition for solid waste collection and other utilities. Mr. Molitor was present, and he was pleased to have the opportunity to clean up the property and offer affordable homes. He noted that due to the property being located within a Zone X area with a 0.2% annual chance of flooding he will excavate 2’ down from the current elevation to create drainage and crawlspace which will cause the water to flow through. There was some discussion on the need for housing within the City of Raton.

A motion was made by Commissioner Lori Chatterley to approve the Preliminary Plat for Anthony’s Subdivision to the City of Raton Tract 1 through Tract 7 on 4.272 acres located in an area generally bounded by Grant Avenue, Williams Street, Waite Avenue and East Fifth Street. The motion was seconded by Commissioner Ronald Chavez and carried 5-0 with a unanimous roll call vote of “yes”.
D. **DELIBERATE AND ACT on Resolution 2022-42: Vacation of Alley Located within Block 2 of the Dale Subdivision**

City Manager Scott Berry requested this item be postponed stating he is needing more information prior to the Commission taking any action. A motion was made by Commissioner Lori Chatterley to postpone Resolution 2022-42: Vacation of Alley Located within Block 2 of the Dale Subdivision until more information is available. The motion was seconded by Mayor Pro-tem Linde’ Schuster and carried 5-0 with all voting “aye”.

E. **INTRODUCTION OF ORDINANCE: Amending Ordinance 1012, Chapter 97: Vacant Building Registration**

City Manager Scott Berry stated it is nearing the one-year mark of the implementation of Vacant Building Ordinance 1012. He noted the ordinance has been very effective and positive results have come from it, making Raton a good place to invest. The annual fees that were initially imposed have been substantially lowered in the recommended amendment. City Manager Berry stated he would rather see property owners invest money into their property rather than remaining vacant and paying the vacant building registration fees. He invited public comment by email, phone call, letters and attending the public hearings. Mayor Segotta stated the City of Raton has seen some success because of this ordinance, buildings have sold, are no longer vacant, and property owners are fixing up their buildings. Commissioner Chavez pointed out that the City Government has made clear that they are willing to work with the patrons actively trying to comply. Mayor Pro-tem Schuster reminded everyone coming to address the Commission to please bring their manners. Commissioner Chatterley stated she was pleased to see the lowering of the registration fees and agreed that the improvement within the City is visible. A motion was made by Commissioner Lori Chatterley to approve the Introduction of Ordinance: Amending Ordinance 1012, Chapter 97: Vacant Building Registration. The motion was seconded by Commissioner Donald Giacomo and carried 5-0 with a unanimous roll call vote of “yes”.

F. **DELIBERATE AND ACT on Lodgers’ Tax Requests:**

- **Gate City Music Festival September 3-4, 2022**
- **Website, Google ads, Media & Visitors Guide Management**
- **Disc Golf Tournament “Clash in Colfax”**

City Manager Scott Berry stated the Lodgers’ Tax Board was unable to meet due to lack of a quorum and due to timing elements, the lodgers’ tax requests were brought straight to the Commission. Raton MainStreet’s request for Gate City Music Festival is for $19,300 for radio ads, t-shirts, newspaper ads, sanitation, hospitality, Shuler sound, outdoor entertainment, outdoor sound and Will & Crystal Yates. A motion was made by Commissioner Lori Chatterley to approve the Gate City Music Festival September 3-4, 2022. The motion was seconded by Mayor Pro-tem Linde’ Schuster and carried 5-0 with all voting “aye”.
MINUTES OF THE REGULAR RATON CITY COMMISSION
MEETING HELD ON TUESDAY, AUGUST 23, 2022 (Cont.)

The Center for Community Innovation’s request for Google ads management and media management was for $40,000. Executive Director Patricia Duran wasn’t present but provided the Commission with a ten-minute video going over the progress made and future intentions with Google ads and the various social media sites. The Commission had questions about the $10,000 additional funds requested due to last years request being $30,000. Commissioner Lori Chatterley made a motion to approve $30,000 for Website, Google ads, Media & Visitors Guide Management with potential to amend. The motion was seconded by Commissioner Donald Giacomo and carried 5-0 with all voting “aye”.

Clash in Colfax Disc Golf Tournament requested $2,600 for prodigy prize discs, belt trophies, players pack bags & extras, course maintenance paint & gas, raffle prizes, and event t-shirts. Moises Ortiz was present, and he stated this is the 4th annual tournament and that he has been speaking to Colorado about adding Raton to the roster and about a “Battle of the Boarders” tournament. A motion was made by Commissioner Ronald Chavez to approve the Disc Golf Tournament “Clash in Colfax”. The motion was seconded by Commissioner Donald Giacomo and carried 5-0 with all voting “aye”.

G. DELIBERATE AND ACT on Consideration of Bid Award for Exterior Door Alterations at the Raton Convention Center

City Manager Scott Berry stated the bid is for the front existing doors in the lobby, gym, and downstairs entrance to the Bruce King room. He stated due to wear and tear there has been issues when holding events and there has also been uncontrolled access to the facility at times. The thought is to have a smart code system with a passcode or card to access the facility. The City of Raton per the bid documents reserves the right to accept any bid for any reason and to act in the best interest of the City of Raton. The bid amount exceeds the architects estimate and available funding budgeted for the project. After careful review of the budget, City Manager Berry recommended rejecting the bid offer from EFFICIO Construction Services LLC for $206,936.80 fixed base bid plus NMGRT. He noted that the project budget and scope will be reviewed to determine if the project should be re-bid, but for the time being he suggested moving to the next project on the list and coming back to the Convention Center doors at a later date. A motion was made by Commissioner Ronald Chavez to reject the Consideration of Bid Award for Exterior Door Alterations at the Raton Convention Center. The motion was seconded by Commissioner Lori Chatterley and carried 5-0 with all voting “aye”.

H. DELIBERATE AND ACT on Award of Contract for Specialized Environmental, Architectural and Engineering Services Related to Renovation of the Historic Railroad Station

City Manager Scott Berry stated the goal of this project is to restore the Train Depot to its original condition. Proposals were received by City Clerk/Treasurer Michael Anne Antonucci on July 29, 2022. A City of Raton staff committee consisting of City Manager Scott Berry, Community Facilities
MINUTES OF THE REGULAR RATON CITY COMMISSION
MEETING HELD ON TUESDAY, AUGUST 23, 2022 (Cont.)

Manager Jo Greene, and Code Enforcement Officer George Riley performed a grading process of the proposals received. Following the completion of live interviews with proposers, committee members discussed the selection and agreed on the recommendation of Lloyd & Associates Architects as the highest grading firm for the project. The findings of the committee included the capacity and experience of the Lloyd firm, as well as the firm’s ability to coordinate the project with New Mexico Historic Preservation Division and New Mexico MainStreet. A motion was made by Commissioner Lori Chatterley to approve the Award of Contract for Specialized Environmental, Architectural and Engineering Services Related to Renovation of the Historic Railroad Station. The motion was seconded by Commissioner Donald Giacomo and carried 5-0 with all voting “aye”.


City Clerk/Treasurer Michael Anne Antonucci went over the ending cash balances as of July 31, 2022 in the general fund, special revenue fund, capital projects fund, debt service fund, solid waste fund, trust & agency fund, and the landfill trust fund. The City of Raton started the new fiscal year July 1st and the General Fund GRT revenues year-to-date per budget are 6.67% above budgeted GRT projections. She noted the trend should continue due to various construction projects ongoing late into fall, weather permitting. Clerk/Treasurer Antonucci also went over the gas tax comparison and the lodgers’ tax comparison. Clerk/Treasurer Antonucci also provided the Commission with a current listing of all the recently closed grants and all the active grants. The total amount of active grants is $11,456,439.04 which Clerk/Treasurer Antonucci stated is the most money ever managed by the City of Raton in over ten-years. A motion was made by Commissioner Lori Chatterley to approve Resolution 2022-43: Approval of July 2022 Financial Report. The motion was seconded by Mayor Pro-tem Linde’ Schuster and carried 5-0 with all voting “aye”.

J. CITY MANAGER REPORT

- City Manager Berry reported he and Public Works Director Phillips will attend a meeting tomorrow August 24th via conference call with NERPO regarding the NE Regional Plan Draft. He noted the City of Raton submitted a number of grants in March and he is anticipating some good results.
- City Manager Berry reported he scheduled an online zoom conference along with Colfax County and Union County, with Cabinet Secretary Ricky Serna on August 26th to discuss the next steps in the development of Interstate 27. He noted the local groups are wanting to encourage the NMDOT to make the same preparations as Texas.
- City Manager Berry reported he is planning on attending the NMML 65th Annual Conference on August 30th – September 2nd along with Mayor Segotta, Mayor Pro-tem Schuster, and Commissioner Chatterley.
• City Manager Berry reported he will be attending a meeting at the Cimarron Village Hall with the USDA Rural Partner Network and North Central on August 29th at 3:00 p.m. to discuss Development in Colfax County.

VIII. ADJOURNMENT:

The meeting adjourned at 7:58 p.m.

CITY OF RATON

[Signature]
James Neil Segotta, Jr., Mayor

ATTEST:

[Signature]
Michael Anne Antonacci, City Clerk