

MINUTES
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
6718 RIO GRANDE BOULEVARD N.W.
BOARD OF TRUSTEES REGULAR MEETING
JULY 9, 2014 - 7:00 p.m.

Present:

Larry P. Abraham, Mayor
Don Lopez, Trustee / Mayor Pro Tem
Pablo Rael, Trustee
Mary Homan, Trustee
Allen Lewis, Trustee
Michael Hannah Planning & Zoning Chairman
Diane Albert, Commissioner
Joseph Brawley, Commissioner
Joe Craig, Commissioner
Deborah Seligman, Commissioner

Kelly S. Ward, Administrator
Stephanie Dominguez, Clerk
Nancy Haines, Treasurer * excused
Tim McDonough, P & Z Director
Bill Chappell, Attorney
Matthew McCoy, BCSO Sgt.

1. CALL TO ORDER

Mayor Abraham called the meeting to order at 7:00 P.M.

A. APPROVAL OF AGENDA

MOTION: Trustee Rael moved approval of the agenda. Trustee Lopez seconded the motion.

VOTE: The motion carried, 4-0.

Mayor Abraham recognized the presence of the Planning and Zoning Commission and called the Planning and Zoning Meeting to order at 7:02 P.M. The Planning and Zoning Commission will not take action on any item in the approved agenda.

2. PUBLIC COMMENT PERIOD [3 MINUTE TIME LIMIT] - (PLEASE SIGN IN WITH THE CLERK IF YOU WISH TO SPEAK UNDER PUBLIC COMMENT ON AN ITEM THAT IS NOT ALREADY ON THIS AGENDA)

1. **Margie A. Purcell**, 6600 Rio Grande Blvd NW, We have a beautiful park and are very proud of it and we enjoy it very much for family oriented things like walking, picnicking, and the grower's market. I live close to the barn and I went through the noise of the movie people when they were over here. My bedroom is on the north side of my house, and I already get the lights through the windows in the evening. Sometimes when the lights are on they kind of disturb me. I am very much against having parties in the park in the late hours. I prefer that the plan does not include allowing alcohol in the park given drunk driving is such a problem in this state. City parks do not allow it, why should the County

and the Village try to push this through? My neighbors across the street and several other people that I have talked to are not in favor of this because most people retire at about ten (10) o'clock. It would be very disruptive to have this going on at the barn. A lot of people are in favor of it, but she certainly is not. She was sorry and that is all she had to say.

Mayor Abraham thanked Ms. Purcell. The last couple years the Trustees have discussed how they could get a little more usage out of the barn. He thinks when Trustee Lopez was on campaign this last time, people expressed an interest in policies that would encourage more usage of the barn. Mr. Ward has presented policies utilized by other municipalities to the Trustees that may increase the usage of the barn. Some of the potential changes included extending the hours of use, allowing alcohol, and lowering usage fees. The item was removed from the agenda because he thinks they need to collaborate with associations and neighborhoods.

2. **Bradley Day**, 5809 Padre Roberto Rd NW, stated he is a resident of the Tinnin Farms, a member of the Home Owners Association, and wanted to speak in favor of utilizing the barn. He is in favor of extending the usage hours to ten (10) o'clock p.m., and no later. The opportunity to use the barn is very attractive. As a matter of fact, they would like to sign up to use the barn for their annual neighborhood party. They would like to serve beer and wine at the party. The barn is a terrific asset, but you have to get it to the point where people can afford to use it. Number one, some common sense rules should be applied so people are not disturbed that live nearby. The opportunity for family-oriented events is tremendous. There really are not that many places you can go and this would be terrific, so thank you very much.

Mayor Abraham asked if he could Mr. Day could provide a brief overview of the current project the Home Owners Association is working on.

Bradley Day stated that Tinnin Farms has a very unique landscaping ambiance. They do not want to have the water authority or any other agency coming in and slapping meters on their wells and limiting their water usage. They are changing the covenants to maintain what they have and they are not going to rip out the turf grass and trees to turn it into a heat sink high-desert, because that is not why we all moved down here. So to be proactive, they want to develop some common sense water strategies that the Village could support. Kelly Ward and some of the other people that Kelly knew had a meeting a couple of days ago. They are working right now to get a general idea of how much water they are using. What does the water table look like? Is it going down or is it going up? How can they implement common sense water strategies to maintain the current landscape ambiance. If we do that we will have a better chance of hoping that the people that are coming agree.

Trustee Rael asked if most residents are using water from their wells?

Bradley Day stated pretty much except there are a couple of people that have so much money that they really do not care, and they just water with city water.

Trustee Rael asked if they are watering in the time frames authorized by the authority in order to decrease water evaporation.

Bradley Day stated they have been putting out information that is based on talks they had

with some of the greens keepers at the Albuquerque Country Club. They have ideas about how high to mow the grass, how long to water, and what times are most advantageous to water. Right now there are 2 people out of 88 lots who are watering during the 11a.m. to 7 p.m. prohibited times. We have asked those people to correct that, but they refuse.

Mayor Abraham stated that Trustee Rael sits on the water utility board. We want to educate all our residents because we want to intrinsically control some of the usage of water. We went to proactively approach the water utility's authority to control wells, which they may have the authority to do.

Bradley Day stated the water table in the heights is rising.

Trustee Rael affirmed it is.

Bradley Day stated common sense water strategies could have the same affect on the water table in the Village as it has in the Heights. That's a home run for everybody. So that is what we are going to work on.

3. **Harry Weil**, 8909 4th Street NW, stated he would like to remind everyone that the end of the Village is not Ortega. The end of the Village is his property on 4th Street and he notices every time they do something it always stops at Ortega.

4. **Frank Bacon**, 1013 El Alhambra Circle NW, stated he is the president of the Caballero Norte Homeowner's Association. They discussed the barn changes such as reducing the fees, extending the hours, and allowing the use of alcohol. They support the use of the barn by residents and others as long as it is during daylight hours. They frequently get noise in the neighborhood from the park and it does not end at dusk. They also get undesired visitors coming in through the gate from the park. He had one come to his house at midnight, who wanted a ride home. His buddies left him at the park and he didn't know where he was and he wanted a ride home. He stated the barn is one hundred feet from the edge of his property and about 200 feet from his house, which is a lot closer than Tinnin Farms. As a representative of the homeowner's association they are opposed to changing the usage of the barn to hours after dusk and they are opposed to the use of alcohol at any time. They believe that the better venue for those kinds of parties would be the Agri-Nature Center, which has good lighting, good restrooms, and is distant from homes. He has talked to neighbors on Rio Grande, El Prado, and El Portal, including Mrs. Purcell, and they are concerned about the proposed changes. A signed petition was given to the Trustee. He asked the Trustees and the Mayor to please consider those of us that are near the barn and asked if they would like to have a party barn a hundred feet from their back yard fence. He guesses those in Tinnin Farms might not either so he'll just leave them this petition.

Mayor Abraham closed the public comment and moved onto the presentations and introduced George Radnovich of Sites Southwest.

3. **PRESENTATIONS**

A. FOURTH STREET REVITALIZATION AND REDESIGN PLANNING STRATEGY PRESENTED BY SITES SOUTHWEST.

Sites Southwest presented the Fourth Street Revitalization and Redesign Planning Strategy with the following speakers: Cassandra D'Antonio, Scott Polokov, Kelsey Barry, and Ron Bohannan.

The Trustees requested a copy of the presentation to be posted on the Village website.

Mayor Abraham adjourned the Planning and Zoning Meeting at 8:25 P.M.

Board of Trustee Meeting in recess from 8:25 P.M. to 8:35 P.M.

4. CONSENT AGENDA

There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. MINUTES – JUNE 11, 2014– REGULAR MEETING

B. DEPARTMENT AND COMMITTEE REPORTS

1. ANIMAL CONTROL – JUNE

MOTION: **Trustee Rael** moved approval of the consent agenda. **Trustee Homan** seconded the motion.

VOTE: The motion carried unanimously, 4-0.

5. REPORTS

A. MAYOR'S REPORT

Mayor Abraham reported on the following:

- The Garlic & Lavender Festival will take place this weekend during the Grower's Market.
- Channel 7 ran a news story on Los Ranchos and the Bernalillo Fire Department.
- Vintage Albuquerque is looking for a new venue and is considering the Agri-Nature Center.

B. ADMINISTRATOR'S REPORT

Administrator Ward reported on the following:

- Farm Camp had 109 children participate, which is a 13% increase from 2013. The Lavender Festival Foundation donated \$5,000 dollars for scholarships so that low-income children could attend.
- Working with the neighborhood associations to review potential policy changes for the barn.
- The Challenger Center has been packed up and stored in the Agri-Nature Center. Working with the Space Museum in Alamogordo to locate it at their facility and he will keep everyone posted.

C. PLANNER'S REPORT

Planner McDonough reported on the following:

- Overview of building permit and business activity.

- Met with Bernalillo County and discussed how to best utilize GIS and implement regular updates.
- FEMA training in flood management and flood insurance and is now certified.
- Met with PNM about an electrical line that will be installed at Calle del Pajarito, El Pueblo, and Guadalupe Trail.

Trustee Lopez stated on Ranchitos Road there is a trailer with a squatter. Is that something the Village is worried about? There is another piece of property on Ranchitos with an excessive weed issue. All it needs is one little match and it will go up. If we had a fire department like we used to he would have called and sent them over there. But, now we have to call the County.

Planner McDonough stated they are well aware of the camping trailer on Ranchitos Road. They have been working with that individual it moved this last month. As for the property with the weeds, we have a continued challenge with those. A lot of those properties are in foreclosure, and Keen has a pretty good handle on dealing with the bank and a company named Safeco, who monitors those properties and maintains them. As quickly as we see those, Keen is right on them.

D. LEGAL REPORT

Attorney Chappell reported on the following:

- Last month met with Planning Director on some issues.
- Met with Stephanie Dominguez Village Clerk on some issues.
- Worked on the sewer connection cases and will give a summary to Planner McDonough.
- Started on the brief on the Omni Case.
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E. PUBLIC SAFETY REPORT

BCSO Sgt. McCoy reported on the following:

- A couple of break-ins and a stolen car in Tinnin Farms over the course of 2 weeks.
- Bicycle patrol has been out three times a week from 7 a.m. to 11 a.m.
- They conducted a traffic watch and issued 86 citations.
- Tomorrow they will have ten deputies monitoring the traffic throughout the Village from about 7 a.m. to 3 p.m.

Trustee Rael stated that a couple of weeks ago they shut down Osuna and had people searching the daycare. What was that all about?

BCSO Sgt. McCoy stated there was a bomb threat at the daycare. The search did not recover any bombs.

6. FINANCIAL BUSINESS

A. DISCUSSION AND APPROVAL OF RESOLUTION NO. 2014-7-1 FINAL BUDGET ADJUSTMENTS FOR FY 2014

Administrator Ward stated the first budget adjustment is the capital fund for the machinery, and the general fund for the bucket truck. The printing, publishing, and advertising adjustment is for the Grower's Market. The next five items are all farm camp expenses.

MOTION: **Trustee Homan** moved approval of Resolution No. 2014-7-1 Final Budget Adjustments for FY 2014. **Trustee Rael** seconded the motion.

VOTE: The motion carried unanimously, 4-0.

ROLL CALL VOTE: **Trustee Rael-aye, Trustee Lopez-aye; Trustee Homan-aye; Trustee Lewis-aye.**

B. CASH REPORT - JUNE 2014

Administrator Ward stated the cash balance is \$8,005,122.49.

Trustee Lopez stated on the first page it shows the year to date excess revenues. The budget reflects \$725,000 dollars for 4th Street, and another \$300,000 dollars for other roads. Apparently they didn't spend any of the \$300,000 dollars and he is trying to figure out what happened.

Administrator Ward stated the \$700,000 dollars and the \$300,000 dollars were a part of the one million dollar commitment to 4th Street. There is a balance in the road fund that is available to spend on other projects.

Trustee Lopez asked if they still had that list of roads that need improvement?

Mayor Abraham stated they have completed a portion of that list.

Administrator Ward stated re-stripped Rio Grande Blvd. They do need to do some serious work on a couple of streets.

Trustee Lopez stated the other category they had \$80,000 dollars budgeted for an engineer and they didn't spend a dollar, but they gave Bohannon the \$48,000 out of the 4th Street grant.

Administrator Ward stated when they discuss the cash balance, the cash report is the sum total of all these balances that they from the general fund, correction fund, emergency-fire protection-law enforcement, and the street fund.

Trustee Lopez asked for clarification for the \$649,000.

Administrator Ward stated that is adding back in the \$300,000 dollars that they have set aside for 4th Street, and the Open Space reserve fund. They have been putting \$300,000 dollars a year aside for the continued purchase of open space. General Obligation is the capital project and other development money. The general obligation reserve fund is the \$100,000 dollars per year that they put aside

for the 1 mil levy imposed. It was shy of the actual amount that they would need to repay the bonds.

MOTION: **Trustee Homan** moved approval of the June 2014 Cash Report as presented. **Trustee Lopez** seconded the motion.

VOTE: The motion carried unanimously, 4-0

C. DISCUSSION AND APPROVAL OF RESOLUTION NO. 2014-7-2 FINAL QUARTER FINANCIAL REPORT YEAR ENDING JUNE 30, 2014

Administrator Ward stated included in the Trustee's packet is the final quarterly report on the forms provided by the Department of Finance & Audit (DFA). The primary function of this resolution is to certify the cash balances match.

MOTION: **Trustee Lopez** moved approval of Resolution No. 2014-7-2 Final Quarter Financial Report Year Ending June 30, 2014. **Trustee Homan** seconded the motion.

VOTE: The motion carried unanimously, 4-0.

ROLL CALL VOTE: **Trustee Rael-aye, Trustee Lopez-aye; Trustee Homan-aye; Trustee Lewis-aye.**

D. DISCUSSION AND APPROVAL OF RESOLUTION NO. 2014-7-3 APPROVING THE FY 2014/2015 BUDGET

Trustee Lopez stated he wanted to start off with page 107 and 148. They start off with \$8.5 million dollars and go down to \$7.534 million dollars. So are they actually taking \$71,000 dollars out of the money that they made? He stated if they would look at the municipal street fund, it shows an excess \$128,730 dollars. Is that 4th Street or other roads?

Administrator Ward clarified that was just 4th Street.

Trustee Lopez stated they are projecting an ending cash balance of \$521,000 in the municipal street fund. Does that mean we are not going to spend any money on roads?

Administrator Ward stated that means what is available. He doesn't have a presentation for them regarding which roads and how much improvements will cost.

Trustee Lopez They need to revise the list of roads.

Administrator Ward stated yes and he hopes to present that to the Trustees soon.

Trustee Lopez stated if he could go through page-by-page starting with 114 and ending with 158. They are budgeting \$45,000 dollars for next year's Lavender

Festival, does that mean we will be working hard?

Mayor Abraham stated no, that is what they discussed for improvements of the Agri Nature Center.

Administrator Ward stated yes, they are pursuing a Lavender festival more akin to what they have been used to.

Trustee Lopez stated the reason he brought it up is that he remembers that the committee used to tell them it cost approximately \$50,000 dollars to hold the event.

Mayor Abraham stated to put it on, but they made money.

Trustee Lopez stated they made \$45,000 dollars, but gave us \$15,000 dollars back. So they have \$15,000 dollars in addition to this \$45,000 dollars?

Administrator Ward said he discussed it with the Mayor and they do want to explore the potential collaboration between Vintage Albuquerque and Lavender Festival.

Mayor Abraham stated Vintage Albuquerque has the organization to put together a festival. The Village would be play a sponsorship role. The only other one in competition with us is actually the Balloon Museum and he thinks it might be more costly. They could show off the Agri Nature Center for a wine tasting event.

Trustee Lopez continuing on page 118 there is a deficiency of \$675, 944.

Administrator Ward clarified 675.

Trustee Lopez affirmed.

Administrator Ward directed the Trustees to the proposed budget for 2014-2015. The beginning cash balance, that's that same balance referenced. We have a revenue of \$2.99 million, and have expenses of \$1.9 million dollars. We have transfers in excess of about a million dollars, and a cash balance of \$6.2 million dollars. \$110,000 is set aside for improvements for the barn. \$700,000 for 4th Street from the general fund, and \$55,000 for the tennis courts. That's spending \$168,000. The transfers out include the \$300,000 for the open space. \$100,000 in the reserve fund, and notes that are due to Mr. Luthy for the Contreras' property. Those are due in September of this year. He believes Mr. Luthy will want to renegotiate that and have us continue to pay him, but this envisions the fact that those notes are due. The cash balance of \$4.5 million dollars in the general fund has a reduction of \$675,000 dollars.

Trustee Lopez stated he understands that now. His real question here, goes to judicial. They have a balance on an approved budget of \$1041. Is that what it costs?

Administrator Ward stated they are talking about the cases reviewed by the court. If changes occur, it will be accompanied by a budget to reflect any increased activity.

Trustee Lopez stated they have \$62,000 dollars for law enforcement. A new sheriff will be elected in November. When that happens, will we still have the same agreement?

Administrator Ward said we will not know until after the election.

Trustee Homan advised of a clerical error.

Administrator Ward stated that they'd have to fix that.

Trustee Lopez stated all of his questions have been answered, but he has a different one. David Montoya paid \$500 on the 4th of February 2013 and paid \$1000 on the 10th of April 2014. What is the current status?

Administrator Ward stated David was paying for pay MRGCD fees, which we billed him for in 2014. The structure that was David's initial investment, payback for him was being able to capture the revenue off the property with the farming operation that he has. In there also was he pays the first \$500 dollars of the water fees.

Trustee Homan asked if they could jump back to page 109 and page 148 under the subscriptions, she would like clarification.

Administrator Ward stated, of that \$1400 dollar increase \$1200 dollars of that is the fee for the National League of Cities.

Trustee Homan stated one of the things that they can certainly publicize in the Village Vision is the prescription drug benefit for all our citizenry. They can get a special card through the NLC that allows them to get discounts on prescription drugs that. Many of us have great insurance, but there are low-income and some retirees individuals that may benefit from that program.

Administrator Ward stated there is one correction on page 133 of 148. The law enforcement column showing \$20,600 dollars and it should show \$20,000.

MOTION: **Trustee Homan** moved approval of Resolution No. 2014-7-3 Approving the FY 2014/2015 Budget with the corrections discussed. **Trustee Lopez** seconded the motion.

VOTE: The motion carried unanimously, 4-0.

ROLL CALL VOTE: **Trustee Rael-aye, Trustee Lopez-aye; Trustee Homan-aye; Trustee Lewis-aye.**

6. PUBLIC HEARINGS AND APPLICATIONS

There are no public hearings.

7. OLD BUSINESS

None

8. NEW BUSINESS

None

9. TRUSTEES INFORMAL DISCUSSION

Members of the Board discussed various informal topics. No action was taken.

10. ADJOURNMENT

The meeting was adjourned at 9:38 P.M.

APPROVED by the Board of Trustees of the Village of Los Ranchos de Albuquerque this _____ day of _____, 2014.

ATTEST:

Stephanie Dominguez, Village Clerk