

MINUTES
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
6718 RIO GRANDE BOULEVARD N.W.
BOARD OF TRUSTEES REGULAR MEETING
APRIL 13, 2016 - 7:00 P.M.

Present:

Larry P. Abraham, Mayor
Don Lopez, Trustee / Mayor Pro Tem
Pablo Rael, Trustee
Mary Homan, Trustee
Allen Lewis, Trustee

Kelly S. Ward, Administrator
Stephanie Dominguez, Clerk
Nancy Haines, Treasurer
Tim McDonough, P & Z Director
Bill Chappell, Attorney
Deputy Robin Hopkins, Public Safety Director

1. CALL TO ORDER

Mayor Abraham called the meeting to order at 7:01 P.M.

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

VOTE: The motion carried, 4-0.

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)

NONE.

3. PRESENTATIONS

A. WASTE MANAGEMENT OF NEW MEXICO: INTRODUCTION OF DAN DARNELL, PUBLIC SECTOR SOLUTIONS MANAGER.

Dan Darnell introduced himself as the new Public Sector Solutions Manager with Waste Management.

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 – MARCH 11, 2016 – REGULAR MEETING.

MOTION: **Trustee Rael** moved approval of the consent agenda. **Trustee Lewis**

seconded the motion.

VOTE: The motion carried, 4-0.

5. REPORTS

A. MAYOR'S REPORT

Mayor Abraham reported on the following:

- Proposing to change the format of the Trustees Informal Discussion portion of the meeting to include discussing current projects in the Village.

B. ADMINISTRATOR'S REPORT

Administrator Ward reported on the following:

- Worked on the Unser Museum Lease Transfer.
- A recent influx in park usage requests.

C. PLANNER'S REPORT

Planner McDonough reported on the following:

- Continuing to work on the storm-water permit.

D. LEGAL REPORT

Attorney Chappell reported on the following:

- Worked extensively with Administrator Ward on the Unser Museum Lease Transfer.

E. PUBLIC SAFETY REPORT

Deputy Hopkins reported on the following:

- The month of March was relatively quiet, but the calls for service are up which means people are more proactive in requesting welfare checks and reporting suspicious activity.

6. FINANCIAL BUSINESS

A. FY 2014/2015 VILLAGE OF LOS RANCHOS AUDIT PRESENTED BY PORCH & ASSOCIATES LLC.

Thad Porch presented the FY 2014/2015 Village of Los Ranchos Audit. The result of the audit was zero findings.

MOTION: **Trustee Homan** moved approval of the FY 2014/2015 Village of Los Ranchos Audit as presented. **Trustee Rael** seconded the motion.

VOTE: The motion carried, 4-0.

B. CASH REPORT – MARCH 2016.

Treasurer Haines said the ending cash balance as of March 31, 2016, was \$10,090,914.04 which is an increase of \$373,836.47 from the prior month. The year-to-date excess of

revenues over expenditures is \$755,474.00. The unusual or significant items was the gross receipts distribution under the utilities classification in the amount of \$49,981.48. The increase in the distribution made up for the \$28,000 negative impact from February and provided approximately \$21,400 increase in the distribution for March.

MOTION: **Trustee Lopez** moved approval of the March 2016 Cash Report as presented. **Trustee Rael** seconded the motion.

VOTE: The motion carried unanimously, 4-0.

C. DISCUSSION OF PROPOSED INTERIM BUDGET FOR FISCAL YEAR 2016/2017.

Discussion Only.

7. **PUBLIC HEARINGS AND APPLICATIONS**

THERE ARE NO PUBLIC HEARINGS.

8. **OLD BUSINESS**

A. DISCUSSION AND APPROVAL OF THE PURCHASE OF PROPERTY LOCATED AT 321 OSUNA RD, LOS RANCHOS NM 87107, AUTHORIZING THE MAYOR TO EXECUTE THE PURCHASE OF THE PROPERTY.

Administrator Ward stated that purchase of the property was previously presented to the Board of Trustees. The agreement with the owner was to purchase the property for \$168,000, however, the appraisal of the property was \$98,000. The owner initially declined to sell the the property at the appraised price, but last week agreed to sell at the appraised price.

Trustee Lopez asked what will happen to this property once the building is demolished.

Administrator Ward said the property will become green space and entry to the Village.

MOTION: **Trustee Rael** moved approval of the purchase of property located at 321 Osuna Street NW, authorizing the Mayor to negotiate and execute the purchase of the property up to the purchase amount of \$98,000. **Trustee Lewis** seconded the motion.

VOTE: The motion carried unanimously, 4-0.

9. **NEW BUSINESS**

A. DISCUSSION AND APPROVAL OF LEASE EXTENSION BETWEEN THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE AND THE UNSER CHILDREN'S DISCOVER CENTER AND RACING MUSEUM INC. LOCATED AT 1776 MONTAÑO RD NW, LOS RANCHOS, NM 87107.

Administrator Ward stated in 2005 the Village entered into a lease agreement with the Unser Discovery Museum. There is a provision in this agreement which allows the Unser Discovery Museum the first right of refusal at the end of the term (December 31, 2015). The Unser Discovery executed this first right of refusal in October 2015. The first right of refusal set in motion the provisions within the lease: the fair market value of the property; and any credits that would be allowed for expenditures made or the value of expenditures to provide educational/entertainment services for the Village and visitors of the museum. In the lease it describes what can be considered educational/entertainment services, which includes expenses such as operational, maintenance, and capital improvements. Over the course of ten years the Unser Discovery Museum has spent \$1.8 million providing services to the community and the appraised value of the property is \$1.7 million. Based on this lease, the Village will turn over this property to Unser Discovery (non-profit) for \$0. This lease is being reviewed by the New Mexico Department of Finance and the Village may need approval from the New Mexico State Board of Finance. The lease extension is through April 31, 2016 and we may need additional time to fully complete the transference through the Department of Finance.

Attorney Chappell said since the Village owns the property and had no control over the property, the Village should be indemnified from the operation of the museum and establish a termination date for claiming credits for allowable expenditures.

MOTION: Trustee Lewis moved approval of the lease extension between the Village of Los Ranchos de Albuquerque and the Unser Children's Discovery Center and Racing Museum Inc., until the completion of transference as approved by the New Mexico Department of Finance. **Trustee Rael** seconded the motion.

VOTE: The motion carried unanimously, 4-0.

10. TRUSTEES INFORMAL DISCUSSION

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

11. ADJOURNMENT

The meeting was adjourned at 9:25 P.M.

APPROVED by the Board of Trustees of the Village of Los Ranchos de Albuquerque this 11th day of **May** 2016.

ATTEST:



Stephanie Dominguez, Clerk