

**MINUTES**  
**VILLAGE OF LOS RANCHOS DE ALBUQUERQUE**  
**6718 RIO GRANDE BOULEVARD N.W.**  
**BOARD OF TRUSTEES REGULAR MEETING**  
**APRIL 8, 2015 - 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

---

**1. CALL TO ORDER**

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

**MOTION: Trustee Homan** moved approval of the agenda deferring agenda item 7.B. to the May 13, 2015 Board of Trustee meeting. **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)**

**Keith Baird**, 913 Green Valley Road, said he has lived in the Village over thirty years. He and his family have an interest in the Fourth Street project as his sons own several properties and businesses on Fourth Street. He said he appreciated the Village staff for accommodating him with a hearing assistance device during the meeting and thanked the Trustees for speaking directly into the microphone.

**3. 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, 2015 – REGULAR MEETING**

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

**VOTE:** The motion carried unanimously, 4-0.

#### 4. REPORTS

##### A. **MAYOR'S REPORT**

**Mayor Abraham** reported on the following:

- The Village will be featured in *Trend Magazine*.
- The Village's Easter egg hunt at Hartnett Park was very successful with the help of the Bernalillo County Fire Department and Village staff.
- Working with Sheriff Gonzales to appoint Robin Hopkins as the Bernalillo County Sheriff's Office liaison for the Village.

##### B. **ADMINISTRATOR'S REPORT**

**Administrator Ward** reported on the following:

- Working with Waste Management on resolving issues with the schedule change for refuse and recycle pick up.
- The Los Ranchos Farm Camp for spring break was very successful with twenty-seven children attending the
- camp. The Village is gearing up for the summer camps, which are four one-week sessions taking place during June.
- Ethan Epstein, representing John Sparks, is interested in collaborating with the Village and Bernalillo County to create a conservation easement on the front portion of Mr. Spark's property along Rio Grande Boulevard.

##### C. **PLANNER'S REPORT**

**Planner McDonough** reported on the following:

- Provided an overview of the March business and building permit report.
- Working on the notice of intent to discharge for the Storm Water Permit
- The Planning and Zoning Commission held a special meeting on March 31, 2015, to discuss the Fourth Street Revitalization and Redesign Plan, which will be presented later this evening.

##### D. **LEGAL REPORT**

**Attorney Chappell** reported on the following:

- Working with Village staff on revisions to the personnel policy and other changes to ordinances.

#### 5. FINANCIAL BUSINESS

##### A. CASH REPORT – March 2015

**Treasurer Haines** said the ending cash balance as of March 31, 2015, was \$8,350,715.32 and that represents an increase of \$131,449.54 from the prior month. The year-to-date excess of revenues over expenditures is \$345,592.83.

**MOTION:** **Trustee Lopez** moved approval of the March 2015 Cash Report as presented. **Trustee Rael** seconded the motion.

**VOTE:** The motion carried unanimously, 4-0.

- B. DISCUSSION OF PROPOSED INTERIM BUDGET FOR FISCAL YEAR 2015-2016.

*Discussion of the agenda item was held, but approval of the item was not required.*

## 6. PUBLIC HEARINGS AND APPLICATIONS

THERE ARE NO PUBLIC HEARINGS.

## 7. OLD BUSINESS

A. DISCUSSION AND APPROVAL TO ADOPT AN AMENDMENT TO THE 2013 CODIFIED ORDINANCES OF THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE CHAPTER 5, ARTICLE 1, SECTION 4, §5.1.4 AMENDMENTS AND EXCEPTIONS TO PROVISIONS OF THE IFC, REVISING THE AMOUNT OF HEATED AREA ALLOWED BEFORE AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED.

**MOTION:** Trustee Rael moved approval of an amendment to the 2013 codified ordinances of the Village of Los Ranchos de Albuquerque, Chapter 5, Article 1, Section 4, §5.1.4 amendments and exceptions to provisions of the IFC, revising the amount of heated area allowed before an automatic sparkler is required. 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.

B. DISCUSSION AND APPROVAL TO ADOPT AN AMENDMENT TO THE 2013 CODIFIED ORDINANCES OF THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE CHAPTER 12, PERSONNEL RULES AND REGULATIONS, ARTICLE 1, SECTION 1 TITLE AND SCOPE §12.1.1, SECTION 2 PERSONNEL PRACTICES §12.1.2, SECTION 3 AUTHORITY FOR ADMINISTRATION §12.1.3, SECTION 4 CLASSIFICATION AND PAY PLAN §12.1.4, SECTION 5 RECRUITMENT AND SELECTION §12.1.5, SECTION 6 DRESS AND APPEARANCE §12.1.6, SECTION 7 CONDITIONS OF EMPLOYMENT-EMPLOYMENT RIGHTS §12.1.7, SECTION 8 POLITICAL PARTICIPATION §12.1.8, SECTION 9 POSITIONS INELIGIBLE FOR OVERTIME AND COMPENSATION ABSENCES §12.1.9, SECTION 10 WORK SAFETY §12.1.10, SECTION 11 PERSONNEL RECORD AND RECORD CHANGES §12.1.11, SECTION 12 EMPLOYMENT PAY AND PERFORMANCE EVALUATIONS §12.1.12, SECTION 13 PROMOTIONS §12.1.13, TRANSFER AND DEMOTIONS, SECTION 14 USE OF DRUGS AND ALCOHOL §12.1.14, SECTION 15 PROBLEM

RESOLUTION §12.1.15, SECTION 16 DISCIPLINE §12.1.16, SECTION 17 ADVERSE ACTION AFFECTING EMPLOYMENT STATUS §12.1.17, SECTION 18 EMPLOYEE SEPARATION §12.1.18, SECTION 19 EMPLOYEE BENEFITS §12.1.19, AND SECTION 20 EMPLOYMENT DEVELOPMENT §12.1.20.

*Item deferred to the May 13, 2015 Board of Trustee Meeting.*

## **8. NEW BUSINESS**

A. DISCUSSION AND APPROVAL OF FINAL RECOMMENDATION OF THE FOURTH STREET REVITALIZATION AND REDESIGN PLAN, AUTHORIZING THE MAYOR TO PROCEED WITH FINAL DESIGN AND CONSTRUCTION.

**George Radnovich and Terry Brown**, Sites Southwest, presented the final recommendation of the Fourth Street Revitalization and Redesign Plan.

**Ron Bohannon**, Tierra West, briefly discussed traffic control concerns on Fourth Street.

*Meeting in recess from 8:26 p.m. to 8:35 p.m.*

**Trustee Lopez** said he does not think it is ethical to approve the project the way it is described on the agenda nor is it the way a public works project normally works. He said, normally with a project this big, there is a 65% design review, 95% design review, then at 100% the plan is finalized and put out to bid. At the point where the contractor submits his bid, then the Trustees can authorize the Mayor to proceed with construction. He said he believes that it is unethical to authorize the Trustees to approve design and construction.

**George Radnovich** said his firm has completed quite a lot of projects in this same way across the region. He said they did a very similar project in Los Lunas for their transportation center. He said their Mayor and City Council authorized the staff to move forward with the design after the master plan was approved.

**Planner McDonough** said the wording on the agenda may not be correct but the intent was to approve a master plan to the point of construction. He said construction involves a contract. The Village is being directed to move forward with the overall design to get it prepared to go to construction.

**Trustee Lopez** said that explanation makes a lot more sense. He said when this project was first proposed in the spring of 2014, it was a revitalization of a 2.3-mile corridor. He asked why the Village is not looking at what the entire cost might be, bond for the entire cost, and try to complete the entire project as quickly as possible.

**Mayor Abraham** said that has been discussed. He said the Village wanted to take it easy on the Village businesses and show them how well the three-lane plan works. He said most of the business community in the Village would like the entire project to be done. He said it would be very easy for the Village to raise the finances, to bond, or put in a mill levy to pay for it, but the Village did not want to do it all at once.

**Trustee Lopez** asked if the Mayor just does not want to take the risk.

**Mayor Abraham** said that if the trustees are suggesting the Village do the entire 2.3-mile corridor, he would be the first person to agree, but the Village has the money right now to do the first phase. He said the second and third phase can come up as quickly as possible, but the Village needs to sell itself to show people what the Village business concept will look like. The trustees are being asked to look at the master plan and decide on how the Village business district should look. He said the Village owes it to the businesses to start moving dirt and get this project started. He said this project could be completed faster in phases rather than waiting to do the entire thing at once.

**Administrator Ward** said when the entire length of Fourth Street in the Village is being discussed, what came out of the charrette process was a demand or desire for a three lane configuration from Green Valley north to Los Ranchos Road. Beyond that, it was a four-lane configuration. In order to obtain a bond, the Village would need a regular stream of revenue that the Village does not have, which means a tax increase. He said in a matter of years, possibly five to seven years, the entire project could be built without having to raise taxes and using only state money.

**Trustee Lewis** said there is a synergy with the public, the business community, and the trustees for this project as each phase of the project is completed. He said the Village needs to be upfront with businesses on the expectations of the project in order for the them to come on board.

**Trustee Homan** agreed with Trustee Lewis.

1. **David Hudson**, 529 Roehl Rd NW, said he spent seven months in Seattle and they have numerous roundabouts with a 50-foot right-of-way. He asked if the Village's 60-foot right-of-way was too narrow for roundabouts. He also said that speed was a concern and requested the speed be dropped to 25 MPH instead of the proposed 35 MPH.

2. **Joe Brawley**, 8528 Rio Grande Blvd NW, said that people should not directly equate Fourth Street traffic counts to sales. He said what businesses want is to slow down traffic, and change people from simply going through the Village into a destination people can visit. He said, for a long time now, there has been a disconnect between the demographics in the Village and what products are for sale, the services offered, etc. He said it has started to change with some higher end restaurants in the Village but more change is needed. He said the Village has a high educational value and income per capita as compared to other cities in the state, but a lot of residents are traveling outside of the Village to buy things. He said one of the stores proposed in the project is a grocery store and he hopes that it is not a low-end grocery store, but that it is one that appeals to the residents of Los Ranchos like Whole Foods or Sprouts. He said this Fourth Street plan adds a way to identify the Village of Los Ranchos in a way other than Rio Grande Boulevard. He also suggested a count be made with foot traffic instead of just vehicle traffic.

3. **Keith Baird**, 913 Green Valley Rd NW, said the speed limit proposed on Fourth Street of 35 MPH is too fast and thinks changing the speed to 25 MPH and making it three lanes the entire stretch would make it safer for pedestrians and would make a statement. He said the Bernalillo County is planning three lanes from Alameda to the Village boundary on Fourth Street.
4. **David Baird**, 8203 Guadalupe Trail NW, said that everyone he has spoken to about opening a business in Los Ranchos has said that Fourth Street needs to be improved.
5. **Al Gallegos**, 6932 Fourth Street, said he likes the project as presented and hopes it gets done quickly. He said when he tries to pull out onto Fourth Street, he is always dodging drivers who are driving too fast.
6. **Kelly Jo Kuchar**, 5927 Guadalupe Trail NW and owner of Kelly Jo Designs on Fourth Street, said she is very happy to be part of Los Ranchos and the Village has been very supportive of her business. She said, currently, Fourth Street does not reflect exactly how special Los Ranchos is and thinks that this project is owed to the Village to make Fourth Street more of a destination. She added that she visited another town in Texas that was designed by the same firm designing Fourth Street and was very pleased with the end result, hoping that Fourth Street would generate the same excitement. She said the plan should also help to unify the retail businesses along Fourth Street, especially during the holidays. Regarding the safety of Fourth Street, she said crossing Fourth Street right now is very dangerous and she risks her life when she attempts to cross.
7. **Andres Gallegos**, owner of Z-Coil Footwear at 6932 Fourth Street NW, said he likes the proposed plan, thinks it will be great for business revenue, it will have an increase in investment inside the retail sector, and will raise property values in Los Ranchos. He said whether it be all at once or in phases, he would just like to see the project done and said he appreciated everyone's efforts so far.
8. **Diane Albert**, 820 Ranchitos Road NW, said she thinks the Fourth Street project is a fantastic and is very happy to hear the business community support this project. She said, as a bicyclist, she would like to see a one-lane roundabout at Ranchitos Road NW. She said she supports what Keith Baird said about the three-lane configuration on Fourth Street for the entire stretch. She said north of Ranchitos Road, there does not appear to be as much traffic and does not agree that it should be four-lanes there. She added that bicyclists like to ride in Los Ranchos and access it through the Bosque Trail, the Paseo del Norte bike trail, and the North Diversion Channel bike trail. She said she would like this project to make it a safe and friendly destination for cyclists.
9. **Rick Saylor**, 5565 Eakes Road NW and owner of Ranchitos Shopping Center and builder of the North Valley Academy, said he has been in retail for over 45-years. He said the thing that creates retail sales are products that are available and affordable. He said that retail has changed significantly with the internet, citing that anywhere between 58 percent to 72 percent of people shop online and with mobile applications before they ever come to a retail store. He said there used to be a Piggly Wiggly in the Ranchitos Shopping Center and a grocery store in the Northdale Shopping Center at Fourth and Osuna that were successful, but neither one is open any longer. He said the reason for

the closures is a result of the street changing over time and retail cycles that are shortened by technology. He said, for example, the El Mesquite Markets started an improvement project in his shopping center in the South Valley of Albuquerque at Rio Bravo and Isleta. The improvement project took over one year and they lost 50 percent of their business when the construction started and even though the project has now been finished for many months they still not have recovered. He said there are unintended consequences when it comes to retail that are dramatic to property and business owners. He said he applauds the plans for Fourth Street but the unintended consequences can be detrimental to the business community. He suggests the Village move forward with the project but very carefully. He added that he does not support a three-lane build on Fourth Street because when business properties are appraised traffic counts are the number one thing considered in the appraisal.

10. **Mike Baird**, 6855 Fourth Street and owner of Vernon's Hidden Valley Steakhouse, said that he agreed with Mr. Saylor about retail changing but added that big box stores are not doing as well either. He said a lot of the large retailers on Menaul are not doing as well as they used to and people like to keep it local. He said he does not see how having a four-lane road design will help Village businesses in the future. He said he supports all of the Fourth Street plans that were presented.

11. **Joe Craig**, 505 Calle del Pajarito NW, said the design team chosen were heads above any of the other firms that bid on this project design and they were able to offer what the community is looking for. He said, when the design firms were being selected, a big point of interest of his was how the concern of the existing businesses on Fourth Street would be handled. He also said that Fourth Street scares him as a four-lane street because of the speed in which people drive, vehicle crashes, and the deaths that occur there. He said there are six schools off Fourth Street and one child was killed on El Pueblo. Safety on Fourth Street is very important to him and he would like to see a three-lane build on the entire stretch. He added that he likes the Fourth Street plan and wants to adopt it.

12. **Mayor Abraham** read a statement on behalf of **Debra Coleman** who lives at 6701 Guadalupe Trail NW that said, "As a member of the Planning and Zoning Commission, I will be unable to attend the April 8<sup>th</sup> Trustees Meeting, but would like to submit the following comments to them regarding the Sites Southwest Plan presentation which the Commission was given on March 31<sup>st</sup>. Although recently retired, I have been a Corporate Real Estate Executive for over 30 years, participating in and directing commercial real estate ventures throughout North America. A particular area of interest to me has always been the efforts of local municipalities to revitalize their downtowns. I have participated in numerous charrettes aimed toward those efforts, and reviewed literally dozens of the summary documents and plans produced by them. At the outset, I would like to say that in my opinion what Sites Southwest is presenting to you tonight is some of the highest quality, intelligently thoughtful, well-researched work I have had the pleasure to review. The Village has been well served and received a great deal of value for their investment in this project so far. As Planning & Zoning Commissioner (as well as 21 year resident of the Village), I would like to wholeheartedly endorse the Fourth Street Improvements Project as currently envisaged. I strongly believe that Fourth Street is at a critical crossroads. It has been my experience that business districts are always moving in one of 2 directions: They are either investing in themselves, attracting new

businesses, projecting an exciting image, pulling together to create and support a sense of community. Or, their economic fundamentals are steadily eroding by losing a business here, a business there which gives people fewer and fewer reasons to make that area a destination, creating a smaller and smaller tax base, causing disinvestment in services and actually resulting in the steady erosion of property values, not just for the business corridor but for surrounding residential neighborhoods as well. In my view, Fourth Street through the Village is on the cusp of the downward spiral described in this second scenario. It is vital that the Trustees recognize what a pivotal moment this truly is for the future health of our businesses. We have the power to intervene at this crucial moment and help create a sense of place that we all can be proud of. By approval of this Plan you can set in motion a series of investments that will halt the erosion of the Village's tax base and actually create a sense of excitement amongst all the residents that there is finally "a there there" on Fourth Street. This Plan is a catalytic project that will be the basis for attracting small businesses and entrepreneurs from all over Albuquerque. It will make it possible to ask them to take a serious look and come locate in the Village. We have the best lifestyle in the Metro Region. This Plan, if implemented as proposed, could aid in the creation of the most attractive, vibrant local business district as well. We have something unique to offer in our "semi-rural" lifestyle, something very appealing to residents of an increasingly urbanizing, congested region. We should play to those strengths, most particularly by re-designing Fourth Street to be three lanes with indigenous landscaping, attractive lighting, and pedestrian scale benches and sidewalks. Trying to compete with Coors and Eubank Boulevard by "increasing traffic count" on Fourth Street is a failed strategy. Please do not be misled in that direction. We are not ever going to attract those businesses that simply rely on "40,000 cars per day". And I think that most of the Village residents would decry a Fourth Street that envisages big box businesses all along it, even if it were possible to aspire to that. So let's support the creation of a safe, walkable, welcoming stretch of road that encourages small businesses to open here and stay. One that gives our residents reasons to visit to relax, meet friends, spend their time and money in the community in which they live. Our businesses will then thrive and Village tax revenues will be secured. This is the moment to press forward and boldly guide Fourth Street into a more prosperous future. We can change the history of the Village for good if we have the courage to move forward on this. I sincerely hope that you will see your way through to do so. Thank you for your time reading this and for all you have done for us these many years of service."

**Trustee Lewis** asked about the next steps after the design plan gets approved, costs, and the steps in which it will be done.

**Trustee Lopez** asked if potholing has been done already.

**Ron Bohannon**, Tierra West, said they have not. He discussed LID (low impact development) design and completion. He also discussed potholing, sampling, drainage, and boring with the project.

**Trustee Lopez** said he would like to meet with Tierra West next week to discuss other ideas about how to resolve the drainage problem and his concerns about instability.

**Trustee Homan** said she echoes Trustee Lopez and added that Fourth Street has had quite an evolution. She said there have been numerous old gas stations, old rules about

clean-up and how to properly dispose of waste properly, and archeological sites in the near vicinity. She said these types of things could potential set the Fourth Street Project back. She said the sooner the potholing and core sampling can be done, the better.

**MOTION:** **Trustee Lewis** moved to approve the final recommendation of the Fourth Street Revitalization and Redesign Plan as the master plan, granting authority to the Mayor to proceed with final design and pursue additional request for proposals, if necessary, with the caveat the Board of Trustees will approve the final design plans at sixty-five percent (65%) and ninety-five percent (95%) completion. **Trustee Rael** seconded the motion.

**VOTE:** The motion carried unanimously, 4-0.

*Meeting in recess from 10:28 p.m. to 10:33 p.m.*

B. DISCUSSION AND APPROVAL OF THE PURCHASE OF PROPERTY LOCATED AT 311 OSUNA RD NW LOS RANCHOS DE ALBUQUERQUE NM 87107, AUTHORIZING THE MAYOR TO EXECUTE THE PURCHASE OF THE PROPERTY.

**Administrator Ward** briefly discussed the property, the status of the Village's offer to purchase the property, and some language in the purchase agreement. He said the property is being purchased as part of a gateway into the Village or in conjunction with the Fourth Street and Osuna Road redevelopment.

**Trustee Lopez** said he would like to see a grocery store put in at Fourth Street and Osuna Road.

**Mayor Abraham** said that a store like Sprouts or Whole Foods might be an idea. He also said that a small upscale Neighborhood Wal-Mart store wants to move into this location.

**Trustee Lopez** said he thought residents of the Village would gladly shop there. He suggested the Village go after a Request for Proposal (RFP) in order to move towards getting some type of grocery store there.

**MOTION:** **Trustee Lopez** moved approval to authorize the Mayor to execute a purchase agreement to purchase property located at 311 Osuna Rd NW, Los Ranchos NM 87107. **Trustee Homan** seconded the motion.

**VOTE:** The motion carried unanimously, 4-0.

C. AWARD OF RFP# 2015-2-2 FOR LEGAL SERVICES, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT BETWEEN THE VILLAGE OF LOS RANCHOS AND CHAPPELL LAW FIRM, P.A.

**Administrator Ward** said when the RFP went out, the Village received responses from three different firms. A copy of the RFP and score sheets was provided to the Trustees as part of their packet. The Chappell Law Firm, P.A., scored the highest and recommends

the RFP be award to this firm.

**MOTION:** **Trustee Lopez** moved approval of the award of RFP #2015-2-2 for Legal Services, authorizing the Mayor the execute an agreement between the Village of Los Ranchos and Chappell Law Firm, P.A. **Trustee Rael** seconded the motion.

**VOTE:** The motion carried unanimously, 4-0.

**9. TRUSTEES INFORMAL DISCUSSION**

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

**10. ADJOURNMENT**

The meeting was adjourned at 10:55 P.M.

**APPROVED** by the Board of Trustees of the Village of Los Ranchos de Albuquerque this **13<sup>th</sup>** day of **May**, 2015.

ATTEST:

---

Stephanie Dominguez, Clerk

