

MINUTES
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
6718 RIO GRANDE BOULEVARD NW
BOARD OF TRUSTEES REGULAR MEETING
DECEMBER 14, 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, Planning & Zoning Director
Bill Chappell, Attorney
Robin Hopkins, Public Safety Director

1. CALL TO ORDER

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

MOTION: **Trustee Lopez** moved approval of the agenda as presented. **Trustee Rael** 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 I appreciate the Mayor purchasing the assisted hearing devices. The subject I would like to discuss is the issue of speakers using the microphones. If speakers do not speak directly into their microphones, I am unable to hear clearly. My suggestion is that the Village purchase lapel microphones for the Trustees, Village staff, and public speakers.

3. PRESENTATIONS

A. 2017 LEGISLATIVE SESSION: REPRESENTATIVE SARAH MAESTAS BARNES, REPRESENTATIVE DEBORAH ARMSTRONG, SENATOR-ELECT CANDICE GOULD, AND SENATOR BILL O'NEILL.

Representative Sarah Maestas-Barnes, Senator-Elect Candice Gould, and Senator Bill O'Neill provided an overview of the upcoming 2017 New Mexico State Legislative Session.

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 – NOVEMBER 9, 2016 – REGULAR MEETING.

Trustee Lopez listed the following corrections: on page 9 of 129, Agenda Item 7.A. is incorrectly cited and needs to be corrected to reflect the appeal filed by Abel & Lucille Garcia (Knight Seavey); on page 10 of 129 George Radanovich’s name is spelled incorrectly; on page 10 of 129 change the comment from George Randovich from “to causes the least amount of disruption to businesses” to “cause the least amount of disruption to businesses”; on page 10 of 129 change the comment from Dru Tagliapietra from “that have” to “that has”; and on page 11 of 129 change the motion made by Trustee Lopez from “ subject to the review the” to “subject to the review and”.

MOTION: **Trustee Lopez** 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:

- Stop and Shop was very successful.
- Growers’ Market managers Sue Brawley and Cathy Lewandowski are retiring, their dedication and service was recognized at the open house earlier this evening.

B. **ADMINISTRATOR'S REPORT**

Administrator Ward reported on the following:

- Attended the final inspection of the new fire engine for Station 30. The fire engine was purchased in conjunction with Bernalillo County and will be delivered at the end of January.

C. **PLANNER'S REPORT**

Planner McDonough reported on the following:

- Keen Heinzelman, Code Enforcement Officer, is addressing overgrown weeds on several properties.
- Business registration renewals were sent out at the end of the November via email.
- Submitted the stormwater management and annual plan to the EPA.

D. **LEGAL REPORT**

Attorney Chappell reported on the following:

- Reviewing property purchases.
- The issue of the type of development that can occur on Rio Grande Blvd behind the 280-foot setback was discussed with Planner McDonough. The issue will need to be addressed by the Board at some point.

E. PUBLIC SAFETY REPORT

Public Safety Director Hopkins reported on the following:

- The total number of calls for the month of November was 463, which includes traffic stops.
- Currently working on an initiative for third graders called the Cowboy Code of Ethics at Los Ranchos Elementary.

6. FINANCIAL BUSINESS

A. CASH REPORT – NOVEMBER 2016.

Treasurer Haines said the ending cash balance as of November 30, 2016 is \$9,653,519.86, which is a decrease of \$39,781.79 for this month. The year-to-date deficiency of revenue over expenditures is \$122,777.69. The unusual or significant items were: a payment to MV Industries to demolish the inside of 414 Schulte Road, the purchase of property located at 303 Osuna Road NW for \$129,910.73, and the purchase of property located at 321 Osuna Road NW for \$99,995.39.

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

VOTE: The motion carried unanimously, 4-0.

7. PUBLIC HEARINGS AND APPLICATIONS

A. A REQUEST BY RHB INVESTMENTS, DOING BUSINESS AS LA BELLA VINO WINERY, LOCATED AT 6136 C FOURTH ST. NW, LOS RANCHOS DE ALBUQUERQUE, NM FOR A WINE GROWER LICENSE - OFFSITE LOCATION WITH ON PREMISE CONSUMPTION WITH PATIO SERVICE AND PACKAGE SALES, MASTER LICENSE NO. 60015, APPLICATION NO. 1009013, NM ALCOHOL AND GAMING DIVISION. THE OFF-SITE LOCATION WILL BE LOCATED AT 6855 FOURTH ST. NM, SUITE C-1, LOS RANCHOS DE ALBUQUERQUE, NM IN THE C-1 ZONE OF THE FOURTH STREET COMMERCIAL CORRIDOR AND CHARACTER AREA, AND IS LEGALLY KNOWN AS LOT B, PLAT OF LOT A AND LOT B LANDS OF FRESQUEZ, BEING A REPLAT OF MRGCD TRACT 188-A-3-B MAP NO. 27 AND TRACT 1- B LANDS OF FRESQUEZ, SEC. 21, T. 11N, R. 3E, NMPM VILLAGE OF LOS RANCHOS DE ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND RECORDED IN THE RECORDS OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 6, 2005, BOOK 2005C

PAGE 322. THE PROPERTY CONTAINS 1.534 ACRES MORE OR LESS.

Mayor Abraham requested any individual who be speaking for any public hearing be sworn in by Attorney Chappell.

Planner McDonough said this application is for a remote tasting room and sales for the proposed location of 6855 Fourth Street (Joliesse Chocolates). A conditional use permit was approved administratively several months ago. The conditional use permit was publicly noticed and did not receive any adverse comments.

Robert H. Bowers identified himself as the applicant.

Trustee Homan asked if there are any plans for a patio that will be used for tasting and/or consumption.

Robert H. Bowers said there is a narrow patio that was included in the plans submitted to the state.

Trustee Homan asked what is the seating capacity of the outdoor area and are there plans for music or other entertainment on the patio.

Robert H. Bowers said the seating capacity is approximately 24. The business currently hosts a Celtic night, which occurs indoors.

MOTION: Trustee Lopez moved approval of the application from by RHB investments, dba La Bella Vino Winery. **Trustee Homan** seconded the motion.

VOTE: The motion carried unanimously, 4-0.

8. OLD BUSINESS

A. DISCUSSION AND APPROVAL OF THE FOURTH STREET REVITALIZATION AND REDESIGN PLANS AT NINETY PERCENT (90%) COMPLETION, AUTHORIZING SITES SOUTHWEST TO PROCEED TO ONE HUNDRED PERCENT (100%) PLANS AND PREPARE REQUEST FOR BID DOCUMENTS.

George Radnovich said we have not finalized the landscaping and lighting plans. We met with PNM this afternoon and have a good direction to be able to finalize landscaping and lighting plans. Present with us this evening is Terry Brown and Ron Bohannon. An updated cost estimate was also provided, we did find a few formula errors in the estimate provided last month.

Trustee Lopez said we are now looking at a ten-year flood design, it was indicated that

there was a cost estimate for the one hundred-year design.

Ron Bohannon said the cost difference is approximately \$400,000. The percolation rates were such that we do not have to design for the one-hundred-year volume. We are still working with PNM to finalize the locations of power poles and potentially raise them to sixty-five feet.

Mayor Abraham asked what is the benefit of raising the height of the power poles.

George Radnovich said the benefit of sixty-five feet poles is to enhance the view of the streetscape. The estimated cost of raising the poles to sixty-five feet is \$100,000.

Ron Bohannon said the Water Authority will be replacing water lines through phase one of the project. The replacement of water lines will begin in January.

George Radnovich said we are still working with a few business and property owners to ensure that we are making all residents as happy with the plans as possible. In terms of landscaping maintenance, this project may be beyond what Village staff can handle. We suggest that the Village consider adding a one or two-year maintenance period requirement to the plans. This will give the landscape time to mature and it will provide a transition to maintenance by Village staff. We suggest that the Village consider developing a streetscape management plan which can be used as a bidding document for maintenance.

Trustee Rael said plan C104 depicts three different types of sidewalks, and the labeling of Enchanted Valley Road needs to be corrected on plan C101. The plans also show roundabouts that narrow the roadway.

George Radnovich said the sidewalks are comprised of three different materials, most of the sidewalks will be brick. The handicap ramps will be constructed with concrete, and the third type of walk is the crosswalk. The roundabouts are faux roundabouts that are designed to be traffic calming. The paving of the faux roundabouts is colored and there is a slight elevation of about 1.5 inches. The faux roundabouts are designed to be driven over.

Trustee Homan asked if the faux roundabouts will cause any issues for bicyclists and if they are ADA compliant.

George Radnovich said we will review the ADA compliance question, but we do not anticipate any issues since the faux roundabouts are in the roadway.

MOTION: **Trustee Lopez** moved approval of the Fourth Street Revitalization and Redesign plans at ninety percent completion, authorizing Sites Southwest to proceed to one hundred percent plans and prepare request for bid documents, subject to the review of a memorandum addressing Trustee and staff comments. **Trustee Homan** seconded the motion.

VOTE: The motion carried unanimously, 4-0.

A. DISCUSSION AND APPROVAL OF RESOLUTION NO. 2016-12-1 ESTABLISHING THE VILLAGE OF LOS RANCHOS LEGISLATIVE PRIORITIES FOR THE 53RD NEW MEXICO STATE LEGISLATURE, FIRST SESSION, 2017. *DEFERRED FROM THE NOVEMBER 9, 2016 BOARD OF TRUSTEES MEETING.*

Administrator Ward said the two projects the Village is focusing on are the Fourth Street Revitalization Project and improvements to the Agri-Nature Center. Given the current cost estimates, the Village needs approximately \$3.2 million to completely fund phase one of the Fourth Street Project. The Village needs a minimum of \$300,000 to complete the Agri-Nature Center.

Trustee Homan said while both projects are very important, the Fourth Street Project is key to the Village's future success and further enhance economic development.

MOTION: **Trustee Rael** moved approval of Resolution 2016-12-1, Establishing the Village of Los Ranchos Legislative priorities for the 53rd New Mexico State Legislature, First Session, 2017. **Trustee Homan** seconded the motion.

VOTE: The motion carried unanimously, 4-0.

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

9. **NEW BUSINESS**

NONE.

10. **TRUSTEES ROUND TABLE (INFORMAL) DISCUSSION**

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

11. **ADJOURNMENT**

The meeting was adjourned at 9:45 P.M.

APPROVED by the Board of Trustees of the Village of Los Ranchos de Albuquerque this **25th** day of **January** 2017.

ATTEST:



Stephanie Dominguez, Village Clerk