

**MINUTES**  
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE  
6718 RIO GRANDE BOULEVARD NW  
**BOARD OF TRUSTEES REGULAR MEETING**  
**April 12, 2017 - 7:00 P.M.**

**Present:**

Larry P. Abraham, Mayor	Kelly S. Ward, Administrator
Don Lopez, Trustee / Mayor Pro Tem	Stephanie Dominguez, Clerk
Pablo Rael, Trustee	Nancy Haines, Treasurer
Mary Homan, Trustee *excused	Tim McDonough, Planning & Zoning Director
Allen Lewis, Trustee	Bill Chappell, Attorney
	Robin Hopkins, Public Safety Liaison*excused

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**1. CALL TO ORDER**

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

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

**VOTE:** The motion carried, 3-0.

**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)**

**John McDowell, Village Resident**, said he is concerned about what plans the Village has for evaluating, changing, and improving traffic during the construction on Fourth Street. I live on a busy corner near Roehl and Guadalupe Trail. People use Guadalupe Trail to avoid Fourth Street. We made comments months ago about east/west streets and how to improve them. Guadalupe Trail is narrow and does not have a center line. Guadalupe Trail is highly valued and many people walk and bike on the road. I was talking to a Bernalillo County Deputy recently and he was unaware of the Fourth Street Project, the Village should provide more information to them.

**Camille Varoz, 427 El Paraiso**, said I have some pictures that are being passed to the Trustees. The concern of our neighborhood is the large amount of heavy equipment and an increase in traffic on the corner of Fourth Street and El Paraiso. There are several large vehicles that are being parked near the businesses on that corner. Our neighborhood is governed by a covenant, which the Village administration does not uphold, and I have approached both proprietors of the businesses to address these issues. I am hoping to get consideration and support to eliminate parking near that corner. I have spoken with Tim

McDonough, Kelly Ward, and even Marcy, but they said because that it is a public access, eliminating parking is not possible there. We do have a five-ton limitation on the roadway. I am concerned because there used to be a chain for fire ingress into the establishment, but the chain is no longer there and the ingress is being used to access the businesses.

**3. PRESENTATIONS**

**A. FOURTH STREET REVITALIZATION AND REDESIGN UPDATE - PRESENTED BY SITES SOUTHWEST.**

*George Radnovich, Sites Southwest, provided an update on the status of the one hundred percent complete designs. Sites Southwest continues to work with PNM to determine the final placement of power poles, which is delaying the completion of the plans.*

**B. RECOGNITION OF PAST PLANNING AND ZONING COMMISSIONERS: DEBORAH SELIGMAN, DIANE ALBERT, AND DEBBRA COLMAN.**

*The Mayor and Trustees commended Deborah Seligman, Diane Albert, and Debbra Colman for their service on the Planning and Zoning Commission.*

**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 – JANUARY 25, 2017 – REGULAR MEETING.**

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

**VOTE:** The motion carried, 3-0.

**5. REPORTS**

**A. MAYOR'S REPORT**

**Mayor Abraham** reported on the following:

- The Village's Easter Egg Hunt will be held this Saturday. This year there are more than 4,000 eggs.
- The last winter Growers' Market was well attended. The Market is celebrating the 25<sup>th</sup> anniversary season.
- The Village is receiving positive feedback regarding the Fourth Street Project.

**B. ADMINISTRATOR'S REPORT**

**Administrator Ward** reported on the following:

- Spring Break Farm Camp was very successful. Registration for Summer Farm Camp is open.

- The Agri-Nature Center remodel will begin later this year.
- Contacting an engineering company to scope east/west streets and recommend traffic calming strategies to help facilitate the movement of traffic.

**C. PLANNER’S REPORT**

**Planner McDonough** reported on the following:

- Reviewed the 2016 Planning and Zoning Annual Report.
- Reviewing several building plans.
- Continuing to work on the storm water permit.

**D. LEGAL REPORT**

**Attorney Chappell** reported on the following:

- Reviewing several ordinances and matters related to requests and applications.
- Reviewing property acquisitions and how to manage and dispose of properties in the redevelopment zone.

**E. PUBLIC SAFETY REPORT**

**Public Safety Liaison Hopkins** reported on the following:

*Public Safety Liaison Hopkins was absent.*

**6. FINANCIAL BUSINESS**

**A. CASH REPORT – JANUARY 2017.**

*Mayor Abraham noted a correction on the Agenda: Agenda Item 6.A. should be changed from January 2016 to January 2017.*

**Treasurer Haines** said the ending cash balance as of January 31, 2017 is \$8,818,681.78, which is an increase of \$252,243.67 for this month. The year-to-date deficiency of revenue over expenditures is \$957,615.77. The unusual or significant items were: a payment of \$113,300 to the Bernalillo County Fire Department for Fire and EMS services for the quarter beginning January 1, 2017; a payment of \$61,461.14 to Sites Southwest for professional services on Fourth Street; the Village received a reimbursement check in the amount of \$146,852.61 from the New Mexico Finance and Administration Department; and, the Village received \$81,240.23 from the Bernalillo County Treasurer’s office for property tax distribution (January 2017).

**B. CASH REPORT – FEBRUARY 2017.**

**Treasurer Haines** said the ending cash balance as of February 28, 2017 is \$8,983,692.46, which is an increase of \$165,010.68 for this month. The year-to-date deficiency of revenue over expenditures is \$792,605.09. The unusual or significant item was a payment to the

Depository Trust Company for interest due February 1, 2017 for general obligation bonds in the amount of \$64,165.00.

C. CASH REPORT – MARCH 2017.

**Treasurer Haines** said the ending cash balance as of March 31, 2017 is \$9,218,220.47, which is an increase of \$234,528.01 for this month. The year-to-date deficiency of revenue over expenditures is \$558,077.08. The unusual or significant item was a payment to the Bernalillo County Fire Department in the amount of \$100,000 for a grant allocation received to purchase a brush truck.

**MOTION: Trustee Lopez** moved approval of the January 2017, February 2017, and March 2017 cash reports as presented. **Trustee Lewis** seconded the motion.

**VOTE:** The motion carried unanimously, 3-0.

7. **PUBLIC HEARINGS AND APPLICATIONS**

A. A REQUEST BY FRESH MOBILE BISTRO, LLC, DOING BUSINESS AS FRESH BISTRO, 7319 FOURTH STREET NW, LOS RANCHOS DE ALBUQUERQUE, NM FOR A RESTAURANT BEER AND WINE LIQUOR LICENSE ON-PREMISE CONSUMPTION ONLY WITH PATIO SERVICE, APPLICATION NO. 1033005, NM ALCOHOL AND GAMING DIVISION. THE RESTAURANT IS LOCATED AT 7319 FOURTH ST. NW, LOS RANCHOS DE ALBUQUERQUE, NM, IN THE C-1 ZONE OF THE FOURTH STREET COMMERCIAL CORRIDOR AND CHARACTER AREA, AND IS LEGALLY KNOWN AS A CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., LOS RANCHOS DE ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING IDENTIFIED AS TRACTS 154-B-1 & 154-B-2A A LAND DIVISION OF TRACT 154-B OF M.R.G.C.D MAP 27, VILLAGE OF LOS RANCHOS DE ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST 1995 FILED 10/26/1995 IN VOLUME 95C FOLIO 388. THE PROPERTY CONTAINS 0.9647 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 the application was received from Alcohol and Gaming for a request for a restaurant beer and wine license with on premise consumption and patio service for Fresh Mobile Bistro, LLC. The business is located in the C-1 Zone, a restaurant beer on wine license is a permissive use in this zone. A distance waiver is not required for the liquor license since the business is not located within three hundred (300) feet of a church or school. Approval of the request is recommended.

**John Young**, owner of Fresh Bistro, said it has been a pleasure working with everyone in the Village.

**David Hudson**, Village resident, said he is in favor of approving the application.

**MOTION: Trustee Rael** moved approval of the request from Fresh Bistro for a restaurant beer and wine license with on premise consumption and patio service. **Trustee Lopez** seconded the motion.

**VOTE:** The motion carried unanimously, 3-0.

**8. OLD BUSINESS**

NONE.

**9. NEW BUSINESS**

A. DISCUSSION AND APPROVAL OF THE 2017 FARM PLAN FOR THE PASEO DEL NORTE OPEN SPACE BY ALAMEDA FARMS (DAVID MONTOYA).

**David Montoya** said the plan is very similar to the 2016 Farm Plan, but there are a few changes. On the east side of Chamisal we have regraded and planted a couple of annuals to get the field back up. I have moved towards organic farming, and I am no longer using chemical fertilizers or pesticides. The organic process can take 4-7 years, and it is an expensive process. To date, the crop rotation that I began last year is 50% complete on approximately twenty (20) acres, and 90% complete on twelve (12) acres.

**Mayor Abraham** said Mr. Montoya is required to present a farm plan each year to the Board of Trustees, and the lease will end in October 2018.

**David Montoya** said I continue to experience continuous losses of farm equipment, parts, water hoses, and hay bales which are stolen from the property. The crop rotation process is very expensive, and if the lease is terminated next year, I would like seek reimbursement for some of that cost.

**Mayor Abraham** said reimbursement is not included in the current lease.

**David Montoya** said in order for the 2017 Farm Plan to be successful, additional time beyond the term of the lease is needed. I do not want to put in additional time and money only to lose the lease in October 2018.

**Attorney Chappell** said the Village can advertise an RFP for the lease later this year, the new lease would commence once Mr. Montoya's expired. This may address Mr. Montoya's concerns.

1.

**Trustee Lopez** suggested David Montoya revise the farm plan to take into consideration the end of lease, as of October 2018.

**MOTION: Trustee Lopez** moved to defer the 2017 Farm Plan to the May 10, 2017 Board of Trustees Meeting. **Trustee Rael** seconded the motion.

**VOTE:** The motion carried unanimously, 3-0.

B. IN ACCORDANCE WITH THE VILLAGE OF LOS RANCHOS 2013 CODIFIED ORDINANCES CHAPTER 9, ARTICLE 2, SECTION 2 (A) MEMBERSHIP, §9.2.2(A). THE PLANNING AND ZONING COMMISSION SHALL CONSIST OF SEVEN (7) MEMBERS WHO SHALL BE APPOINTED BY THE MAYOR WITH THE ADVICE AND CONSENT OF THE MEMBERS OF THE GOVERNING BODY:

1. PLANNING & ZONING COMMISSIONERS FOR 2017/2018:
  - a) JOE BRAWLEY
  - b) JOE CRAIG
  - c) LYNN EBY
  - d) SANDRA PACHECO
  - e) JEFF PHILLIPS
  - f) TOM RICCOBENE
  - g) TIM TOURVILLE

**MOTION: Trustee Lopez** moved approval of the 2017/2018 Planning and Zoning Commissioners as presented. **Trustee Rael** seconded the motion.

**VOTE:** The motion carried unanimously, 3-0.

C. APPROVAL OF RESOLUTION NO. 2017-4-1 A RESOLUTION CONCERNING GOVERNING BODY MEETINGS AND PUBLIC NOTICE REQUIREMENTS AS REQUIRED BY THE NEW MEXICO OPEN MEETINGS ACT AND APPROVAL OF THE 2017 REGULARLY SCHEDULED BOARD OF TRUSTEES MEETINGS.

**Mayor Abraham** said the meeting schedule does reflect rescheduling the June 14, 2017 to June 7, 2017.

**MOTION: Trustee Rael** moved approval of Resolution 2017-1-1. **Trustee Lewis** seconded the motion.

**VOTE:** The motion carried unanimously, 3-0.

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

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 9:35 P.M.

**APPROVED** by the Board of Trustees of the Village of Los Ranchos de Albuquerque this **10<sup>th</sup>** day of **May** 2017.

ATTEST:



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Stephanie Dominguez, Village Clerk