

**MINUTES**  
**VILLAGE OF LOS RANCHOS DE ALBUQUERQUE**  
**6718 RIO GRANDE BOULEVARD NW**  
**BOARD OF TRUSTEES REGULAR MEETING**  
**Video Conference**  
**Wednesday, June 10, 2020**  
**7:00 P.M.**

**Present:**

Donald T. Lopez, Mayor  
Pablo Rael, Mayor Pro Tem/Trustee  
Sandra Pacheco, Trustee  
Allen Lewis, Trustee  
Tom Riccobene, Trustee

Ann Simon, Administrator  
Danielle Sedillo-Molina, Clerk  
Will Fisher, Treasurer  
Nann Winter, Attorney

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**1. CALL TO ORDER**

**Mayor Lopez** called the regular meeting to order at 7:00 p.m.

**2. ROLL CALL**

Mayor Pro Tem/Trustee Pablo Rael-Present  
Trustee Allen Lewis-Present  
Trustee Sandra Pacheco-Present  
Trustee Tom Riccobene-Present

**3. APPROVAL OF AGENDA**

**Mayor Lopez** asked for a motion to approve the June Agenda.

**MOVED:** Trustee Rael moved to approve the June Agenda.  
**SECONDED:** Trustee Pacheco

**Roll Call Vote;**  
**Trustee Rael-Yes**  
**Trustee Lewis-Yes**  
**Trustee Pacheco-Yes**  
**Trustee Riccobene-Yes**  
**Motion Passed 4-0**

**CARRIED:**

#### **4. PUBLIC COMMENT PERIOD**

No written comments were submitted to the Clerk prior to the meeting. Participants wishing to speak that registered with the Clerk prior to the beginning of the meeting, will be provided an opportunity to speak within the allotted three (3) minute time limit.

Mr. Joe Craig, 505 Calle Del Pajarito NW:

- I. Concerned about Village Center; would like to discuss what the Village will really be doing, especially now during these difficult economic times.
- II. Commented on the poor sound quality from the Board of Trustee working session.

#### **5. PRESENTATIONS/PROCLAMATIONS**

A. NONE

#### **6. 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-APRIL 22, 2020; SPECIAL MEETING (REVISED)
- B. MINUTES-MAY 13, 2020; REGULAR MEETING

**Mayor Lopez asked for a motion to approve the April and May minutes.**

**MOVED: Trustee Rael moved to approve the consent agenda.**

**SECONDED: Trustee Lewis**

***Trustee Lewis had a correction, to page 8, line 133, change the word "decrease" to "increase".***

**ROLL CALL VOTE: Trustee Rael-Yes  
Trustee Lewis-Yes  
Trustee Pacheco-Yes  
Trustee Riccobene-Yes**

**CARRIED: Motion Passed 4-0**

#### **7. DEPARTMENTAL REPORTS**

- A. MAYOR'S REPORT
- B. ADMINISTRATOR'S REPORT
- C. PLANNING & ZONING DIRECTOR'S REPORT
- D. PUBLIC SAFETY REPORT
- E. PROJECT'S REPORT
- F. AGRI-NATURE MANAGER REPORT

*Mayor Lopez announced an addendum to the Mayor's report; Los Ranchos has been awarded funding in the amount of \$72,000 for crack seal and/or stripping for six designated municipal roads with a 25% local match of \$24,000, with a total cost of \$ 96,000, from New Mexico Department of Transportation, local government funding awards. In addition, from NMDOT we have also received confirmation that Phase II of the 4<sup>th</sup> street for preliminary engineering has been awarded in the amount of \$482,687; and we will receive a grant agreement within the next two weeks.*

*Trustee Pacheco asked several questions regarding the reports.*

*Various staff responded and answered questions accordingly.*

*Trustee Lewis asked Ms. Rinaldi about change order #28.*

*Ms. Rinaldi responded.*

*Trustee Riccobene asked when we would be looking at a revised budget and a final budget.*

*Administrator Simon responded that she would be providing a revised budget based on the discussions at the working session held on May 28<sup>th</sup> and receiving GRT numbers at the end of June. Would like to get approval of the final budget at the July meeting.*

*Mayor Lopez requested to reschedule the July 8<sup>th</sup> meeting to July 22<sup>nd</sup> which will allow the Village to add the May GRT numbers to the budget. Mayor also added that by then the Governor's health order restrictions may ease up to allow for a meeting at Village Hall with some restrictions.*

## **8. FINANCIAL BUSINESS**

- A. DISCUSSION AND APPROVAL OF CASH REPORT-MAY 2020

**Will Fisher, Treasurer** reported on the following:

The ending cash balance for May 31, 2020 was \$5,222,761.23, which is an increase of \$162,977.58. Year to date deficiency of revenues over expenditures is \$274,139.57.

Unusual or significant items:

- General fund – \$1,550.00 for the removal of concrete pedestal at Agriculture center to department 1970.
- General fund--\$44.01, removal of a miscellaneous expense, which should only be in department 1840.

**Mayor Lopez asked for a motion to approve the May Cash Report.**

*Trustee Lewis asked about page 68 regarding property taxes for the year. Do we get a bigger payment in June?*

*CFO Silva responded and indicated that yes, a big amount will come in June.*

**MOVED:** Trustee Lewis moved to approve the May Cash Report.

**SECONDED:** Trustee Rael

**ROLL CALL VOTE:** Trustee Rael-Yes  
Trustee Lewis-Yes  
Trustee Pacheco-Yes  
Trustee Riccobene-Yes

**CARRIED:** Motion Passed 4-0

## **9. PUBLIC HEARINGS AND APPLICATIONS FOR APPEAL**

- A. ZMA 20-02 A REQUEST BY BACA'S TREES PROFIT SHARING AND TRUST FOR A ZONE MAP AMENDMENT TO CHANGE C-1 ZONING TO R-2 ZONING AS ALLOWED BY §9.2.25(E)(8) FOR A PROPERTY IN THE C-1 ZONE IN THE FOURTH STREET CORRIDOR AND CHARACTER AREA. THE PROPERTY IS LOCATED AT 401 ROEHL ROAD NW AND IS LEGALLY KNOWN AS A PORTION OF LOTS 3 & 4 (EXCEPT THE WESTERLY 225 FEET) JUSTEN JONES ADDITION WITHIN PROJECTED SECTION 21, T. 11 N., R. 3 E., N.M.P.M. VILLAGE OF LOS RANCHOS, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY CONTAINS 3.3 ACRES MORE OR LESS. THE PROPOSED ZONE CHANGE WILL BE FOR 1.114 ACRES MORE OR LESS.

*(Attorney Winter swore in Planning and Zoning Director Ms. Justice).*

Planning and Zoning Director Justice reported on the following:

The current lot is one property, but the zone change is for two future subdivided lots within this property. The proposed zone change will be for 1.114 acres more or less, for two future half-acre lots, lots 3 and 4 of subdivision S 19-01. The lots are dual-zoned, zoned C-1 on the east and R-2 on the west. The lots have been

proposed as residential in both the subdivision (S 19-01) and the site development plan (SDP 19-01) and meet the area requirements of the R-2 zone. Both the subdivision and site development plan have been approved, with final plat approval of the subdivision by the Planning & Zoning Commission at the March 10, 2020 regular meeting and final site development plan approval by the Board of Trustees at the February 19, 2020 regular meeting. The Planning & Zoning Commission voted 7-0 to forward a recommendation of approval of the zone map amendment at the May 12, 2020 regular meeting. No adverse comments were received during the public comment period.

Application for the change is warranted and is within the 2035 Master Plan. The Department recommends approval of ZMA 20-02 a request for a Zone Map Amendment to change C-1 zoning to R-2 zoning as allowed by §9.2.25(E)(8), for a property in the C-1 Zone in the Fourth Street Corridor and Character Area with the following Findings:

Lots 3 and 4 of S 19-01 are dual zoned C-1 and R-2 in the Fourth Street Character Area.

The surrounding zones are a mix of residential and commercial.

The proposed subdivision and site development plan were approved with lots 3 and 4 zoned R-2.

No one spoke in favor or opposition.

**Mayor Lopez asked for a motion to approve the Zone Map Amendment.**

**MOVED:** Trustee Rael moved to approve ZMA 20-02.  
**SECONDED:** Trustee Riccobene

**ROLL CALL VOTE:** Trustee Rael-Yes  
Trustee Lewis-Yes  
Trustee Pacheco-Recused herself  
Trustee Riccobene-Yes

**CARRIED:** Motion Passed 3-0

**10. OLD BUSINESS**

A. NONE

**11. ANNOUNCEMENTS**

A. NONE

**12. NEW BUSINESS**

A. NOTICE OF AWARDS OF REQUEST FOR PROPOSALS (RFP) 2020-2-1AE ARCHITECTURAL AND ENGINEERING SERVICES (A&E); AUTHORIZING THE MAYOR TO BEGIN CONTRACT NEGOTIATION BETWEEN THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE WITH THE FOLLOWING FIRMS:

- BOHANNAN HUSTON
- DEKKER PERICH SABATINI
- MRWM LANDSCAPE ARCHITECTS
- PARAGON ENGINEERING GROUP, LLC

Clerk/CPO Sedillo-Molina gave a brief overview of the RFP, including offerors, timeline, publication, scoring evaluation and awards.

**Mayor Lopez asked for a motion to approve authorization.**

**MOVED:** Trustee Rael moved to approve  
**SECONDED:** Trustee Lewis

*Trustee Riccobene commented that it is still the Mayor's, administrator's, and anyone else on staff responsibility that is going to be putting together the services. We need to make sure the firms are capable and able to do it on time and commensurate with the available project costs. If not, we need to go outside of these contractors if we see it necessary.*

**ROLL CALL VOTE:** Trustee Rael-Yes  
Trustee Lewis-Yes  
Trustee Pacheco-Yes  
Trustee Riccobene-Yes  
**CARRIED:** Motion Passed 4-0

B. DISCUSSION AND APPROVAL OF THE ADOPTION OF ORDINANCE NO. 270; AUTHORIZING THE ISSUANCE OF THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE, NEW MEXICO EDUCATIONAL FACILITIES REFUNDING REVENUE BONDS (ALBUQUERQUE ACADEMY PROJECT), SERIES 2020.

Both Attorney Winter and Attorney Muirhead spoke regarding the Bond, a floor substitute was presented to the Board prior. Attorney Winter clarified that this is not a debt to the Village, this is a transaction the Village has done in the past and replaces the 2010 Bond. Pointed out sections 10 & 11 of the Ordinance that are important for the Trustees to understand, there are no Village monies in this transaction.

**Mayor Lopez asked for a motion to approve Ordinance No. 270.**

**MOVED:** Trustee Rael moved to approve original Ordinance.

**SECONDED:** Trustee Lewis

**MOVED:** Trustee Rael moved to approve the floor substitute.

**SECONDED:** Trustee Pacheco

**ROLL CALL VOTE:** Trustee Rael-Yes  
Trustee Lewis-Yes  
Trustee Pacheco-Yes  
Trustee Riccobene-Yes

**CARRIED:** Motion Passed 4-0

C. DISCUSSION AND APPROVAL OF RESOLUTION NO. 2020-06-01;  
DECLARING THE 4TH STREET REVITALIZATION PROJECT CORRIDOR  
FROM SCHULTE ROAD, NORTH TO PUEBLO SOLANO ROAD A  
MORATORIUM STREET; AND PROPOSING AMENDMENTS TO THE STREET  
EXCAVATION ORDINANCE REGULATING MORATORIUM STREETS.

Ms. Rinaldi and Attorney Winter presented on the Resolution to protect the integrity of the infrastructure of the project area and all improvements. In July, an amendment to the street excavation ordinance will be presented to the board.

*Trustees asked several questions regarding the Resolution.*

*Attorney Winter and Ms. Rinaldi responded accordingly.*

**Mayor Lopez asked for a motion to approve the Resolution 2020-06-01.**

**MOVED:** Trustee Pacheco moved to approve the Resolution 2020-06-01.

**SECONDED:** Trustee Riccobene

**ROLL CALL VOTE:** Trustee Rael-Yes  
Trustee Lewis-Yes  
Trustee Pacheco-Yes  
Trustee Riccobene-Yes

**CARRIED:** Motion Passed 4-0

### 13. TRUSTEE INFORMAL DISCUSSION

Trustee Rael:

- None

Trustee Lewis:

- Would like to take a hard look and revisit housing options in the Village which was a big topic in the Master Plan.

Trustee Pacheco:

- Issues with properties that are being sold at the end of a ditch, we don't want to lose our ditches.

Trustee Riccobene:

- Thanked Mayor, staff, and Trustees for their hard work.

### 14. ADJOURNMENT

The meeting was adjourned by Mayor Lopez at 8:15 p.m.

PASSED AND APPROVED by the Board of Trustees of the Village of Los Ranchos de Albuquerque on this 22<sup>nd</sup> day of July 2020.

{SEAL}



Donald T. Lopez, Mayor



Danielle Sedillo-Molina, Village Clerk