

MINUTES
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
6718 RIO GRANDE BOULEVARD NW
BOARD OF TRUSTEES REGULAR MEETING
Video Conference
Wednesday, September 9, 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
Nann Winter, Attorney

Will Fisher, Treasurer-Excused

1. CALL TO ORDER

Mayor Lopez called the regular meeting to order at 7:01 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 September Agenda.

MOVED: Trustee Rael moved to approve the September Agenda.
SECONDED: Trustee Lewis

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

CARRIED:

4. PUBLIC COMMENT PERIOD

A. NONE

5. PRESENTATIONS/PROCLAMATIONS

- A. DAN DARNELL, PUBLIC SECTOR MANAGER, WASTE MANAGEMENT;
INDUSTRY UPDATE
- I. Reviewed the terms of the agreement and the services provided to the residents and businesses of the Village of Los Ranchos.
 - II. Discussed the Recycling Process.
 - III. Provided a Market Update.

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-AUGUST 12, 2020; REGULAR MEETING

Mayor Lopez asked for a motion to approve the Consent Agenda.

MOVED: Trustee Pacheco moved to approve the Consent Agenda

**SECONDED: Trustee Rael seconded with the following corrections:
Line 982 "Acquire" to "Require"
Line 984 "Using" to "Usually"**

**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. AGRI-NATURE CENTER MANAGER'S REPORT
- D. PLANNING AND ZONING DIRECTOR'S REPORT
- E. PROJECT MANAGER'S REPORT
- F. PUBLIC SAFETY LIAISON'S REPORT

Trustee Rael asked Ms. Rinaldi a question regarding the ADA improvements on 4th Street.

Ms. Rinaldi responded that they were not in the original design, it was the responsibility of the design team.

Trustee Lewis commented on the report from Planning & Zoning and asked Planner Justice if she could elaborate more on residential builds.

Trustee Lewis asked P & Z Director Justice about the status update on drafting the policy on short-term rentals and requested an update at next month's meeting.

Trustee Lewis asked Ms. Rinaldi about the asphalt settling at the Agri-Nature Center.

Ms. Rinaldi responded that the asphalt testing exceeded 95% compatibility.

Trustee Pacheco asked Administrator Simon about the CARES Act Grants.

Administrator Simon responded that there is a staff committee of five. Will be launching an outreach process and open it up for businesses with 50 employees or under. Will be executing the month of September.

Trustee Pacheco asked about the timeframe of the construction for the Agri-Nature Center.

Administrator Simon indicated it will be for ADA bathrooms, but there is not a contract in place or a specified set of plans yet.

Trustee Pacheco echoed Trustee Lewis's comments on the Planning and Zoning report and is also anticipating a final policy on the short-term rentals.

Trustee Riccobene asked the Mayor regarding the CARES Act distribution and his comparison to Los Lunas.

Mayor Lopez responded that he used Los Lunas as a comparison as it is similar to the Village.

Trustee Riccobene also mentioned his concerns regarding short-term rentals and encouraged Ms. Justice to have that policy prepared.

8. FINANCIAL BUSINESS

A. DISCUSSION AND APPROVAL OF CASH REPORT-AUGUST 2020

Tammy Silva, CFO reported on the following:

The ending cash balance for August 31, 2020 was \$5,001,623.47 which is a decrease of \$96,788.73. Year to date deficiency of revenues over expenditures is \$176,657.30.

Unusual of Significant Items:

General Fund – Planning & Zoning –Professional Services Engineers– page 6, - \$23,393.90 in YTD column due to accrual of costs for Tescosa property back into FY2020.

General Fund – Police – Contract services – Public Safety – page 8, \$565.36, YTD amount is lower than current period due to accrual half the invoice back into FY2020.

General Fund – Capital Expenditures – Capital Roadways, Bridges & Culverts – page 12, \$64,425.40, for Pay App 22 to Bradbury Stamm, check #44404.

Capital Project Infrastructure – C3193310 – Capital Expenditures- Roadways – page 23, \$24,060.00, for Pay App 22 to Bradbury Stamm, check #44404.

Capital Project Buildings – 16-A2397 – State Grant – page 28, \$17,206.06, reimbursements from state for Agri-Nature grant. This is payment one of four we are waiting on.

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

MOVED: Trustee Rael moved to approve the August Cash Report

SECONDED: Trustee Pacheco

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 RESOLUTION NO. 2020-09-01;
BUDGET ADJUSTMENT REQUEST (BAR).

CFO Silva presented the Budget Adjustment Request and indicated that the BAR is for two large items that came up, one for the property clean up at Tescosa and the other is for the utilities at the Agri-Nature Center. The BAR is to increase the line item by those two amounts.

Mayor Lopez asked for a motion to approve Resolution No. 2020-09-01.

MOVED: Trustee Rael moved to approve Resolution 2020-09-01

SECONDED: Trustee Lewis

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

**** THIS ITEM WAS DEFERRED BY REQUEST OF THE APPLICANT ****

A. SDP 20-04 A REQUEST BY DOUG & VALERIE VELHAGEN FOR FINAL SITE DEVELOPMENT PLAN APPROVAL OF A RESIDENTIAL SITE DEVELOPMENT PLAN FOR A DEVELOPMENT IN THE C-1 ZONE IN THE FOURTH STREET CHARACTER AREA. THE PROPERTY IS LOCATED AT 320 ROEHL RD NW AND IS LEGALLY KNOWN AS LOT 1 VELHAGEN VALLEY ESTATES BEING A REPLAT OF TRACTS 165B1B1 & 165B2A2A MRGCD MAP NO. 27, SITUATE WITHIN PROJECTED SECTION 21, T. 11 N., R. 3 E., N.M.P.M. ELENA GALLEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO, AS FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON JULY 13, 2020. THE PROPERTY CONTAINS 0.5175 ACRES MORE OR LESS.

10. OLD BUSINESS

A. NONE

11. ANNOUNCEMENTS

A. NONE

12. NEW BUSINESS

A. DISCUSSION AND APPROVAL OF RESOLUTION NO. 2020-09-02; ADOPTING THE 2022-2026 INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN (ICIP) FOR THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE.

Administrator Simon presented the ICIP with the following projects listed: Fourth

Street Phase Two, Road Safety Enhancements, The Agri-Nature Center, Village Hall renovations for ADA compliance, and new Land acquisition.

Mayor Lopez asked for a motion to approve Resolution No. 2020-09-02.

MOVED: Trustee Lewis moved to approve Resolution No. 2020-09-02

SECONDED: Trustee Riccobene

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 RESOLUTION NO. 2020-09-03;
DISPOSITION OF OBSOLETE, WORN-OUT OR UNUSABLE TANGIBLE
PROPERTY.**

Clerk Sedillo-Molina provided an overview of the request along with an inventory list and pictures of equipment for disposition.

Mayor Lopez asked for a motion to approve Resolution No. 2020-09-03.

MOVED: Trustee Rael moved to approve Resolution No. 2020-09-03

SECONDED: Trustee Lewis

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

CARRIED: Motion Passed 4-0

C. DISCUSSION ONLY; VILLAGE CENTER UPDATES

Administrator Simon provided an update, is ensuring that the Village is protected. Hired a firm to help develop a term sheet that will go into the draft development agreement. Indicated that it will be provided to the Board next month.

Ms. Rinaldi added that the basis of the development agreement is a cost benefit analysis and a positive return on investment. Looking at the results of the economic analysis as part of the MOU.

Trustee Lewis asked how this will presented to the Board and be given to the Trustees ahead of time for ample time to review.

Ms. Rinaldi recommended when approval of the term sheet with Palindrome is completed, that it can then be shared in advance.

Attorney Winter suggested to present the project, what is being proposed, diagrams, and possibly have one on one meetings and have a complete package for the October meeting.

Trustee Rael asked to what degree could he participate in the discussion as he has recused himself from voting previously on this item.

Attorney Winter clarified that because he did recuse himself, he cannot participate in the conversation.

Trustee Riccobene commented that he would like to see the presentation and the agreement with plenty of time to contemplate and understand the consequences and potential pitfalls.

Trustee Pacheco asked Ms. Rinaldi who conducted the economic analysis?

Ms. Rinaldi indicated that a list was provided by Bernalillo County and was conducted by Applied Economics.

Trustee Lewis suggested that the Board of Trustees have a special meeting on this issue so there is enough time to digest it before it is presented at a Trustee meeting.

13. TRUSTEE INFORMAL DISCUSSION

Trustee Rael:

- Requested a status update on the steel structures on 4th Street, that was brought up by Mr. Keers in a previous meeting.
- Wanted to know if a political sign that was put up on 4th and Ranchitos is legal.

Trustee Lewis:

- Indicated that he listened to the Planning and Zoning Commission meeting and wanted to go on record by saying that “They did a very professional job, I thought Lyn Eby ran a very professional meeting. I thought the other Commissioners were involved and asked intelligent questions and gave a lot of thought to their comments and their votes. I just want to be on record that they did a very good job and should be commended”.

Trustee Pacheco:

- Congratulated Mayor Lopez on his appointment as a Director with the New Mexico Municipal League.
- Wants to make sure we stay on task with the priorities, especially the Master Plan, short-term rentals, Village Center and pursue new opportunities.
- Would like to wish everybody a healthy end of summer, beginning of fall and to continue to be diligent about COVID and take precautions to stay well.

Trustee Riccobene:

- Echoed Trustee Lewis's comment regarding the Planning and Zoning Commission.
- Indicated that Staff stay on task with the short-term rentals policy.

Mayor Lopez:

- Is in beginning of conversations with Attorney Winter regarding the Franchise taxes.
- Participates weekly in the Mayor's Caucuses regarding all pertinent issues that are going on around the state, stays informed and is alert if anything pops up that affects the Village, he will know about it.

14. ADJOURNMENT

The meeting was adjourned by Mayor Lopez at 8:37 p.m.

**Motion-Trustee Riccobene
Seconded-Trustee Rael**

PASSED AND APPROVED by the Board of Trustees of the Village of Los Ranchos de Albuquerque on this 14th day of October 2020.

{SEAL}


Danielle Sedillo-Molina, Village Clerk


Donald T. Lopez, Mayor