

**MINUTES
VILLAGE OF LOS LUNAS
THURSDAY, May 5, 2022**

The Board of Trustees of the Village of Los Lunas, County of Valencia, and State of New Mexico met virtually Thursday, May 5, 2022 in regular session at 6:00 PM. Roll call was taken and the following were present: Mayor Pro-Tem/Councilman Cruz Munoz, Councilman Christopher Ortiz, Councilman James Runyon and Councilman Gino Romero. Mayor Charles Griego was excused. Meeting was conducted in person and recorded through Webex.com.

Mayor:	Charles Griego, excused
Mayor Pro Tem:	Cruz Munoz
Council:	Gino Romero Christopher Ortiz James Runyon

Also present were Gregory D. Martin, Debra Sanchez,, and Luis Brown. In accordance with Ordinance 114A, the following agenda was prepared and circulated as required:

- 1. MOA FOR AFFORDABLE HOUSING PRE-DEVELOPMENT - ABQ ANGEL LLC / VILLAGE OF LOS LUNAS.**
- 2. REQUEST FOR DESTRUCTION OF OUTDATED RECORDS.**
- 3. EXECUTIVE SESSION:**
 - a) Hire Police Officer - Police Department.**
 - b) Discussion of the purchase, acquisition of disposal of real property by the public body.**
- 4. APPROVAL OF MINUTES:**
 - a) Minutes from April 21, 2022 Council Meeting.**
 - b) Minutes from March 26, 2022, Council Retreat.**
- 5. ADJOURNMENT.**

● **CALL MEETING TO ORDER.**

At 6:00 PM, Mayor Pro-Tem Munoz brought the meeting to order and welcomed the audience.

● **PLEDGE OF ALLEGIANCE.**

Mayor Pro-Tem Munoz asked Gabaldon to lead the Council and WebEx participants in the Pledge of Allegiance.

● **APPROVAL OF AGENDA.**

Mayor Pro-Tem Munoz announced that Item 3 – Executive Session would be moved to Item 1, Item 1 moved to Item 2, and Item 2 moved to Item 3. Mayor Pro-Tem Munoz asked for a motion from Council

APPROVAL: Motion to approve council agenda.
MOVED: Councilman Ortiz
SECONDED: Councilman Romero
CARRIED: Motion passed on a vote of 4 **(Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes; Councilman Runyon – yes) FOR AND 0 AGAINST.**

● **PUBLIC INPUT FORUM.**

Mayor Pro-Tem Munoz asked if there was anyone who wanted to speak to the Council who did not have an item on the agenda. Mr. Alvin Apodaca approached the podium – he wanted to bring to the attention of the Mayor Pro-Tem and Council about the condition of the irrigation ditch behind his home. He’s concerned about erosion and the ditch flooding his yard. He also wants his fence put back up that the conversancy tore down. Mayor Pro-Tem Munoz asked Mr. Apodaca to get in touch with Mr. Michael Jaramillo.

1. EXECUTIVE SESSION.

Mayor Pro-Tem Munoz announced that the Council would be going into executive session pursuant to NMSA 1978 Section 10-15-1(H), the following matters may be discussed in closed session: hiring of a Police Officer and discussion of the purchase, acquisition or disposal of real property by the public body.

APPROVAL: Motion to approve
MOVED: Councilman Ortiz
SECONDED: Councilman Romero
CARRIED: Motion passed on a vote of 4 **(Councilman Romero - yes; Councilman Ortiz – yes; Councilman Munoz – yes; Councilman Runyon – yes) FOR AND 0 AGAINST.** 6:13PM

At 7:10PM, Mayor Pro-Tem Munoz asked for a motion from Council indicating that they discussed: hiring of a Police Officer and discussion of the purchase, acquisition or disposal of real property by the public body.

APPROVAL: Motion to approve
MOVED: Councilman Runyon
SECONDED: Councilman Munoz
CARRIED: Motion passed on a vote of 4 **(Councilman Romero - yes; Councilman Ortiz - yes; Councilman Munoz - yes; Councilman Runyon - yes) FOR AND 0 AGAINST**

Regarding the hiring of a Police Officer – Mayor -Tem Munoz put up the name of Javier Rodriguez.

APPROVAL: Motion to approve
MOVED: Councilman Romero
SECONDED: Councilman Ortiz
CARRIED: Motion passed on a vote of 4 **(Councilman Romero - Councilman Ortiz - yes; Councilman Munoz - yes; Councilman Runyon - yes) FOR AND 0 AGAINST**

Regarding the discussion of the purchase, acquisition or disposal of real property by the public body – there was nothing to report out.

2. MOA FOR AFFORDABLE HOUSING PRE-DEVELOPMENT – ABQ ANGEL LLC / VILLAGE OF LOS LUNAS.

Ms. Erin Callahan presented item two. The Village of Los Lunas is seeking to enter into a MOA with ABQ Angel LLC, an affordable housing developer, to provide terms for the pre-development phase of an affordable housing project in order to allow the developer to apply for financing. Overview of efforts to date: TOD zoning to encourage multi-family development, Los Lunas/Valencia County affordable housing plan, metropolitan redevelopment area, approved Transportation Center master plan. Complications of site: road, water, sewer infrastructure needs to be connected through site. Large drainage pond poorly located for new development. Village has needs for drainage and other infrastructure beyond those of a new affordable housing development; staff input required for successful development. Council approved a budget for our Public Works Director, Michael Jaramillo, to build the road connection from Helen Circle to Los Lentos and establish the water/sewer infrastructure in that road. They have a qualified grantee, affordable housing developer, ABQ Angel LLC. ABQ Angel LLC formed to develop affordable housing with an experience team: CC Housing Inc., as non-profit partner to manage long term affordability; Dekker Parich Sabatini; Isaacson & Aftman; and HART Construction. Sheldon is still compiling other members of his team. Already verified as qualified grantee. Pursuing other fund sources besides highly competitive 9% low income housing tax credit. Open to collaborative process while Village work through infrastructure development in order to achieve best outcome for both parties. The MOA before Council tonight has been through the review of our legal counsel. Developer can't apply for funds without commitment that project can move forward if funds should be awarded. MOA intended to protect both parties' interests during pre-development phase. Mr. Sheldon Jordan gave a brief presentation of the project. The family portion will be about 120 units and the senior development will be about 48 units – 4-story building with elevator. Mayor Pro-Tem Munoz asked Council if they had any questions. Councilman Runyon commented, there's a lot of issues (District 4), things become stagnant but he believes that this would be a positive to the area. Erin mentioned that the Village counsel made a change to the MOA. Mayor Pro-Tem Munoz asked for a motion from Council.

APPROVAL: Motion to approve amended version of MOA.
MOVED: Councilman Runyon
SECONDED: Councilman Romero
CARRIED: Motion passed on a vote of 4 **(Councilman Romero - Councilman Ortiz - yes; Councilman Munoz - yes; Councilman Runyon - yes) FOR AND 0 AGAINST.**

3. REQUEST FOR DESTRUCTION OF OUTDATED RECORDS.

Ms. Cynthia Lovato presented item three. She is requesting permission to destroy outdated/obsolete records in accordance with State Statute Section 14-1-8 NMSA 1978. Mayor Pro-Tem Munoz asked if there were any questions – there were none. Mayor Pro-Tem Munoz asked for a decision from council.

APPROVAL: Motion to approve
MOVED: Councilman Romero
SECONDED: Councilman Ortiz
CARRIED: Motion passed on a vote of 4 **(Councilman Romero - Councilman Ortiz - yes; Councilman Munoz - yes; Councilman Runyon - yes) FOR AND 0 AGAINST**

4. MINUTES.

Mayor Pro-Tem Munoz asked if there were corrections to the council minutes of April 21, 2022 Council Meeting – there were none.

APPROVAL: Motion to approve
MOVED: Councilman Runyon
SECONDED: Councilman Romero
CARRIED: Motion passed on a vote of 4 **(Councilman Romero – Councilman Ortiz – yes; Councilman Munoz – yes; Councilman Runyon - yes) FOR AND 0 AGAINST**

Mayor Pro-Tem Munoz asked if there were corrections to the minutes of March 26, 2022 Council Workshop – there were none.

APPROVAL: Motion to approve
MOVED: Councilman Ortiz
SECONDED: Councilman Runyon
CARRIED: Motion passed on a vote of 4 **(Councilman Romero – Councilman Ortiz – yes; Councilman Munoz – yes; Councilman Runyon - yes) FOR AND 0 AGAINST**

5. ADJOURNMENT.

Council meeting adjourned at 7:49PM.

Gregory D. Martin, Village Administrator

Charles Griego, Mayor