

**MINUTES  
VILLAGE OF LOS LUNAS  
THURSDAY, SEPTEMBER 9, 2021**

The Board of Trustees of the Village of Los Lunas, County of Valencia, and State of New Mexico met virtually Thursday, September 9, 2021 in regular session at 6:00 PM. Roll call was taken and the following were present: Mayor Charles Griego, Councilman Cruz Munoz, and Councilman Gino Romero. Meeting was conducted in person and recorded through Webex.com.

<b>Mayor:</b>	Charles Griego
<b>Mayor Pro Tem:</b>	Christopher Ortiz
<b>Council:</b>	Gino Romero Phillip Jaramillo, excused Cruz Munoz

**Also present were** Gregory D. Martin, Debra Sanchez, Pauline Hernandez, Craig Donohoe, and Martin Callahan. In accordance with Ordinance 114A, the following agenda was prepared and circulated as required:

1. ***STREET ACCEPTANCE – ATHENE DRIVE NW.***
2. ***ORDINANCE 460 – AN ORDINANCE ANNEXING CERTAIN PARCELS OF LAND, IN SUBD: LAND OF LENNY BLACK TRACT: C 1.13 ACRES MAP 75 1988 REV; TRACT: 120B1 S: 29 T: 7N R: 2E 2.31 ACRES MAP 73; AND TRACT: 115D2A1B1 S: 29 T: 7N R: 2E 3.92 ACRES MAP 73, AND FURTHER DESCRIBED IN EXHIBIT A – 1601 SICHLER RD\_ANNEXATION\_PETITION\_EXHIBIT A.***
3. ***ORDINANCE 276-2021-5 – AN ORDINANCE PROVIDING FOR THE DESIGNATION OF ZONING OF A DESIGNATED AREA THAT IS PETITION ANNEXATION INTO THE MUNICIPALITY OF LOS LUNAS, COUNTY OF VALENCIA, STATE OF NEW MEXICO.***
4. ***FINAL PLAT APPROVAL FOR SUBD: LAS TERRAZAS AT FIESTA SUBDIVISION TRACT: LC-F-S: 16 T: 7N R:2E 26.71 ACRES PLAT M-480.***
5. ***VISTA MANZANO PRELIMINARY PLAT REPORT ON COUNCIL CONDITIONS.***
6. ***ANNUAL RECORDS DESTRUCTION – DWI PROGRAM.***
7. ***EXECUTIVE SESSION:*** a) **Hire Superintendent – Waste Water Treatment Plant Division / Public Works Department.**
8. ***APPROVAL OF MINUTES:*** a) **Minutes from August 26, 2021 Council Meeting.**
9. ***ADJOURNMENT.***

● **CALL MEETING TO ORDER.**

At 6:00 PM, Mayor Griego brought the meeting to order and welcomed the audience.

● **PLEDGE OF ALLEGIANCE.**

Mayor Griego asked Peter Fernandez to lead the Council and WebEx participants in the Pledge of Allegiance.

● **APPROVAL OF AGENDA.**

Mayor Griego asked if there were any changes to the agenda – there were none. Mayor Griego asked for a motion from Council.

**APPROVAL:** Motion to approve council agenda.

**MOVED:** Councilman Munoz

**SECONDED:** Councilman Ortiz

**CARRIED:** Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes) FOR AND 0 AGAINST.**

● **PUBLIC INPUT FORUM.**

Mayor Griego asked if there was anyone who wanted to speak to the Council regarding an item that was not on the agenda. Mr. Peter Fernandez approached the podium – he wanted to follow-up on the naming of the new bridge. The bridge would be named the Daniel D. Fernandez Veterans Memorial Bridge as approved by the New Mexico Highway Commission. Village of Los Lunas will not pay for any installation or maintenance cost and replacement cost due to vandalism. However, NMDOT wants to enter into a maintenance agreement with the Village. The plaque that has been approved to be installed is 11” high by 18” wide. Looking for guidance from the Council on how to proceed. Mayor Griego expressed that he has concerns – he has received comments from the public that it should be names Veterans Memorial Bridge – we are honoring all veterans not just one veteran. Mayor also expressed that he did not feel it was proper to close the bridge off for a dedication. Mayor mentioned that he would have a director work with Mr. Fernandez on a dedication.

1. ***STREET ACCEPTANCE – ATHENE DRIVE NW.***

Mayor Griego asked for a motion to remove item one from tabled status.

**APPROVAL:** Motion to remove from tabled status (*tabled at August 26, 2021 Council Meeting*).  
**MOVED:** Councilman Romero  
**SECONDED:** Councilman Ortiz  
**CARRIED:** Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes) FOR AND 0 AGAINST.**

Ms. Erin Callahan presented item one. This is a request for acceptance for Athene Drive for maintenance, to include the two parcels of land legally described as “Subd. Huning Ranch Business Park Tract: A5 5.48 ACRES” and “Subd: Huning Ranch Business Park Lot: 4 0.16 ACRES Plat M-498”. These lots were approved through a planning procedure previously. Athene Road has been improved to Village standards and recommended for final acceptance by Village engineer Molzen-Corbin. They have not yet been formally accepted for maintenance in our inventory. Because our engineers have approved, the applicant is asking for acceptance. Mayor Griego asked Council if they had any questions, there were none. Mayor Griego asked for a decision from Council.

**APPROVAL:** Motion to approve acceptance  
**MOVED:** Councilman Romero  
**SECONDED:** Councilman Ortiz  
**CARRIED:** Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes) FOR AND 0 AGAINST.**

***2. ORDINANCE 460 – AN ORDINANCE ANNEXING CERTAIN PARCELS OF LAND, IN SUBD: LAND OF LENNY BLACK TRACT: C 1.13 ACRES MAP 75 1988 REV; TRACT: 120B1 S: 29 T: 7N R: 2E 2.31 ACRES MAP 73; AND TRACT: 115D2A1B1 S: 29 T: 7N R: 2E 3.92 ACRES MAP 73, AND FURTHER DESCRIBED IN EXHIBIT A – 1601 SICHLER RD\_ANNEXATION\_PETITION\_EXHIBIT A.***

**APPROVAL:** Motion to recess and go into a public hearing  
**MOVED:** Councilman Ortiz  
**SECONDED:** Councilman Romero  
**CARRIED:** Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes) FOR AND 0 AGAINST.**

Mayor Griego asked for a motion from Council.

**APPROVAL:** Motion to remand back to Planning & Zoning  
**MOVED:** Councilman Romero  
**SECONDED:** Councilman Munoz  
**CARRIED:** Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes) FOR AND 0 AGAINST.**

***3. ORDINANCE 276-2021-5 – AN ORDINANCE PROVIDING FOR THE DESIGNATION OF ZONING OF A DESIGNATED AREA THAT IS PETITION ANNEXATION INTO THE MUNICIPALITY OF LOS LUNAS, COUNTY OF VALENCIA, STATE OF NEW MEXICO.***

Mayor Griego asked for a motion from Council.

**APPROVAL:** Motion to table  
**MOVED:** Councilman Romero  
**SECONDED:** Councilman Ortiz  
**CARRIED:** Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes) FOR AND 0 AGAINST.**

***4. FINAL PLAT APPROVAL FOR SUBD: LAS TERRAZAS AT FIESTA SUBDIVISION TRACT: LC-F-S:16 T: 7N R:2E 26.71 ACRES PLAT M-480.***

**APPROVAL:** Motion to recess and go into a public hearing  
**MOVED:** Councilman Romero  
**SECONDED:** Councilman Munoz  
**CARRIED:** Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes) FOR AND 0 AGAINST.**

Mayor Griego asked for a motion from Council.

**APPROVAL:** Motion to approve final plat  
**MOVED:** Councilman Romero  
**SECONDED:** Councilman Munoz  
**CARRIED:** Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes) FOR AND 0 AGAINST.**

## 5. VISTA MANZANO PRELIMINARY PLAT REPORT ON COUNCIL CONDITIONS.

Ms. Erin Callahan presented item five. On April 22, 2021, the Village of Los Lunas Council heard an appeal of a decision by the Planning and Zoning Commission to deny the approval of a preliminary plat for Vista Manzano at Sierra Vista. At that time, Village Council determined to approve the preliminary plat and provided 5 conditions pertaining to earthwork and remediation within the Buffer Area adjacent to Jubilee subdivision. As a part of these conditions, Sierra Vista Los Lunas LLC is required to come before Council on September 9 to provide a report on progress. Erin turned over the presentation to Mr. Pruitt. The construction of the buffer needs to be landscaped – received approval for a water meter; water service should be installed next week. It should take about three weeks to complete landscape. Mr. Pruitt presented photos to show landscape. Erin concurred with Mr. Pruitt. She attends the construction meetings every other week. Ms. Pia Louchitos commented about the amount of work that has been done. She wanted to know who would be maintaining the buffer until the HOA is established. Mr. Pruitt replied that the HOA has been created – contract will be transferred to the HOA to maintain. Mr. David Darling, he wanted to echo the comments by Ms. Louchitos, but he wanted commented on two tracks. He commented that he did not realize that E2 was different from tract 2 (which he is concerned about). Mr. Pruitt is not part of the track; it is part of the Sierra Vista subdivision. Mr. Darling is concerned about water ponding behind his house if there is significant rain. Mayor Griego thanked everyone for his or her input.  
*(Information purposes only)*

## 6. ANNUAL RECORDS DESTRUCTION – DWI PROGRAM.

Ms. Ginny Adame presented item six. In accordance with the Uniform Municipal Records Retention Schedule, the Village of Los Lunas Records Destruction Policy, and State Statute Section 14-1-8 NMSA 1978: Obsolete county records; notice of proposed destruction; preservation desired by state records administrator; delivery of documents, the Village of Los Lunas Valencia County Local DWI Program requests to destroy documents as outlined on the attached list. Mayor Griego asked Council if they had any questions – there was none. Mayor Griego asked for a motion from Council.

**APPROVAL:** Motion to approve  
**MOVED:** Councilman Ortiz  
**SECONDED:** Councilman Romero  
**CARRIED:** Motion passed on a vote of **3 (Councilman Romero - yes; Councilman Ortiz – yes; Councilman Munoz – yes) FOR AND 0 AGAINST.**

## 7. EXECUTIVE SESSION.

Mayor Griego 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: hire Superintendent – Waste Water Treatment Plant Division.

**APPROVAL:** Motion to approve  
**MOVED:** Councilman Romero  
**SECONDED:** Councilman Munoz  
**CARRIED:** Motion passed on a vote of **3 (Councilman Romero - yes; Councilman Ortiz – yes; Councilman Munoz – yes) FOR AND 0 AGAINST.** 6:30PM

At 6:57PM, Mayor Griego asked for a motion from Council indicating that they discussed the hire Superintendent – Waste Water Treatment Plant Division.

**APPROVAL:** Motion to approve  
**MOVED:** Councilman Romero  
**SECONDED:** Councilman Ortiz  
**CARRIED:** Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes) FOR AND 0 AGAINST.**

Regarding the hiring of a WWTP Superintendent, Mayor Griego announced that the position would go to Craig Byers.

**APPROVAL:** Motion to approve  
**MOVED:** Councilman Munoz  
**SECONDED:** Councilman Jaramillo  
**CARRIED:** Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes) FOR AND 0 AGAINST.**

## 8. MINUTES.

Mayor Griego asked if there were corrections to the council minutes of August 26, 2021 Council Meeting – there were none.

**MOTION:** Motion to approve.  
**MOVED:** Councilman Ortiz  
**SECONDED:** Councilman Munoz  
**CARRIED:** Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes) FOR AND 0 AGAINST.**

**9. ADJOURNMENT.**

Council meeting adjourned at 8:00PM.

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**Gregory D. Martin, Village Administrator**

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**Charles Griego, Mayor**

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**2. ORDINANCE 460 – AN ORDINANCE ANNEXING CERTAIN PARCELS OF LAND, IN SUBD: LAND OF LENNY BLACK TRACT: C 1.13 ACRES MAP 75 1988 REV; TRACT: 120B1 S: 29 T: 7N R: 2E 2.31 ACRES MAP 73; AND TRACT: 115D2A1B1 S: 29 T: 7N R: 2E 3.92 ACRES MAP 73, AND FURTHER DESCRIBED IN EXHIBIT A – 1601 SICHLER RD\_ANNEXATION\_PETITION\_EXHIBIT A.**

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Ms. Erin Callahan presented item two. This item and the following item are related – she would like to present them both together. This request is annex property at 1601 Sichler Road. Subd: LAND OF LENNY BLACK Tract: C 1.13 ACRES MAP 75 1988 REV; Tract: 120B1 S: 29 T: 7N R: 2E 2.31 ACRES MAP 73; AND Tract: 115D2A1B1 S: 29 T: 7N R: 2E 3.92 ACRES MAP 73, AND FURTHER DESCRIBED IN EXHIBIT A – 1601 SICHLER RD\_ANNEXATION\_PETITION\_EXHIBIT A. RANDOLPH AND ROSALIE VAN OTTEN have applied for a zone designation of A-R and R-R for the above referenced property for the purpose of allowing a residential subdivision. This request is not only for the annexation but for the annexation of AR and RR for a developed residential parcel and a proposed residential sub-division. Applicant believes that the sub-division regulations within Valencia County are too restrictive and they require a lot size minimum that is quite large. This is in Council District 3 – this is in the FEMA Flood Zone. Item was published in the Valencia News Bulletin on July 29, 2021 and also mailed to property owners in a one hundred foot buffer. There is not a future land use for that area – do not have a contiguous road network. (Erin displayed maps). Various staff members voiced concerns about the area not being contiguous with the Village boundary. Planning & Zoning Commission did recommend to the Council that this annexation be denied. Mayor Griego asked Council if they had any questions – Councilman Ortiz mentioned that his questions were answered. Councilman Munoz asked about the Village’s master plan. Erin replied that the Village does not actively maintain a future master plan/annexation plan that shows areas that we want to annex. Mayor Griego asked if the audience had any comments – there were none. The Van Otten’s were not available for comment. Mayor Griego asked for a motion to close the public hearing and reconvene as a Council.

**APPROVAL:** Motion to approve.  
**MOVED:** Councilman Ortiz  
**SECONDED:** Councilman Romero  
**CARRIED:** Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes) FOR AND 0 AGAINST.**

**4. FINAL PLAT APPROVAL FOR SUBD: LAS TERRAZAS AT FIESTA SUBDIVISION TRACT: LC-F-S:16 T: 7N R:2E 26.71 ACRES PLAT M-480.**

Ms. Erin Callahan presented item four. Development Managing Consultants, acting agent for Sivage Community Development LLC, has requested final plat approval for Subd: Las Terrazas at Fiesta Subdivision Tract: LC-F S: 16 T: 7N R: 2E 26.71 Acres Plat M-480 for Phase 1 of the proposed subdivision Tesoro in the Fiesta Area Plan. The property is located north of Main St NW and east of Los Cerritos Rd NW. This item is being submitted with a financial guarantee. The infrastructure is being constructed, it is 50% complete. There has been a performance bond submitted through the Community Development Department. Once the infrastructure/roads are complete, it will come before Council for acceptance for maintenance. This subdivision is in Council District 2 – not in the FEMA Flood area. Staff published in the Valencia County News Bulletin and have received no comments back from the surrounding homeowners. Community Development recommends approval for final plat. Mayor Griego asked Council if they had questions – there were none. Mayor asked audience if they had any comments – there was none. Mayor Griego asked Council to close public hearing and go back to Council for a decision.

**APPROVAL:** Motion to approve  
**MOVED:** Councilman Romero  
**SECONDED:** Councilman Munoz  
**CARRIED:** Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes) FOR AND 0 AGAINST.**