

**MINUTES
VILLAGE OF LOS LUNAS
THURSDAY, SEPTEMBER 22, 2022**

The Board of Trustees of the Village of Los Lunas, County of Valencia, and State of New Mexico met virtually Thursday, September 22, 2022 in regular session at 6:00 PM. Roll call was taken and the following were present: Mayor Charles Griego, Councilman Cruz Munoz, Councilman Christopher Ortiz, Councilman Gino Romero, and Councilman James Runyon. Meeting was conducted in person and recorded through Webex.com.

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

Also present were Jason Duran, Debra Sanchez, Luis Brown, Erin Callahan, and Craig Donahoe. In accordance with Ordinance 114A, the following agenda was prepared and circulated as required:

1. **FINAL PLAT APPROVAL FOR CERRO VISTA AT SIERRA VISTA.**
2. **CERRO VISTA AT SIERRA VISTA INFRASTRUCTURE ACCEPTANCE.**
3. **ORDINANCE NO. 276-2022-02: AN ORDINANCE PERMITTING A ONE CHANGE OF A DESIGNATED AREA WITHIN THE MUNICIPALITY OF LOS LUNAS, COUNTY OF VALENCIA, STATE OF NEW MEXICO.**
4. **RESOLUTION 22-21 – 2022 OVERTIME CONTRACT.**
5. **EXECUTIVE SESSION:**
 - a) **Hire FT Recreation Aide – Recreation Division / Parks and Recreation Department.**
 - b) **Hire 2-FT Uncertified Police Officers – Police Department.**
 - c) **Hire 1-FT – Certified Police Officer – Police Department.**
 - d) **Reclassification of 2 Police Officers.**
6. **APPROVAL OF MINUTES:**
 - a) **Minutes from September 8, 2022 Council Meeting.**
7. **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 Jim Rickey to lead the Council and WebEx participants in the Pledge of Allegiance.

● **APPROVAL OF AGENDA.**

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

APPROVAL: Motion to approve the council agenda.

MOVED: Councilman Ortiz

SECONDED: Councilman Munoz

CARRIED: Motion passed on a vote of 4 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman James Runyon – yes; Councilman Munoz – yes) FOR AND 0 AGAINST.

● **PUBLIC INPUT FORUM.**

Mayor Griego asked the audience if there was anyone who wanted to speak to the Council that did not have an item on the agenda – Ms. Hortencia Torres approached the podium. She wanted to thank the Mayor/Council for all their years of support and to the community. She wanted to talk to them about the Village purchasing the Luna Mansion (historical site). The Mayor thanked Ms. Torres for her comment.

1. **FINAL PLAT APPROVAL FOR CERRO VISTA AT SIERRA VISTA.**

Mayor Griego asked for a motion to recess as Council and go into a Public Hearing.

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 Runyon – yes; Councilman Munoz – yes) FOR AND 0 AGAINST. Adjourn 6:05PM

Mayor Griego asked for a motion from council.

APPROVAL: Motion to approve final plat with the following conditions: wind proof barrier, assurance new area will be single story residence.
MOVED: Councilman Runyon
SECONDED: Councilman Munoz
CARRIED: Motion passed on a vote of 4 (Councilman Romero - yes; Councilman Ortiz - yes; Councilman Runyon - yes; Councilman Munoz - yes) FOR AND 0 AGAINST. Minutes on last page.

2. CERRO VISTA AT SIERRA VISTA INFRASTRUCTURE ACCEPTANCE.

Mayor Griego asked for a motion from council.

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

3. ORDINANCE NO. 276-2022-02: AN ORDINANCE PERMITTING A ONE CHANGE OF A DESIGNATED AREA WITHIN THE MUNICIPALITY OF LOS LUNAS, COUNTY OF VALENCIA, STATE OF NEW MEXICO.

Mayor Griego asked open in a public hearing

APPROVAL: Motion to approve
MOVED: Councilman Ortiz
SECONDED: Councilman Runyon
CARRIED: Motion passed on a vote of 4 (Councilman Romero - yes; Councilman Ortiz - yes; Councilman Runyon - yes; Councilman Munoz - yes) FOR AND 0 AGAINST. Adjourned at 7:02PM

Mayor Griego asked Council for a recommendation for ordinance 276-2022-02.

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 Runyon - yes; Councilman Munoz - yes) FOR AND 0 AGAINST. Minutes on last page

4. RESOLUTION 22-21 - 2022 OVERTIME CONTRACT.

Police Chief Frank Lucero presented item four. This resolution is requesting an increase in the Police Department overtime rate from \$40.00 to \$50.00/hr. Overtime rate is charged to business/organizations this wish to hire Police Officers for security at their establishments/events. Mayor Griego asked Council if they had any comments – there were none. Mayor Griego asked for a recommendation from Council.

APPROVAL: Motion to approve resolution 22-21
MOVED: Councilman Romero
SECONDED: Councilman Munoz
CARRIED: Motion passed on a vote of 4 (Councilman Romero - yes; Councilman Ortiz - yes; Councilman Runyon - yes; Councilman Munoz - yes) FOR AND 0 AGAINST.

5. 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 FT Recreation Aide; hire 2-FT Uncertified Police Officers; hire 1-FT Certified Police Officer; and reclassification of two Police Officers.

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 Runyon - yes; Councilman Munoz - yes;) FOR AND 0 AGAINST. 7:14PM

At 7:58PM, Mayor Griego asked for a motion from Council indicating that they discussed: hire FT Recreation Aide; hire 2-FT Uncertified Police Officers; hire 1-FT Certified Police Officer; and reclassification of two Police Officers.

Regarding the PT Library Technician, Mayor Griego put up the name of John Gabaldon.

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

Regarding the 2-FT Uncertified Police Officers, Mayor Griego put up the following names:

Jordan Gonzales

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

Candelario Ruiz

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 Runyon – yes; Councilman Munoz – yes;) FOR AND 0 AGAINST.**

Regarding the FT Certified Police Officer, Mayor Griego put up the following name: Bryce Houston.

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

6. MINUTES.

Mayor Griego asked if there were corrections to the council minutes of September 8, 2022 Council Meeting – there were none.

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 Runyon – yes; Councilman Munoz – yes) FOR AND 0 AGAINST.**

7. ADJOURNMENT.

Council meeting adjourned at 8:00PM.

Gregory D. Martin, Village Administrator

Mayor Griego

**MINUTES
VILLAGE OF LOS LUNAS
THURSDAY, SEPTEMBER 8, 2022**

1. FINAL PLAT APPROVAL FOR CERRO VISTA AT SIERRA VISTA. and 2. CERRO VISTA AT SIERRA VISTA INFRASTRUCTURE ACCEPTANCE.

Ms. Erin Callahan presented item one. Mayor Griego announced that they will take testimony for items one and two at the same time but will have separate actions for each item. The applicant is Isaacson & Arfman, Inc., acting agent for Double M Properties Inc. – proposed residential subdivision. Application date was June 17, 2022 for this final plat. The request is to create 40 single-family lots, 6 HOA tracts, and public rights of way and easements required to service the subdivision. This plat received preliminary plat approval in 2021 and the proposed use is single family residential. This is in Council District 1 / Councilman Chris Ortiz, current zoning S-U. Item was published in the Valencia County News Bulletin on July 7, 2022. Certified mail went out to adjacent property owners. The Development Review Committee has received 0 calls or letters in favor and 0 calls and 5 letters in opposition of the request. Staff met in a Development Review Committee on July 21, 2022 in regards to the application. Staff did not have any concerns with the application as submitted. The applicant has requested to table the item twice due to construction delays with the public infrastructure. This item was not submitted with a financial guarantee.

The second item on the agenda is the public infrastructure for acceptance. The infrastructure that is being recommended for acceptance includes all the Village owned public infrastructure within the public rights-of-way. In addition, this also includes the acceptance of a portion of Abby Street SW that extends from Emily SW east to Manzano Street SW. Staff and engineers are available for questions. Mr. Justin Simonson with Isaacson & Arfman, Inc. acting agent for Double M Properties, Inc., approached the podium. Mr. Simonson gave a brief overview. Erin Callahan went over the conditions – they have been met. Mayor Griego asked about the landscaping – that is going to be a HOA responsibility. Ms. Melenia Boyd with Molzen-Corbin & Associates gave her brief presentation. She mentioned that they noticed some items were not complete so a punch list was created. She went back out on September 9th and they had been completed. Mayor Griego asked if there was anyone else who wanted to speak in favor of the project – there were none. Mayor Griego asked if there was anyone who wanted to speak against the project. Ms. Pia Loudous approached the podium – she wanted to read a statement for a Mr. David Shore who recently passed away. His concern was about a barrier wall that was erected behind his home. Mr. David Darling stated that there were significant items to be addressed. He went through his list. Mayor Griego asked Council if they had any questions – there were none. Melania addressed the issues that Mr. Darling had cited in his earlier comments. Mayor Griego asked if there was anyone else who wanted to speak – Mr. Darling made several other comments.

Mayor Griego asked for a motion to close public hearing and resume as a council.

APPROVAL: Motion to approve
MOVED: Councilman Romero
SECONDED: Councilman Runyon
CARRIED: Motion passed on a vote of 4 (Councilman Romero - yes; Councilman Ortiz - yes; Councilman Runyon - yes; Councilman Munoz - yes) FOR AND 0 AGAINST. Adjourned – 6:41PM

Mayor Griego asked Council if they had any other questions – Councilman Ortiz asked if the drainage pond was part of this tract. Erin responded, that it is located quite a bit north of this tract – its located by tract D. Melenia stated that upon review of pond, she noticed that rip-rap was missing but added more rip-rap at the outfall. Councilman Ortiz asked if it was functional – Melina replied that it is fully functional now. Councilman Runyon inquired about the vegetation. Melina replied that the hydroseeding happened very recently and that is why there is minimal vegetation. Mayor Griego wanted to ask (building height) Village Attorney, Larry, if they, as a Council, recommend the building height. Larry replied, would have to look at zoning code. Erin approached the podium – applicants asked to come up and give testimony.

Mayor asked to re-open in a public hearing to hear testimony.

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 Runyon - yes; Councilman Munoz - yes) FOR AND 0 AGAINST. 6:48PM

Mr. Pruitt approached the podium – he addressed the issue of the single story. Restricted the entire area to single story. Mr. Simonson approached the podium – working with Molzen-Corbin to lower the grade on tract E. As you go to the south, the elevation gains. Between each Jubilee house there is a significant grade change going up. Pia approached the podium – she lives in Jubilee, she said standing in her yard the lowest part is at 5ft. She further explained that the rocks that were added to the top of the soil – it is now only 3ft. from the top of her wall. The concern is now security. There is now pressure against those retaining walls.

Mayor asked to close the public hearing and reconvene in Council for consideration of item.

APPROVAL: Motion to approve
MOVED: Councilman Romero
SECONDED: Councilman Runyon
CARRIED: Motion passed on a vote of 4 (Councilman Romero - yes; Councilman Ortiz - yes; Councilman Runyon - yes; Councilman Munoz - yes) FOR AND 0 AGAINST. 6:53PM

3.ORDINANCE NO. 276-2022-02: AN ORDINANCE PERMITTING A ONE CHANGE OF A DESIGNATED AREA WITHIN THE MUNICIPALITY OF LOS LUNAS, COUNTY OF VALENCIA, STATAE OF NEW MEXICO.

Ms. Erin Callahan presented item three. This is a zone change for Grove Apartments. Requesting a zone change from S-U to TOD-MU. The request is to support the development of affordable multi-family housing in keeping with the goals of the Affordable Housing Plan and the Transportation Center Master Plan. Proposed use is for single family residential. Applicant is Community Development and property owner is the Village of Los Lunas. The application date was August 8, 2022 and the application type is for a zone change. Item was heard at the Planning and Zoning Commission Meeting on September 7, 2022 and was recommended for approval. There is a proposed development at this time. Council previously approve MOA, in May of 2022, for a developer named ABQ Angel, LLC to pursue the design and financing for this project. This is in Council District 4 - Councilman James Runyon. Publication was made in the Valencia County News Bulletin on August 8, 2022. The Development Review Committee has received 0 calls or letter in favor and 1 call and 0 letters in opposition of the request. Erin gave a brief presentation on the Comprehensive Plan. Mayor Griego asked Council if they had any questions - there were none. Mayor Griego asked the audience if there was anyone from the public who wanted to speak for or against the proposed zone change - there were none.

Mayor Griego asked for a motion to close public hearing and resume as a council.

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 Runyon - yes; Councilman Munoz - yes) FOR AND 0 AGAINST. Adjourned - 7:11PM