

**MINUTES
VILLAGE OF LOS LUNAS
THURSDAY, FEBRUARY 6, 2020**

The Board of Trustees of the Village of Los Lunas, County of Valencia, and State of New Mexico met Thursday, February 6, 2020 in regular session at 6:00 PM at the Council Chambers. Roll call was taken and the following were present: Charles Griego, Christopher Ortiz, Cruz Munoz, Phillip Jaramillo, and Gino Romero.

Mayor:	Charles Griego
Mayor Pro Tem:	Christopher Ortiz
Council:	Gino Romero Phillip Jaramillo Cruz Munoz

Also present were: Gregory Martin, Debra Sanchez, Sue Small, Jan Micalette, Regina Chavez, Jim Rickey, Sandy Schauer, Mary Ann Gallegos, Marcus Gallegos, Larry Padilla, Steven Saavedra, Marie Sedillo, Vickie Otero, Duane, and Kayla Laywell.

In accordance with Ordinance 114A, the following agenda was prepared and circulated as required:

- **CALL MEETING TO ORDER.**
- **PLEDGE OF ALLEGIANCE.**
- **APPROVAL OF AGENDA.**
- **PUBLIC INPUT FORUM.**

- 1. RESOLUTION 20-02 – SERVING ALCOHOLIC BEVERAGES AT WONDER WOMEN OF THE RIO ABAJO: 100 YEARS OF WOMENT'S RIGHTS CELEBRATION OPENING RECEPTION.**
- 2. ESTABLISHMENT OF LODGER'S TAX BOARD AND APPOINTMENT OF BOARD MEMBERS.**
- 3. MINOR SUBDIVISION – 906 JUAN PEREA RD. SE.**
- 4. SCHOOL OF DREAMS EDUCATIONAL FOUNDATION LEASE PURCHASE AGREEMENT.**
- 5. TRANSPORTATION CENTER MASTER PLAN DEVELOPMENT RFP.**
- 6. APPROVAL OF MINUTES:**
 - a) Minutes from January 23, 2020 Council Meeting.**
 - b) Minutes from January 16, 2020, Employee Engagement Overview Workshop.**
- 7. ADJOURNMENT.**

- **CALL MEETING TO ORDER.**

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

- **PLEDGE OF ALLEGIANCE.**

Mayor Griego asked Larry Guggino to lead the Council and audience in the Pledge of Allegiance.

- **APPROVAL OF AGENDA.**

Mayor Griego then asked if there were any changes or corrections to the council agenda – there were none. Mayor Griego asked for a motion.

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 Jaramillo – yes) FOR AND 0 AGAINST.**

- **PUBLIC INPUT FORUM.**

Mayor Griego asked if there was anyone in the audience who wanted to speak to the Council that did not have an item on the agenda. Mayor Griego presented Mr. Larry Padilla with proclamation. Mr. Steven Saavedra approached the podium – he recently started a business, “Goats on the River,” to help open spaces. He would like to work with the Village to clear out non-native plants, clean up unwanted vegetation. The conservancy will collaborate with the Village to support this project. Ms. Sue Small approached the podium – Valencia Soil and Conservation has been working with local schools to bring science and education to their programs.

1. RESOLUTION 20-02 – SERVING ALCOHOLIC BEVERAGES AT WONDER WOMEN OF THE RIO ABAJO: 100 YEARS OF WOMEN'S RIGHTS CELEBRATION OPENING RECEPTION.

Ms. Jan Micaletti presented item 1. In partnership with the Luna Mansion Restaurant, the Library Department requests permission for Luna Mansion Restaurant to sell alcoholic beverages during the opening reception for the Wonder Woman of the Rio Abajo: 100 Years of Women's Rights celebration exhibit at the Museum of Heritage & Arts on Saturday, March 7, 2020. Mayor Griego asked Council if they had any comments – there were none. Mayor asked for a motion from Council.

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

2. ESTABLISHMENT OF LODGER'S TAX BOARD AND APPOINTMENT OF BOARD MEMBERS.

Ms. Erin Callahan presented item 2. To satisfy the requirements of Los Lunas Municipal code chapter 13.12 – Lodgers' Tax. The code requires that we have a five member board which serves as an advisory board appointed by the Mayor. They advise and makes recommendations on the administration of the money that we collect through our lodger's tax. The five members to be appointed to serve on this board: Kruti Patel, owners of Western Skies Inn and Suites; Bill Baca, owner of Cottonwood RV Park; Pete Torres, owner of Teofilos Restaurant; Skye Devore, co-owner of Tractor Brewing; and Peter Sanchez, owner of Spot on Nutrition. Mayor Griego asked that Council recess from regular session and reconvene in a public hearing. Mayor Griego asked for a motion from Council.

APPROVAL: Motion to approve recommendations as presented by Erin
MOVED: Councilman Romero
SECONDED: Councilman Cruz
CARRIED: Motion passed on a vote of **4 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes; Councilman Jaramillo – yes) FOR AND 0 AGAINST.**

3. MINOR SUBDIVISION – 906 JUAN PEREA RD. SE.

Mayor Griego asked that Council recess from regular session and reconvene in a public hearing. 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 **4 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes; Councilman Jaramillo – yes) FOR AND 0 AGAINST.** 6:13PM (Minutes on last page).

Mayor Griego asked for a motion from council.

APPROVAL: Motion to approve plat and vacate public areas.
MOVED: Councilman Jaramillo
SECONDED: Councilman Cruz
CARRIED: Motion passed on a vote of **4 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes; Councilman Jaramillo – yes) FOR AND 0 AGAINST.**

4. SCHOOL OF DREAMS EDUCATIONAL FOUNDATION LEASE PURCHASE AGREEMENT.

Ms. Erin Callahan presented item 4. This item is the approval of the lease purchase agreement for the School of Dreams Educational Foundation for parcel 1. There are a couple of items that are pending before this lease purchase agreement could be finalized – one is the completion and recording of this plat so that there is a parcel 1, and the second is that this is subject to DFA approval. Erin and Larry Guggino will be working to gather the items needed by DFA. Mr. Guggino informed that the lease purchase agreement would be under School of Dreams Educational Foundation, which is their non-profit arm. School of Dreams is a charter school and cannot obtain bonds to pay this off. SODA will purchase for \$3 million dollars including all of the Village's expenditures. SODA will have twenty years to be able to exercise an option and then thirty years to complete the purchase. Bonds are due in ten years for the Village and hoping that SODA will come in, buy bonds before that time, and take over. Lease purchase agreements allows them to develop the property and provide the Village with plans how they will improve the property – the Village has the ability to approve or disapprove of plans. Property has to be used for the designated use for the metropolitan development code adopted by the Village. Mayor Griego asked Council if they had any questions. Councilman Munoz questioned the interest rate schedule – year 2023, it drops down to 2% - starts at 3% and then drops to 2% and then back to 3%. Mr. Guggino explained that he was not sure that he would have to check with Rebekah. Councilman Munoz asked if the lease payments were current. Mr. Guggino said that last payment made was October 2019 – these are quarterly payments. It appears the

Payment schedule is incorrect. Council asked that the schedule be corrected. Lease purchase agreement specifies that all improvements belong to the Village. There are provisions, if SODA did obtain a mortgage the lease would not be subordinate to the mortgage, but whomever is the lender would have the option to buy out the lease but they would still be required to operate it with the Metropolitan Redevelopment Plan that was adopted by the Village. They could use it for non-educational purposes if they went in to low income housing. Mayor Griego asked that it be called multi-family housing; he did not like the term low-income housing. Erin commented that it was affordable housing. The plan does call for multi-family housing, different densities in the sight plan. Mayor Griego replied as long as we are not adopting the MFA requirements for low-income. Approve mayor Griego also mentioned that any action would have a condition that the amortization schedule to show property and subject to local DFA approval. Mayor Griego asked for a recommendation from council regarding the lease purchase agreement with the School of Dreams Educational Foundation.

APPROVAL: Motion to approve lease purchase agreement with approval from DFA and the correction to the amortization schedule.
MOVED: Councilman Ortiz
SECONDED: Councilman Romero
CARRIED: Motion passed on a vote of **4 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes; Councilman Jaramillo – yes) FOR AND 0 AGAINST.**

5. TRANSPORTATION CENTER MASTER PLAN DEVELOPMENT RFP.

Ms. Erin Callahan presented item 5. There has been a number of plans approved in this area. The goal of all of these plans is to put us in a position to develop these vacant properties in a way that is consistent with our planning efforts. This information is being brought to Council and the public for information – we will be releasing a request for proposals for development on the 10 vacant acres of land that is to the east of the Transportation Center. We are considering affordable housing and market rate/multi-family housing; the goal is a 50/50 mix. The income level goal is per for the affordable housing plan – a target of 60 percent of area in Valencia County. Projected for about 45 units and another 45 units of market rate multi-family housing. In addition, some mixed use commercial/residential development. The Mortgage Finance Authority has approved it. The Village has a list of developers who are interested and we anticipate some interesting responses. The community will be involved with any site plan that is approved. The RFP will be released next Thursday, February 13, 2020. It will be advertised in the Valencia County News Bulletin and the Albuquerque Journal and will remain open until March 24, 2020. We will have a review committee of Village staff who will review the RFP's and plan to bring the item to Council on April 9, 2020.

6. MINUTES.

Mayor Griego asked if there were corrections to the council minutes of January 23, 2020 – there was none.

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

Mayor Griego asked if there were corrections to the workshop minutes of January 16, 2020 – there was none.

MOTION: 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 Jaramillo – yes) FOR AND 0 AGAINST.**

7. ADJOURNMENT.

Council meeting adjourned at 7:00PM.

Gregory D. Martin, Village Administrator

Charles Griego, Mayor

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3. MINOR SUBDIVISION – 906 JUAN PEREA RD. SE.

Ms. Erin Callahan presented item 3. This is the School of Dreams Education Foundation lot split and right of way vacation. This is a application type of a minor subdivision – typically of the lot split of the scale, we don't need to come before a public hearing, this is just an administrative approval. There is a significant amount of right of way on this parcel. In order to vacate they are coming through council. The location is 906 Juan Perea Rd. SE – the legal description is subd: Village Plaza lot: all block: A thru E 22.96 acres maps 73 & 75 TRS 3B, 3A, 3E1, 3E2, 3E3, 3E4C 1993 and in Council District 3. The request is to authorize and lot split to carve this parcel, which is approximately 20.5 acres in to a one-10 acre parcel and the remaining approximately 10.5 acre parcel. For the School of Dreams to enter into a lease purchase agreement for the 10-acre parcel. Notice was mailed out to all property owners on January 16, 2016 and published in the Valencia County News Bulletin on January 16th. No phone calls or letters of opposition were received. The first step in this agreement is to create that 10-acre parcel. The Community Development does recommend for approval. Councilman Romero asked about the remaining 10.5 acres - is this property going to be designated later. Erin responded that right now this parcel is zoned SU for use of mobile home park. The zoning needs to be cleaned up for future development. The property is still Village owned, so the south 10.5 acres would remain Village owned, we do not have a development for it yet. It does fall within the boundary of the Transportation Master Plan, which calls for a scope of uses to include multi-family/medium density/residential – there is a number of uses that are addressed in that plan. Mayor Griego asked the audience if there was any one who wanted to comment – there were none. Mayor Griego asked for a motion to closed public hearing and reconvene as a council to make a decision on this item.

APPROVAL: Motion to approve
MOVED: Councilman Jaramillo
SECONDED: Councilman Cruz
CARRIED: Motion passed on a vote of **4 (Councilman Romero –yes; Councilman Ortiz – yes; Councilman Munoz – yes; Councilman Jaramillo – yes) FOR AND 0 AGAINST.** Closed 6:20PM.