

**MINUTES
VILLAGE OF LOS LUNAS
THURSDAY, MAY 14, 2020**

The Board of Trustees of the Village of Los Lunas, County of Valencia, and State of New Mexico met Thursday, May 14, 2020 in regular session at 6:00 PM at the Council Chambers. Roll call was taken and the following were present: Mayor Pro Tem Christopher Ortiz, Councilmen Cruz Munoz, Phillip Jaramillo, and Gino Romero. Meeting was conducted and recorded through Webex.com.

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

Also present were: Gregory D. Martin and Martin Callahan.

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 20-12 – UNITED STATES DEPARTMENT OF JUSTICE CORONAVIRUS EMERGENCY SUPPLEMENTAL FUNDING (CESF) PROGRAM FY 2020.**
- 2. RESOLUTION 20-15 – UNITED STATES DEPARTMENT OF JUSTICE – PATRICK LEAHY BULLETPROOF VEST PARTNERSHIP (BVP) GRANT.**
- 3. DESTRUCTION OF OBSOLETE FINANCIAL RECORDS.**
- 4. RESOLUTION 20-11 – APPROVE THE APPLICATION AND PETITION OF SIVAGE COMMUNITY DEVELOPMENT, LLC FOR FORMATION OF THE FIESTA PUBLIC IMPROVEMENT DISTRICT (PID) AND APPROVING RELATED DOCUMENT AND AGREEMENTS, INCLUDING A PID INFRASTRUCTURE DEVELOPMENT AND ACQUISITION AGREEMENT.**
- 5. RESOLUTION 20-16 – A RESOLUTION OF THE VILLAGE OF LOS LUNAS TO SUPPORT THE AFFORDABLE HOUSING PROGRAM APPLICATION BY CHELSEA INVESTMENT CORPORATION FOR THE RENOVATION AND PRESERVATION OF THE ENCANTADA APARTMENTS AND DECLARING THAT THE PROJECT SUPPORTS THE VILLAGE’S COMMUNITY REVITALIZATION EFFORTS.**
- 6. EXECUTIVE SESSION:**
 - a) Hire FT Facility Technician II – Facility Maintenance Division / Parks and Recreation Department.**
 - b) Hire multiple Community Development youth participants.**
- 7. APPROVAL OF MINUTES:**
 - a) Minutes from April 23, 2020 Council Meeting.**
- 8. ADJOURNMENT.**

- **CALL MEETING TO ORDER.**

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

- **PLEDGE OF ALLEGIANCE.**

Mayor Pro Tem Ortiz asked Rebekah to lead the Council and audience in the Pledge of Allegiance. Announced that Mayor Charles Griego will be absent from council meeting.

- **APPROVAL OF AGENDA.**

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

APPROVAL: Motion to approve amended council agenda.

MOVED: Councilman Romero

SECONDED: Councilman Munoz

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

Mayor Pro Tem Ortiz asked for a Public Input Forum (unofficial announcement). Fire Chief John Gabaldon wanted to announce that he has been working with the Los Lunas Schools to come up with some type of ceremony for the 2020 graduates. There will be no in person ceremony or parade in the Village of Los Lunas at this time. As things ease up, hopefully, will have something for graduates/seniors.

1. RESOLUTION 20-12 – UNITED STATES DEPARTMENT OF JUSTICE CORONAVIRUS EMERGENCY SUPPLEMENTAL FUNDING (CESF) PROGRAM FY 2020.

Police Chief Naithan Gurule presented item one. Requesting permission to apply for grant for \$37,935.00. If awarded, the funds would be used to purchase equipment, computers, cameras, and docking stations. Mayor Pro Tem Ortiz asked if there were any comments – there were none. Mayor Pro Tem Ortiz asked for a motion from Council.

APPROVAL: Motion to approve resolution 20-12.
MOVED: Councilman Jaramillo
SECONDED: Councilman Munoz
CARRIED: Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Munoz – yes; Councilman Jaramillo – yes) FOR AND 0 AGAINST.**

2. RESOLUTION 20-15 – UNITED STATES DEPARTMENT OF JUSTICE – PATRICK LEAHY BULLETPROOF VEST PARTNERSHIP (BVP) GRANT.

Police Chief Naithan Gurule presented item two. We apply for this grant every year and for some reason it is a two-year grant now. If funds are awarded (\$8,043.00), we will use the funds to purchase bulletproof vests for new hires or replace existing vests. The program provides up to 50 percent matching funds for agencies looking to purchase body armor for their officers. Mayor Pro Tem Ortiz asked if there were any questions – Councilman Romero asked of vests need are rotated. Chief Gurule replied they have to replace vests every five years. Mayor Pro Tem Ortiz asked for a motion from Council.

APPROVAL: Motion to approve resolution 20-15.
MOVED: Councilman Romero
SECONDED: Councilman Munoz
CARRIED: Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Munoz – yes; Councilman Jaramillo – yes) FOR AND 0 AGAINST**

3. DESTRUCTION OF OBSOLETE FINANCIAL RECORDS.

Ms. Rebekah Klein presented item three. Requesting Council approval to destroy outdated financial records (bank statements, deposits, financial records, check copies, credit card receipts). Councilman Jaramillo asked if she was following the State Statute – she replied that she was. Mayor Pro Tem asked for motion from Council.

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

4. RESOLUTION 20-11 – APPROVING THE APPLICATION AND PETITION OF SIVAGE COMMUNITY DEVELOPMENT, LLC FOR FORMATION OF THE FIESTA PULIC IMPROVEMENT DISTRICT (PID) AND APPROVING RELATED DOCUMENT AND AGREEMENTS, INCLUDING A PID INFRASTRUCTURE DEVELOPMENT AND ACQUISITION AGREEMENT.

APPROVAL: Motion to remove from postponement – council meeting of April 23, 2020.
MOVED: Councilman Jaramillo
SECONDED: Councilman Romero
CARRIED: Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Munoz – yes; Councilman Jaramillo – yes) FOR AND 0 AGAINST.** Minutes are on last page.

APPROVAL: Motion to adjourn from council and open in to a public hearing.
MOVED: Councilman Romero
SECONDED: Councilman Munoz
CARRIED: Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Munoz – yes; Councilman Jaramillo – yes) FOR AND 0 AGAINST.**

APPROVAL: Motion to table resolution 20-11 (council meeting in June, either the 11th or 25th, council will decide and give notice to Erin Callahan for her legal ad/posting).
MOVED: Councilman Romero
SECONDED: Councilman Jaramillo
CARRIED: Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Munoz – yes; Councilman Jaramillo – yes) FOR AND 0 AGAINST.**

5. RESOLUTION 20-16 – A RESOLUTION OF THE VILLAGE OF LOS LUNAS TO SUPPORT THE AFFORDABLE HOUSING PROGRAM APPLICATION BY CHELSEA INVESTMENT CORPORATION FOR THE RENOVATION AND PRESERVATION OF THE ENCANTADA APARTMENTS AND DECLARING THAT THE PROJECT SUPPORTS THE VILLAGE’S COMMUNITY REVITALIZATION EFFORTS.

Ms. Erin Callahan presented item five. Chelsea Investment Corporation (“CIC”) is in the process of trying to acquire Encantada Apartments in the Village of Los Lunas, NM, to renovate and preserve the USDA-RD Rental Assistance for the project. CIC is seeking the Village’s support on a competitive funding program called the Affordable Housing Program, so that they may receive the maximum points available to their application. Either to earn these points, the project must be in the boundary of a community revitalization plan, or much be part of an approved resolution by the governing body “expressly setting forth that the governing body supports the AHP application and that the project supports their community revitalization efforts”. The Encantada Apartments are not within the geographic boundary of a revitalization plan; however, they do meet the goals set forth in the Valencia County/Los Lunas Joint Affordable Housing Plan to foster the rehabilitation of substandard single family and multi-family dwelling units for households earning at or below 80% of the Valencia County adjusted area median income (AMI). There is no cost to the Village only for official support so that they can obtain their own outside funding. Mayor Pro Tem Ortiz asked Council for a decision.

APPROVAL: Motion to approve resolution 20-16.
MOVED: Councilman Jaramillo
SECONDED: Councilman Munoz
CARRIED: Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Munoz – yes; Councilman Jaramillo – yes) FOR AND 0 AGAINST.**

6. EXECUTIVE SESSION.

Mayor Pro Tem Ortiz 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 Facility Technician II and hire multiple Community Development youth participants.

APPROVAL: Motion to go into executive session pursuant to NMSA 1978 Section 10-15-1 (H) (2).
MOVED: Councilman Romero
SECONDED: Councilman Munoz
CARRIED: Motion passed on a vote of **3 (Councilman Romero – yes; Councilman Munoz – yes; Councilman Jaramillo – yes) FOR AND 0 AGAINST.**

Mayor Pro Tem Ortiz asked for a motion from Council to reconvene indicating that they discussed a request to hire FT Facility Technician II and hire multiple Community Development youth participants.

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

Mayor Pro Tem Ortiz announced that Council would wait until the next council meeting (May 28, 2020) when Mayor Charles Griego would be present to move forward with hiring’s.

5. MINUTES.

Mayor Pro Tem Ortiz asked if there were corrections to the council minutes of April 23, 2020 – there was none.

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

6. ADJOURNMENT.

Council meeting adjourned at 8:55PM.

Gregory D. Martin, Village Administrator

Christopher Ortiz, Mayor Pro Tem

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4. RESOLUTION 20-11 – APPROVING THE APPLICATION AND PETITION OF SIVAGE COMMUNITY DEVELOPMENT, LLC FOR FORMATION OF THE FIESTA PUBLIC IMPROVEMENT DISTRICT (PID) AND APPROVING RELATED DOCUMENT AND AGREEMENTS, INCLUDING A PID INFRASTRUCTURE DEVELOPMENT AND ACQUISITION AGREEMENT.

Ms. Jill Sweeny started presentation. Before you this evening a resolution to approve application and petition of Sivage Community Development for the formation of the Fiesta Public Improvement District (PID). The purpose of this resolution is approving the formation documents, is to form the boundaries of the PID and put the PID board in place (requesting Council to become PID Board). Establish the parameters pursuant to which the special levies imposed on the properties within the district would be used to finance public infrastructure within the boundaries of mostly the roadways. Workshop was held several weeks ago about the master formation and resolution agreement that define the district and the relationships within the parties and the purpose of the financing. Councilman Romero asked if there were any perceived or legal conflict of interest when it comes to the city council being requested to serve as the PID Board. Jill replied, no, that process and the options for allowing government to sit on the board and being involved in the district is established in the state statute. Mr. Mike Sivage started his power point presentation – he listed a time table/history of the Sivage PID efforts. Mike explained why PIDs are necessary in today's housing market. The financing for infrastructure is difficult to obtain, homebuilding costs continue to rise making home prices less affordable, better quality communities with amenities sell faster, and PIDs provide reimbursement of specific costs. Annual levies for Fiesta will be no more than \$750.00 – levies for other areas were much higher. Proliferation of PIDs in Los Lunas is unlikely. Upfront professional fees paid by developer \$150,000 to \$200,000. Costs of issuance requires at least \$3 million in bond proceeds. The consumer is protected by the following: competition between subdivisions requires a better product or lower price to sell lots/homes, value to lien ratios must remain competitive with other master planned communities, maximum levy is disclosed upfront at point of sale, maximum levy at 1.48% at Fiesta, 99% per ordinance, and no reimbursement to developer until substantial completion of each improvement area. With increasing prices, it will be difficult for the average resident to afford a home in Los Lunas. Without PID, communities will have few amenities in order to keep price down and the housing prices will be higher due to high costs of lots. Benefits to the Village: there would be 55 plus acres of open space and trails that would not require maintenance from the Village, \$3.5 million in GRT from the land development, \$14 million plus in GRT from home construction, \$2.5 million/year in additional property taxers per year, and community that remains affordable to its current residents. Mayor Pro Tem Ortiz asked Council if they had any comments. Councilman Jaramillo commented that there was a lot of good information that was shared, but questioned the amenities – he felt that those were up to the developer. Councilman Romero inquired about the PIDs, if they hinder the bonding ability for schools – is there any data that they could review. Ms. Jenica Jacobi replied that the tax attaches to its own special levy – it does not change any other taxes made to other local governments. Ms. Jill Sweeny said that since the adoption of the PID act, this is the first time she has heard of this issue. She felt that maybe it would be something to discuss with other counterparts in either the City of Albuquerque or Bernalillo County or communities that have PIDs to see if they have come up against it. Councilman Romero asked if there was an updated timeline to review. Mike Sivage mentioned to Council that he would be happy to meet one on one to answer questions. Mayor Pro Tem Ortiz asked the audience if there was anyone who wanted to comment on this topic – there was none. Councilman Munoz asked if they could have an agreement indicating that all the amenities can be done. Mayor Pro Tem Ortiz asked for motion from Council to close the public hearing and resume as a council.

APPROVAL: Motion to close public hearing and reconvene as a council.
MOVED: Councilman Jaramillo
SECONDED: Councilman Romero
CARRIED: Motion passed on a vote of **(Councilman Romero – yes; Councilman Munoz – yes; Councilman Jaramillo – yes) FOR AND 0 AGAINST.**