

**MINUTES
VILLAGE OF LOS LUNAS
THURSDAY, SEPTEMBER 24, 2020**

The Board of Trustees of the Village of Los Lunas, County of Valencia, and State of New Mexico met Thursday, September 24, 2020 in regular session at 6:00 PM at the Council Chambers. Roll call was taken and the following were present: Mayor Charles Griego, Councilman Phillip Jaramillo, Councilman Cruz Munoz, Councilmen Christopher Ortiz, and Councilman Gino Romero. Meeting was conducted and recorded through Webex.com.

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

Also present were: Gregory D. Martin and Debra Sanchez.

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

- 1. ORDINANCE 453 – SHORT TERM RENTAL HOUSING.**
- 2. PUBLIC SAFETY RADIO SYSTEM UPGRADE.**
- 3. RESOLUTION 20-26 – STATE HOMELAND SECURITY GRANT PRORAM (SHSGP).**
- 4. EXECUTIVE SESSION:** a) Hire FT Fighter/EMT – Fire Department.
- 5. APPROVAL OF MINUTES.**
- 6. 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 Councilman Jaramillo 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 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.**

1. ORDINANCE 453 – SHORT TERM RENTAL HOUSING.

Mayor Griego asked for a motion from Council to recess and open in a public hearing.

APPROVAL: Motion to approve.
MOVED: Councilman Jaramillo
SECONDED: Councilman Munoz
CARRIED: Motion passed on a vote of **4 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes; Councilman Jaramillo – yes) FOR AND 0 AGAINST.** Recess 6:02PM

Mayor asked for a motion from Council.

APPROVAL: Motion to table until next council meeting.
MOVED: Councilman Jaramillo
SECONDED: Councilman Munoz
CARRIED: Motion passed on a vote of **4 (Councilman Romero – yes; Councilman Ortiz – yes; Councilman Munoz – yes; Councilman Jaramillo – yes) FOR AND 0 AGAINST.** Minutes on last page.

2. PUBLIC SAFETY RADIO SYSTEM UPGRADE.

Fire Chief John Gabaldon presented item two. The current radio system, VHF system, is in desperate need of replacement. Many components are obsolete due to their age and cannot be repaired. The State of New Mexico DTRS is currently providing a contemporary and advanced digital radio communication for first responders, public servants, specialty law enforcement, and fire services and will be expanded to a statewide presence over the next five years. They have received a proposal from a current vendor – the cost of the system is \$1,506,077.06. This would include 136 radios/hand held that go in our equipment that would be used by both law enforcement and fire. This will upgrade the departments to a 700-megahertz radio system. Going to this 700 megahertz will drastically decrease signal loss and will give us coverage to expanded areas of the Village. Mayor Griego commented that he understands that recently a tower was lost and now it affects the coverage in the Village. Chief Gabaldon replied yes. To repair the current system in place would cost \$998,000.00 for just law enforcement. Mayor Griego asked Police Chief Gurule for his comment. Police Chief Gurule agreed with Fire Chief Gabaldon with his comments. Mayor Griego asked of vendor was on state contract - Chief Gabaldon replied yes, it is on state contract. Mayor Griego commented that get it approved and come back at the next council meeting for appropriation – the delivery time on this item is six months. Chief Gabaldon replied that if we would move forward with this – commented on a fiber connection, an apart of this fiber would get them connected to the state, which can be quick. If we move forward, we might be able to get it done by the beginning of the year. Mayor Griego asked Council for a motion to move forward with 700-megahertz and authorize Chief Gabaldon and Gregory Martin to enter in to contract with Motorola – Gregory Martin to sign contract with Motorola and bring back necessary budget adjustment at council meeting.

APPROVAL: Motion to approve.
MOVED: Councilman Romero
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.**

Greg asked for clarification – that he and John Gabaldon are authorized to develop/execute contract with vendor as soon as possible and come back to council with budget adjustment for action. Mayor Griego replied yes.

3. RESOLUTION 20-26 – STATE HOMELAND SECURITY GRANT PROGRAM (SHSGP).

Ms. Lisa Valenzuela presented item three. This resolution will support the Police Department to submit a grant application to the Department of Homeland Security and Federal Emergency Management Agency. A minimum of 25% of available funding is allocated for Law Enforcement Terrorism Protection Activities. Application is for \$166,000.00 and if awarded the funds will be used for the progression of Los Lunas Department SWAT to a NIMS Typed team and to replace outdated equipment. Mayor Griego asked for a motion from Council.

APPROVAL: Motion to approve resolution 20-26.
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.**

4. 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 Firefighter/EMT.

APPROVAL: Motion to go into executive session pursuant to NMSA 1978 Section 10-15-1 (H) (2).
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.** 7:00PM

Mayor Griego asked for a motion from Council to reconvene indicating that they discussed a request to hire FT Firefighter/EMT.

APPROVAL: Motion to approve
MOVED: Councilman Munoz
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.** 7:18PM

Regarding the position of FT Firefighter/EMT, Mayor Griego recommended Mr. Cody Cordova.

APPROVAL: Motion to approve
MOVED: Councilman Jaramillo
SECONDED: Councilman Munoz
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. MINUTES.

Mayor Griego asked if there were corrections to the council minutes of September 10, 2020 – there were none.

MOTION: Motion to approve.
MOVED: Councilman Romero
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.**

6. ADJOURNMENT.

Council meeting adjourned at 7:21PM.

Gregory D. Martin, Village Administrator

Charles Griego, Mayor

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1. ORDINANCE 453 – SHORT TERM RENTAL HOUSING.

Ms. Erin Callahan presented item one. This is an ordinance for short-term rental housing – residence that is rented to guests for short-term visits, much like a hotel. Airbnb, VRO, etc. Can be one room of a house or the entire house. Discussions on short term rentals have taken place – are short-term rentals good or bad. Erin went over a short power point presentation with Mayor/Council. She presented benefits and challenges with short-term rentals. There are no specific regulations for short-term rentals. Los Lunas zoning does not allow “rooming houses, boarding homes; tourist rooms and other temporary residences” as permissible uses in any residential zone. Short-term rental companies do not advertise addresses, and zoning does not seek them out. They are only discovered when there are nuisance problems. Proposing a few regulations: Lodgers tax, definitions (boarding house, dwelling unit, short-term rental, temporary lodging, vendee, and vendor). Erin asked for questions. Councilman Munoz replied that the problem they have with a home they rent their home. He asked if they had obtained a permit. Erin replied no they did not. Home owner(s) will have to obtain a short-term rental permit(s). Violators can be issued notices and if it continues, property owner will be fined and will not be able to rent their property for a period of time.

Proposed zoning regulations: short term rental chapter – no more than one rental in seven day period, no more than 180 cumulative days rented in one calendar year; short term rental permits not issued for two adjacent properties; short term rental exclusively for residential purposes; and total number of persons over three yr. who can rent is twice the number of bedrooms. Enforcement: notice of violation first; 15 days to correct violation, or receive citation; conviction of violation shall have STR permit revoked for 12 months, operation of STR cease within 30 days; fine of up to \$500.00; and owner/operator, renter, agent involved can all be submit to enforcement. Mayor Griego asked the audience if there were any comments. Jim Rickey commented - he said that they have the similar problems (15-day violation) as Councilman Munoz. No other comments were made. Mayor Griego asked for a motion to close the public comment.

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.** 6:34PM