

MINUTES
Village of Los Ranchos
6718 Rio Grande Blvd NW
REGULAR MEETING
JUNE 12, 2002- 7:00 p.m.

Present:

John Hooker, Mayor
David Siegel, Trustee
Donald Lopez, Trustee
Pablo Rael, Trustee

Annabelle Silvas, Clerk
Cyndie Tidwell, Planner
Hank Rosoff, Administrator
Allen Leatherwood, Treasurer
David Mathews, Attorney

Absent:

Penny Rembe, Trustee-Mayor Pro Tem

1. CALL TO ORDER

The Village of Los Ranchos Governing Body held a Regular Meeting on Wednesday, June 12, 2002, in the Warren J. Gray Hall. The meeting was called to order at 7:00 p.m.

A. Approval of Agenda

Motion: Trustee Lopez moved approval of the agenda with an amendment of moving item 3.A. as item B. Trustee Rael seconded the motion.

Vote: The motion carried unanimously.

B. Proclamation- Naming the Bosque School Scholarship in Honor of Mayor Harry Stowers, Jr.

Trustee Lopez read a proclamation that proclaimed that the Village of Los Ranchos Bosque School Scholarship be named the "**Harry E. Stowers, Jr.**"

Vote: The motion carried unanimously.

2. PUBLIC COMMENT PERIOD

Lillian Derwelis stated that she was disappointed that the Spring Fest schedule was not put on this agenda for discussion.

Administrator Rosoff explained that this agenda was too full, and would be on the June 26 agenda.

3. CONSENT AGENDA

- A. Proclamation- Naming the Bosque School Scholarship in Honor of Mayor Harry Stowers, Jr. (This item was heard as item 1.B- see above)**
- B. Approval of Minutes - Regular Meeting - May 22, 2002**
- C. Receive Department and Committee Reports**

1. Police
2. Fire
3. Animal Control
4. Court
5. Building Inspections

Motion: **Trustee Lopez** moved approval of the consent agenda. **Trustee Rael** seconded the motion.

Vote: The motion carried unanimously.

4. PUBLIC HEARINGS AND APPLICATIONS

A. Discussion and Approval of New Wine Wholesaler License - Anderson Valley Vineyards - 4920 Rio Grande Blvd NW - New Mexico Winery Associates, LLC - Christine McDonald

Motion: **Trustee Siegel** moved approval. **Trustee Rael** seconded the motion.

Vote: The motion carried unanimously.

5. OLD BUSINESS

A. Discussion and Approval of proposal by First Financial Credit Union to Include Village employees and residents within the field of eligible members.

Motion: **Trustee Rael** moved approval of the proposal by First Financial Credit Union. **Trustee Lopez** seconded the motion.

Trustee Siegel questioned how other Banks in the Village felt about this.

Attorney Mathews stated that he does not analyze it as favoritism.

Vote: The motion carried unanimously.

B. Discussion and Approval of Resolution No. 2002-6-1 - Banning the Use of Open Fires, Campfires, Smoking, and all Fireworks

Motion: **Trustee Lopez** moved approval of Resolution No. 2002-6-1. **Trustee Rael** seconded the motion.

Attorney Mathews stated that only the fire works portion needs to be continually renewed. He said that this does not have to be brought back in the future, unless fireworks are going to be banned.

Trustee Siegel stated that there is some ambiguous language on page 2, and suggested the language of **“and also two lands within the Village that are not Wild lands or Bosque.”**

Trustee Lopez amended his motion to include the suggested change in the language above. **Trustee Rael** seconded the motion.

Administrator Rosoff stated that the language would then read as follows: "limits the use of ground and held hand sparkling and smoke device type fireworks within the lands of the Village of Los Ranchos that are not Wild lands or Bosque lands that are paved or baron or that have a readily accessible source of water."

Vote: Lopez-aye; Siegel-aye; Rael-aye.

C. Discussion and Approval of parameters for the mediation of Fourth Street issues with Village stakeholders.

There was a discussion of the parameters for the mediation.

Trustee Siegel's concerns were that this has to be broad and at least have representatives of each faction represented as equally as possible. He said that the goal is to get a Fonzi for the project and move forward. There needs to be representatives from areas throughout the Village and from various different positions, not just the Board and Ex-Plaintiffs in the lawsuit. He suggested one or two individuals from each group be allowed to participate.

Trustee Lopez suggested some type of invitation by newsletter or letter to village residents to see who would be interested. He asked in an open meeting, what is the best way to address residents who want to speak on the issue and also how it would be handled in mediation.

Attorney Mathews stated that the board would decide how to allow participation, and if you allow the public to speak the participation by the public needs to be limited. He said he does not feel there will be an outpour of citizens, but those citizens who are interested in the issue. He further stated that when you get to the point of confidentiality, you take a caucus and go into closed session.

Trustee Lopez stated that in order to answer the questions properly that Attorney Mathews' assistance would be required.

Trustee Siegel stated that this should be open to the public as much as possible, but the discussion should be limited to the actual participants. He said the public may observe but unless they are designated participants, they should not be allowed to speak.

Mayor Hooker stated that this is a consensus process and decisions should be unanimous. If any individual says no-- it is not approved.

Administrator Rosoff stated that if mediation participants should determine that someone is not fully represented they could agree to increase the participants by that group.

Attorney Mathews stated that their maybe some particular portions of this project that you would have an interested party. He said that APS might be interested in the Osuna/Chavez /4th street of the Village Center portion and not interested in other portions of it, but feels that APS should be invited to the process.

Trustee Rael stated that the purpose of the mediation is so that it does not continue in courts. He said the discussion should be centered on that issue rather than having the public coming into it again. He further stated that if you let everyone continue to participate, this will never be finished.

Mayor Hooker stated that the mediators suggested that 25 people were a maximum limit.

Trustee Siegel suggested a list be drawn up of proposed people from both sides and that Mr. Mathews review it and start the faction. He further said that one other place to look is the Citizen's Advisory Committee that worked on the Master Plan, which is a diverse group.

Barbara Chavez stated that they are not part of the lawsuit and not major stakeholders. However, their property is major to them and resents the fact that these decisions are coming out. She said because they are not major stakeholders of property, they will not have anything to say. She asked how they could be recognized.

Trustee Lopez asked how this would include everyone. He said that Ms. Chavez property would be affected.

Trustee Siegel stated that businesses on 4th street are going to be highly represented and currently carry quite a bit of weight. He said the funds are now tied up until there is an agreement. We have to come up with something that enough people in the village would like. The positive feelings outweigh the negative otherwise the government will not release the funds and nothing will happen on 4th Street. He said he has problems with the mediation process, but something must be done.

Mayor Hooker asked for a change in the agenda to move the order of the agenda to allow the discussion of the Arts Council and Main Street first. The Board gave their consensus to this.

6. NEW BUSINESS

A. Resolution 2002-6-2 - Establishing the Village Arts Council

Administrator Rosoff stated that the arts council has been in existence for a number of years and has been reflected but never formally constituted by the Village using the same membership that currently exists.

Janislee Weise president of Los Ranchos Arts Council, stated that the current members are Margaret Weinrod-Treasurer; Patty Snead, secretary; Mike O'Connor who is the art show coordinator and Dorothy Berger who is the manager of the Art's and Craft's Market.

Motion: Trustee Lopez moved approval asking that the member list be attached to the Resolution. **Trustee Siegel** seconded the motion.

Vote: Lopez-aye; Siegel-aye; Rael-aye.

B. Resolution 2002-6-3 - Authorizing Participation in the New Mexico Main Street -

Planner Tidwell stated that this reflects a change in the application procedure for the New Mexico Main Street. She said that the previous application procedure called for a non-profit corporation or organization in a community to form the Main Street Organization. She said that the new application allows a local government to make application for getting this program instituted in a community.

Maryellen Hennessey, statewide coordinator, explained the program and stated that the main key is the organizational start up. She said that without a certain level of organization a program will not be able to succeed. She said the private sector can get this started and take the lead, and if the private sector is not taking the lead then the public sector can take the lead. She said a partnership is needed between the public and private sector. They do not come into a community and tell them

what to do. She said they come in and facilitate the process when requested by the community, and the community then sets their own plan, directives and priorities.

Motion: **Trustee Siegel** moved approval. **Trustee Lopez** seconded the motion.

Roll call vote: Lopez-aye; Siegel-aye; Rael-aye.

C. Discussion and Comment on Draft Zoning Ordinance (dated January 19, 2001)-

1) Section 11 Village Center Zone (VC)

Their was an extensive discussion of the Mayor's suggested changes and the following are comments made:

Trustee Siegel stated that if the Village is looking at Transfer Development Rights should it be the 15 dwelling units or a smaller number in order to make the development right economically viable.

Trustee Lopez stated that his logic on not making it higher than 15 is that water is becoming scarcer, and the more development allowed the more water will be used. It might be wise to cut back to something smaller.

Trustee Siegel stated that the mixed commercial and residential is an appealing way to developing land. He said while there may be more water impact, it allows more affordable housing and has environmental benefits.

Trustee Rael stated that he would have a problem with telling people who are going to invest money that they have to use the 20%. He feels that you can encourage it, but not dictate, as it is not a good policy to set for developers.

There was a discussion to change "**public open spaces**" to "**public streets, parks and gardens.**"

There was a discussion to delete the words "**from public sidewalks**" and change to read "**and screened.**"

Mayor Hooker stated that minimum lot size is more in keeping with the densities and character of use we are trying to encourage. We do not need a 1/3 acre lot if we want single-family ownership.

Trustee Siegel stated if you are asking someone to have 20% commercial, and 20% residential on a per development basis, it is a lot to ask for on a third of an acre.

Mayor Hooker stated that he wanted to offer the smaller lots where a developer could subdivide a parcel, and if they wanted to build a townhouse, patio home or courtyard building on a small lot they could do that. He said this allows a different mix of development to occur.

Trustee Siegel stated that this is not much different from what is in there now, because there are water and sewer facilities available.

Mayor Hooker stated that the minimum under the current draft is 1/3 acre or 14,000 sq. ft. lot, which is more of a townhouse size lot. He said this is similar to the lots that you will find downtown or at Knob Hill.

Trustee Siegel stated that he does not have a problem with the concept. He said this may not happen with the land values the way they are.

Trustee Lopez asked what the logic was behind the 1/3 of an acre.

Planner Tidwell stated that she believes that the code was written at a time when not all parcels were served by water and sewer. Therefore, you will typically see the reduction from $\frac{3}{4}$ of an acre, which is state minimum, and when there is sewer available it reduces to 1/3 acre. We certainly have other options available now.

Trustee Siegel stated that he has no problem with this, and that it would give the builder more flexibility.

Mayor Hooker stated that going to a smaller minimum lot allows them to still develop and even sub-divide.

Mayor Hooker stated that he would also encourage zero setbacks inside the VC Zone. He suggested starting with a 3 foot setback for narrow lots and part of this ties to the section before on what is the minimum lot width, but in the case of a lot less than 38 feet have a minimum of a 3 foot setback. He said anything over that, have a minimum of a 5 ft. setback from adjoining residential zone. He further stated that this could be done within the fire code with a separation that you need for safety. It is more a matter of do you want a yard between two buildings.

Trustee Lopez stated that where you are abutting existing residential zoned parcels; the minimum would be 15, except in alleys where the minimum is 5ft.

Mayor Hooker stated that it would for the rear yard setback.

Trustee Siegel stated that he thinks this would be good because it also allows people a possibility. There is also the public space requirement that allows them to do the development and have enough land left over for that public space.

Mayor Hooker stated that he is rephrasing Paragraph F1, and adding the setback requirements on side yards in addition to the front yard. Therefore, if you are next to a residential zone, you have to have that stacking to protect the neighbors to the side.

Trustee Siegel stated that he always felt that the height restriction for a commercial zone was a bit too restrictive.

Trustee Rael stated that the only concern he has of the Master Plan Committee is that the view not be blocked of the mountains .

Mayor Hooker stated that it is difficult to regulate for views but perhaps through the site development plan and mandate that somewhere that there will be a view. He said who gets the view is the question.

Trustee Siegel stated that the parking in some of the larger developments in Albuquerque has too much asphalt parking area, and it is very unattractive. He said parking on the street and the possibility of municipal parking lots or private shared parking will help reduce the need for much of the asphalt parking areas.

Trustee Lopez stated the driveway issue needs to be addressed. He said that no driveways should be permitted on 4th Street and Osuna Boulevard within 150 feet of the corners of the intersection.

Mayor Hooker stated that as a starting point, a parking lot should not have more than 50 spaces.

Attorney Mathews suggested adding a sentence to clarify additional parking will be requested at the time of the site development plan is submitted. He said this would make the process a one-step rather than two steps and to make it as easy as possible for developers.

Mayor Hooker suggested that parking lots should not have more than 50 spaces except as approved in the site development plan. He said that it makes more sense to go to 4 spaces per 1000 rather than 3.5.

Trustee Lopez and Trustee Rael stated that they do not think that 50,000 sq. ft. are unreasonable.

Planner Tidwell suggested that the percentage of the doorways be the turn of the century-recessed doorways, which increases your window dressing area.

Mayor Hooker stated that this could be added as a design guideline. He said some of the stores have the recessed doorways, the covered porch and could encourage recessed entry ways in the future. He said as an incentive to build the portals, we can give them an easement over our sidewalks. He further stated that with a wide sidewalk on 4th or Osuna the portal still will not interfere with the visibility and the traffic but will encourage a deeper sidewalk, which is more pedestrian friendly.

Trustee Siegel stated that he thinks this is a good idea.

Mayor Hooker suggested that this be left to the staff and the Planning & Zoning Commission.

Trustee Siegel asked if the staff could present language that would allow a developer to trade the residential or commercial use development. He said that there has to be something that almost can mandate this to some ~~extent~~ extent or otherwise it will not happen.

Mayor Hooker stated that he sees this as a way to require a residential buffer in the VC Zone around the edges. This is where the 20% will end up, adjacent to other residential uses that already exist

Trustee Lopez stated that another way to accomplish this is to follow the City and state that an area will be residential commercial mix, but has to be part of the zone and this part can be whatever it wants to be. He said there has to be something in this that says it requires some residential development. He said that the rewording of this is essential.

Trustee Rael stated that you could always go more, but not less.

Trustee Siegel stated that perhaps it is more acceptable to subdivide the VC Zone into an area where the residential will be concentrated.

Mayor Hooker stated that this could be permissive, mandatory, or have guidelines as we want.

Trustee Siegel stated that using guidelines is problematic and a waste of time. He said design criteria should be required otherwise; we are going to get your garden-variety commercial development.

Trustee Lopez stated that there is a better design guidance than we had before. He said this is kind of, where we are headed in the Village Center. We do not want it over restrictive but stick to our guns on the guidelines.

Trustee Siegel stated that if we have a particular one that is too restrictive then we simply eliminate it. He said he feels that design regulations have to be a requirement to get what we want.

Mayor Hooker stated that the staff can work on language to make more mandatory rules not just too strongly encourage, but mandatory, and in addition, offer some graphics and illustration of examples. This would be a combination of sections and plans that illustrate the ideas and concepts.

Mayor Hooker stated that we need to think about the entire Village Center on how does it create the public park not just a single developer doing it by themselves. Is there a right ratio or a right rate to charge for this or do we do it as an impact fee, tax, etc.

Trustee Lopez stated that he thinks that we should not specify the acreage, but specify that there will be a public park and it will be approved as part of the site development plan. This allows the developer to be creative in how it is done in relation to adjacent property. This is why one-acre set aside is significant.

Attorney Mathews stated this issue was addressed by the US Court in 1997 and you can require dedication and that has been upheld in the Village of Corrales. He said the US Supreme Court decision stated that the amount of property that you can require to be publicly dedicated must be roughly proportional to the entire development. He said that the Village is better off going with the dedication than to do an impact fee. The impact fee statute is very difficult and is to be used for all public facilities not just for parks. He said it is very complicated and very few cities have had success with it. He said a $\frac{1}{2}$ to $\frac{3}{4}$ of an acre would be more reasonable.

Trustee Siegel asked how we are going to decide where this land is going to be coordinated among the multiple developers.

Trustee Lopez stated that if a developer comes in with 10 acres, they would dedicate 5%, and that 5% may be adjacent to another developer's 5%.

Trustee Siegel stated that this would be a problem if we do not want a bunch of small 5% dedications here and there.

Trustee Rael stated that this would give us smaller recreational area i.e. playground.

Mayor Hooker stated that perhaps this would be an example of where we accept this as cash and then we could buy the land. He said that we could describe it as 5% public or a private park depending on whether you want to pay for it or dedicate it.

Trustee Siegel stated that he will go along with the 5%, but there needs to be a dedication or we will not get a public space.

Mayor Hooker stated that the one challenge is that we may have to come up with capital to develop the park.

Trustee Siegel stated this could be done with grants or capital outlay or something like that down the line.

Attorney Mathews stated that if it is not developed immediately as a public park, you still have the open space. It does not have to be landscaped immediately. He said that he feels that 5% to 7% is reasonable, but thinks that 10% is too high.

Mayor Hooker asked if this could be used as an off set.

Attorney Mathews stated that this could not be used as an offset; that would be a separate issue. He said if we decided to designate some area of the improvement district, it is a separate issue and stays within the site development plan of that particular parcel. In addition, the dedication would be on the plat of the site development, and if offered to the Village with dedication, it has to be accepted at a public meeting.

Mayor Hooker stated we could agree to less dedication.

Attorney Mathews stated you could agree to less dedication, but a maximum has to be set and not a minimum.

Mayor Hooker stated the language proposed will fit the state statute on dedications or guidelines with a 5% target.

Trustee Siegel asked that the next time the VC zone is discussed that their needs to be a zoning map. He said his vote would be determined by how big this zone actually winds up to be. He said clarify is required as to where these zones are going to be before they are discussed again. He said it would be nice if the edge of the zone were outlined on the zoning map for clarification.

Attorney Mathews stated when land is dedicated to the public there is increased density given. It is not mandatory but it is common.

Mayor Hooker stated that it is a question of what is reasonable and effective given the market, and the nature of the intersection right now. He said that the entry doors could be worked on and offer a less restrictive concept on how many entry doors are required.

Trustee Siegel stated that there is no mention to the outside with regard to architectural style.

Mayor Hooker stated that the challenge of architectural style is defining it. He said we could rely on existing stylebooks or we can spend some time and money and create our own. We can also define our own architectural style. He said that the Master Plan encouraged style thinking.

Trustee Siegel stated that there needs to be design guidelines and the easiest thing is to have something that is already standard in the planning industry. This zone in particular, needs design guidelines.

Mayor Hooker stated that discussion of style is a large discussion and offered that something be provided in the first meeting in July that would included graphics and design guidelines for this Village Center zone.

2) Section 12 Neighborhood Commercial Zone (NC)

Motion: **Trustee Siegel** moved to defer this section to the July 10 meeting. **Trustee Lopez** seconded the motion.

Vote: The motion carried unanimously.

D. Discussion and approval to advertise in summary, draft Flood Hazard Control Ordinance - Amends Chapter 11 of the Codified Ordinance

Motion: Trustee Siegel moved to advertise the Flood and Hazard Control Ordinance. **Trustee Lopez** seconded the motion with the condition that he be able to see the maps that are missing.

Planner Tidwell stated that she would order the panels that are missing. She said she also would have Bernalillo County print the street maps with the flood zones on it.

Planner Tidwell stated that this is the amended ordinance suggested by FEMA. She said she has incorporated the new features of the flood damage control ordinance. Somehow, in the existing ordinance the text was written stating that there are no special flood hazard areas in the Village and that is not correct. She said the FEMA map that was provided to the Village is the law, and if FEMA says there is a flood hazard area, there is. She said FEMA wants to know what plans the Village has for their residents. She said there are sections with regard to mobile and manufactured homes, recreational vehicles, public structures and historic structures. She further stated that this ordinance meets all the components that FEMA has requested.

Vote: The motion carried unanimously.

E. Discussion and approval to advertise in summary, draft Subdivision Ordinance– Amends Chapter 11 of the Codified Ordinance

Motion: Trustee Lopez moved approval to advertise. **Trustee Siegel** seconded the motion

Mayor Hooker suggested an amendment on page 23, adding the words of “*or in accordance with accepted engineering practices.*”

Trustee Lopez accepted the Mayor’s amendment. **Trustee Siegel** seconded the motion

Trustee Siegel made an amendment on page 7, Section D. (1.b) adding after the word Bosque “*and maintenance of existing MRGCD irrigation.*” **Trustee Lopez** accepted Trustee Siegel’s amendment.

Trustee Siegel asked if there is a requirement that an archeologist has to give a clearance to a major subdivision prior to the work being done.

Planner Tidwell stated that she has not encountered this situation to date. She said the Office of Cultural Affairs has a listing of cultural sites, and there is a copy of some of that information in the Village Office.

Trustee Lopez stated that if an archeological sight is encountered; the Office of Cultural Affairs has to be notified.

Trustee Lopez suggested that instead of the wording of “*archeological sites*” add the *wording* “*in compliance with NMSA section of the statute.*”

Trustee Siegel asked what is a major tree, what is a scenic point, what is a historic place because the language is vague.

Planner Tidwell suggested adding the language of “*as required by the Director, the Commission or the Board.*”

Attorney Mathews suggested deleting the word “*major.*”

Trustee Siegel asked what or who considers what is historic property if it is not on the historic register.

Planner Tidwell stated that the City of Albuquerque has done two historic surveys that include all of North Fourth Street. She said one of the components of the Main Street application is a listing of historic structures or areas on the main street. This is one of the first tasks to review what is currently there.

Trustee Lopez suggested leaving the word "*historic places*" and adding the words "*as listed in the Village of Los Ranchos Register.*"

Vote: The motion carried unanimously.

F. Resolution 2002-6-2 - Establishing the Village Arts Council

This item was discussed under New Business as item 3.A.

G. Resolution 2002-6-3 - Authorizing Participation in the New Mexico Main Street -

This item was discussed under New Business as item 3.B.

H. Resolution 2002-6-4 - Establishing Fees for Subdivision Applications

Motion: Trustee Lopez moved approval. **Trustee Rael** seconded the motion.

Vote: Lopez-aye; Siegel-aye; Rael-aye. The motion carried unanimously.

7. FINANCIAL BUSINESS

A. Cash Report -April 2002

Treasurer Leatherwood reported that the receipts and disbursements seem to be correct. In terms of financial disbursement we spent more than what was taken in. He explained the errors on the cash report. He requested that he give his corrections to the accountant and the Board of Trustees approve the cash report.

Motion: **Trustee Lopez** moved approval with the corrections stated by the Treasurer and that the accountant makes the corrections and is brought before the Board at the next meeting. **Trustee Siegel** seconded the motion.

Trustee Siegel stated that the Village needs to look into getting beyond just depending on the gross receipts taxes and long-term how the Village is going to be funded. He would also like to see staff look into real estate transfer tax as a potential.

Vote: The motion carried unanimously.

8. REPORTS

A. Mayor's Report

Mayor Hooker reported that Fire Truck is scheduled to arrive next week and that an official celebration on July 6th will be held at the Fourth of July event at the park. He also reported that a photographer is being scheduled to have a Village Family Portrait done at that time. He also reported that he had the opportunity to participate in some discussions of City and County Planned Growth Strategy. He further stated that there has been discussion on how to maintain our role in with the Council of Governments as a small Village and as the larger communities take over representation.

B. Administrator's Report

Administrator Rosoff reported that AFLAC has requested if that they can do presentation at the next meeting. He also reported that a Public Safety Citizens Advisory Meeting was scheduled today, but due to a lack of a quorum the meeting was not held. He said that the three that did attend did meet and discussed public safety issues. He stated that there are vacancies in the committee that still need to be filled prior to the next meeting of July 1st. He further stated that the Board of Trustees did approve in the preliminary budget funds for the brush truck, and that truck is now on order. He also mentioned that the Village Hall would be painted next week.

C. Legal Report

Attorney Mathews reported there is currently an animal control case in municipal court and that two other animal cases will be scheduled for the July municipal court. He also reported that he is still working on the Brummel property to get that cleaned up.

D. Planner's Report

Planner Tidwell reported on the special use monitoring report. She said that the last Special Use Report that was done was in 1998. She stated that there are properties that she does not know what is still going on or if it has been vacated. She said these are zones and the zone remains, and when the zoning ordinances are enacted these zones will be transformed into permits and the underline zone will be restored. She also reported that APS is going to start constructing the parking lot on 4th and Los Ranchos.

E. Fire Dept. Report

Administrator Rosoff reported that there is a vacancy of the Fire Marshall Position and is re-evaluating this position. He also reported that the Fire Chief would be on vacation for the next two weeks.

9. TRUSTEES INFORMAL DISCUSSION

Trustee Rael stated that Z-Coil is moving out of the Village because they had a problem in getting building approval.

Planner Tidwell stated that she has met with Z-coils architect, and it is her understanding after meeting with the architect that they have not figured out how the semi trucks will get in and out of that lot. She said that according to the architect, the owner has told him that he wanted to stay in the Village. She further stated that she has not received any application.

10. ADJOURNMENT

Motion: **Trustee Lopez** moved to adjourn the meeting at 11:06 p.m. **Trustee Rael** seconded the motion.

Vote: The motion carried unanimously.

APPROVED by the Board of Trustees of the Village of Los Ranchos de Albuquerque this _____ day of _____, 2002.

ATTEST:

Annabelle Silvas, Clerk