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**MINUTES**  
Village of Los Ranchos  
6718 Rio Grande Blvd NW  
BOARD OF TRUSTEES REGULAR MEETING - 7:00 P.M.  
August 14, 2002

**Present:**

John Hooker, Mayor  
Penny Rembe, Trustee/Mayor Pro Tem  
David Siegel, Trustee  
Donald Lopez, Trustee  
Pablo Rael, Trustee

Dorothy Connolly, Acting Clerk  
Cyndie Tidwell, Planner  
David Mathews, Attorney

**Absent:**

Annabelle Silvas, Clerk  
Hank Rosoff, Administrator

**1. CALL TO ORDER**

The Village of Los Ranchos Governing Body held a Regular Meeting on Wednesday, August 14, 2002, in the Warren J. Gray Hall. The meeting was called to order at 7:00 p.m.

**Motion:** Trustee Rembe moved to appoint Dorothy Connolly as acting clerk for the evening, Trustee Rael seconded the motion.

**Vote:** The motion carried unanimously.

**A. Approval of the Agenda**

**Motion: Trustee Lopez** moved approval of the agenda with an amendment of moving Old Business, item 5. (A) Reports, item 8 (F) Engineers Report to the beginning of the meeting. **Trustee Siegel** seconded the motion.

**Vote:** The motion carried unanimously.

**Mayor Hooker** asked to defer action on the zoning ordinance to a Special Meeting.

**Motion: Trustee Siegel** moved to defer action on the zoning ordinance to a Special Meeting to September 14, 2002 to begin at 10:00 a.m. **Trustee Rembe** seconded the motion.

**Vote:** The motion carried unanimously.

**Mayor Hooker** introduced and welcomed the new Code Enforcement Officer, Ron Casias.

**2. PUBLIC COMMENT PERIOD**

**Mayor Hooker** said anyone is welcome to comment on the Cronk Sanchez Hearing.

1 **Attorney Mathews** stated that Heartland Farms has a zone change application pending before  
2 Planning & Zoning to be heard on August 27<sup>th</sup>. He said the Board would be hearing this as a  
3 quasi-judicial body. He asked that the Board refrain from making any comments regarding that  
4 pending application.

5  
6 **Jamie Deuel** stated that he brings greeting to the Board from Mary Holman, President of the  
7 Los Ranchos 4<sup>th</sup> Street Business Association. He said he wanted to alert the Village to an  
8 event the first Saturday, in October, namely, a Los Ranchos Harvest Hoedown. He said that  
9 there will be country western, salsa and rock n' roll dancing at the Hacienda Homestead. He  
10 requested that the Los Ranchos 4<sup>th</sup> Street Business Association be permitted to provide to the  
11 editor of Los Ranchos News a one page flier for the September and October issues that will  
12 announce this event. He also stated that the police have been notified and the LR4BA is  
13 attending to the matter of insurance coverage.

14  
15 **Trustees Lopez, Rael and Rembe** said it was a wonderful idea.

16  
17 **Leo Bartolucci** asked if the Village would donate \$600 to help with the expenses for this event.

18  
19 **Attorney Mathews** advised that it is problematic, and only the Attorney General has the power  
20 to endorse a donation of this kind.

21  
22 **Trustee Rembe** requested a budget for the Board to review before making a decision.

23  
24 **Mayor Hooker** stated that this issue will be discussed and a decision will be made at the  
25 August 28<sup>th</sup> 2002 Board of Trustees Meeting.

26  
27 **Dennis McCary, Esq.** representing Mr. & Mrs. Sanchez advised that a petition has been  
28 circulated with regard to amending the draft of the new zoning ordinance. He said he is  
29 encouraging the Board to reconsider their decision to delete the requirement of one horse per  
30 10,000-sq. ft. of open space. He said he is concerned with regard to the serious health hazards  
31 that need to be considered by changing this ordinance.

32  
33 **Rudy Ortega** presented his situation with regard to living on a dead end street with a home  
34 occupancy business located on the same street and is causing him distress with the traffic  
35 problems he is encountering. He complained that the Village was being bias and not having any  
36 concern for his traffic concerns by granting of the Home Occupancy Permit.

37  
38 **Trustee Siegel** stated that while he was on the Board he recently protested to a HO License  
39 that was issued. He said although he can sympathize with Mr. Ortega's situation, he takes  
40 exception to Mr.Ortega's comment with regard to the Board being bias.

41  
42 **Trustee Lopez** stated that if there is abuse of the conditions regarding the HO that needs to be  
43 determined.

44  
45 **Mayor Hooker** made an appointment with Mr. Ortega to walk his property. He said he will bring  
46 the Village engineer with him and will report to the Board.

### 47 48 49 **3. CONSENT AGENDA**

50  
51 **Motion: Trustee Lopez** moved approval of the Consent Agenda. **Trustee Rembe** seconded  
52 the motion.

53  
54 **Vote:** The motion carried unanimously.

1  
2 **Dr. Siegel** requested an updated Alarm Report.

3  
4 **4. PUBLIC HEARINGS AND APPLICATIONS**

5  
6 **A. Discussion and Approval of Home Occupation Renewal Request - Daniel J. Andrade**  
7 **dba "Los Ranchos Fence Company"- 321 Enchanted Valley N.W.**

8  
9 **Planner Tidwell** stated that she wrote to Mr. Andrade and basically stated that the growth and  
10 success of his business has now out grown the Village Ordinance governing the issuance of the  
11 HO license and it may be prudent to relocate to a business zone. She said she has done  
12 approximately six drive-bys regarding this property and noted in her report that this HO no  
13 longer fits the description as outlined in the Ordinance. She said she recommended denial of  
14 the HO license.

15  
16 **Mr. Andrade** stated that he has a six foot block wall and it is impossible for his neighbors or  
17 anyone to see into his property. He said he cannot afford to move. He also stated that he has  
18 been in business for the past three years and there have been no other complaints. He said  
19 that there are nine other HO businesses in his area and that he does have employees but they  
20 work at a different location.

21  
22 **Trustee Lopez** stated that he would like to go to the property to compare it to the other HO's in  
23 Mr. Andrade's location. He also said he would like to defer the final decision to the August 28<sup>th</sup>,  
24 2002 Board of Trustee Meeting.

25  
26 **Scot Thurgood** said he is appealing to the Board of Trustees to enforce the HO Ordinance. He  
27 stated that Mr. Andrade's business is an industrial business that is being run in a residential  
28 neighborhood and is asking that Mr. Andrade comply with the law.

29  
30 **Mayor Hooker** stated that he would ask the county electrical inspector to look at the problem.

31  
32 **Motion:** Trustee Lopez moved to defer this item to the August 28<sup>th</sup>, 2002 Board of Trustees  
33 Meeting. Trustee Rembe seconded the motion.

34  
35 **Vote:** The motion carried 3 to 1 with Trustee Siegel voting no.

36  
37  
38 **5. OLD BUSINESS**

39  
40 **A. Discussion of the Fourth Street Mediation Process**

41  
42 **Domenici Littlejohn** gave a video presentation on consensus building. The presentation  
43 highlights a successful consensus building process where citizens, local governments, shopping  
44 centers and businesses come together to problem solve and generate mutually acceptable  
45 decisions. The film followed with a question and answer period.

46  
47 **Trustee Lopez** stated that he feels the process assumes agreement and asked what happens if  
48 there is not an agreement?

49  
50 **Mr. Littlejohn** stated that the consensus is something you build and is not always successful.  
51 He said you begin by negotiating and selecting participants and determining if people are ready  
52 to proceed.

53  
54 **Trustee Lopez** asked if the process could be done in stages.

1  
2 **Mr. Littlejohn** stated that the process could be done in stages starting with the more agreeable  
3 issues and is the best way to proceed.

4  
5 **Trustee Siegel** said we have not been able to agree on the process agreement or the  
6 stakeholders and asked what is the time line for putting this together?

7  
8 **Mr. Littlejohn** stated that putting together members for the team is the beginning of the  
9 process. He said this process does not go on indefinitely and it is up to the team to determine  
10 the time line.

11  
12 **Trustee Siegel** asked why the Board does not have a process agreement at this time.

13  
14 **Littlejohn** answered that we have not been able to get the group together. He said that in his  
15 July 25<sup>th</sup> letter, it outlines the steps required to begin the process, and that the July 25<sup>th</sup>  
16 memorandum was passed out to the Board of Trustees.

17  
18 **Trustee Lopez** said he has not seen the proposed list of participants.

19  
20 **Mayor Hooker** said there has been a problem in naming the participants; however, the list can  
21 be shared with the members of the Board.

22  
23 **Attorney Mathews** stated that there was a second team that had not reported their findings.

24  
25 Discussion followed and it was decided that Mayor Hooker and Trustee Lopez would be two of  
26 the participants for the negotiation/process agreement committee along with two representatives  
27 of the 4<sup>th</sup> Street business interests and one individual mutually agreeable to the other four.

28  
29 **Mayor Hooker** stated that he would contact the second team with regard to the fifth person.

30  
31 **Trustee Rembe** stated that she would like to set a time line to begin the process by August 21<sup>st</sup>.  
32 She said she is concerned about losing the funding.

33  
34 **Mayor Hooker** stated that he would report back to the Board. He asked who is going to ask the  
35 other party for their nominations for the 5<sup>th</sup> person.

36  
37 **Attorney Mathews** stated that he will contact the opposition and get names.

38  
39 **Trustee Siegel** referred to Mr. Littlejohn's letter of July 25 specifically to Item No. 3 and said we  
40 are having a meeting this coming Saturday.

41  
42 **Attorney Mathews** stated that the opposing attorney, Helen Bennett, knows about the meeting  
43 and the stakeholders on the other side understand it is an information only open house meeting.

44  
45 **Trustee Siegel** stated that he thinks this is going no where. He said there is one big issue,  
46 namely, is 4<sup>th</sup> Street going to be a three lane or a four lane. He said the stakeholders would be  
47 people who want the three lanes and those who don't want the three lanes or people who want  
48 four lanes or more. He said this is the biggest issue that is holding up the process.

49  
50 **Mayor Hooker** thanked Mr. Littlejohn for his presentation and guidance.

1 **5. (B) Discussion and consideration of an Ordinance - Water Management Ordinance.**

2  
3 **Motion: Trustee Siegel** moved to approve the Water Management Ordinance.  
4 **Trustee Lopez** seconded the motion.

5  
6 **Vote: Lopez- aye; Siegel- aye; Rembe-aye; Rael-aye.**

7  
8  
9 **5. (C) Discussion and Comment on Draft Zoning Ordinance (dated January 19k**  
10 **2001) - (Sections that have been deferred to July 24)**

11  
12 Item 5.C was deferred under I (A) to a special meeting on September 14, 2002.

13  
14  
15 **6. (A) Resolution 2002-8-1, Moratorium on Acceptance of Applications for**  
16 **Building Permits for Walls and Fences Over Four Feet in Height and Facing**  
17 **Roadways.**

18  
19 **Trustee Siegel** asked that the word "Public" be added.

20  
21 **Motion: Trustee Siegel** moved to approve Resolution 2002-8-1 as amended adding the word  
22 "public". **Trustee Rembe** seconded the motion.

23  
24 **Vote:** Lopez-aye; Siegel-aye; Rembe-aye; Rael-aye.

25  
26  
27 **6. (B) Amendment to ASCG Contract for Engineering Services to Extend to July**  
28 **31, 2003.**

29  
30 **Motion: Trustee Lopez** moved approval to amend the ASCG Contract for Engineering  
31 Services extending the contract to July 31, 2002. **Trustee Siegel** seconded motion.

32  
33 **Vote:** Motion carried unanimously.

34  
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36 **7. Financial Business**

37  
38 There was no financial business.

39  
40 **8. Reports**

41  
42 **A. Mayor's Report**

43  
44 **Mayor Hooker** reported that the NM Mainstreet Team will be here and welcomed anyone who  
45 would like to serve on the Committee He also announced with deep regret the death of Tommy  
46 Lang. He further reported that on September 24, 2002 at 8:00 am, Ramsey Gorham would be  
47 thanked for the grant money at the Grower's Market. Mayor Hooker reported that he will not be  
48 going to Deming for the New Mexico Municipal League's Annual Conference and that the  
49 Cornmaze opens on August 30, 2002.

50  
51 **B. Administrator Report**

52  
53 There was no report from Administrator Rosoff.

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3 **C. Legal Report**

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5 **Attorney Mathews** reported that Heartland Farms was not ruled on.  
6  
7

8 **D. Planner's Report**

9  
10 **Planner Tidwell** reported that she has been working with the new Code Enforcement Officer  
11 and that he will be using the Village vehicle. She also reported that the NM Mainstreet Team  
12 will be here (3) days and will be interviewing different groups  
13

14 **E. Fire Department Report**

15  
16 There was no report from Chief Kelly.  
17

18 **F. Engineer's Report**

19  
20 **Becky Lee** reported that the traffic study project is on hold and funding is pending. She said the  
21 French Drains are out to bid and there is a mandatory pre-bid meeting tomorrow at her office.  
22 She further reported that the bid opening is August 27<sup>th</sup> and are hoping that by the first meeting  
23 in September, the Board will be able to approve the low bidder.  
24

25 **Trustee Lopez** asked if the Mayor has discussed the bike trail.  
26

27 **Mayor Hooker** stated that he has not had an opportunity to discuss the trail since Mr. Rosoff's  
28 illness, but essentially, we have the beginnings of a multi-usage trail along the West Side of Rio  
29 Grande.  
30

31 **Trustee Rembe** questioned the cost per year for the maintenance of the French Drain.  
32

33 **Becky Lee** stated that maintenance is not extensive and replacement will depend on where the  
34 French Drains are located and how much sediment is collected. She said she will obtain more  
35 information regarding the cost for maintenance and will get back to the Board.  
36  
37

38 **9. TRUSTEES INFORMAL DISCUSSION**

39  
40 **Trustee Siegel** stated that Subahs Shah of the Middle Rio Grande Conservancy are going to  
41 deny water to non-commercial crop property owners and by weekly rotation will continue and that  
42 shut off will begin in September.  
43

44 **Trustee Lopez** stated that he would like to invite Subahs Shah to the next meeting.  
45

46 **10. ADJOURNMENT**

47  
48 **Motion:** **Trustee Rembe** moved to adjourn. **Trustee Lopez** seconded the motion.  
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50 **Vote:** The motion carried unanimously.  
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**APPROVED** by the Board of Trustees of the Village of Los Ranchos de Albuquerque this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

**ATTEST:**

\_\_\_\_\_  
Annabelle Silvas, Clerk

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