

*Jim Fahey*  
*Mayor Pro-Tem*

*Pat Clauser*  
*Councilor*

*George Wright*  
*Councilor*



*Kevin Lucero*  
*Councilor*

*Mel Knight*  
*Councilor*

*David Dornburg*  
*Councilor*

*JoAnne Roake*  
*Mayor*

## **AGENDA**

Village of Corrales  
Governing Body Regular Meeting  
December 10<sup>th</sup>, 2019 6:30pm

### **A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

### **B. GOVERNING BODY PRESENT**

**Present:** Mayor Jo Anne D. Roake (Not voting), Mayor Pro Tem Jim Fahey, Councilor Kevin Lucero, Councilor George Wright, Councilor Mel Knight, Councilor David Dornburg, Councilor Pat Clauser.

### **C. APPROVAL OF AGENDA**

**Motion:** to approve the agenda, **Action:** Approve, **Moved by** Councilor Jim Fahey, **Seconded by** Councilor David Dornburg.

**Vote:** Motion carried by unanimous vote (summary: Yes = 6).

**Yes:** Councilor George Wright, Councilor Kevin Lucero, Councilor Mel Knight, Councilor Pat Clauser, Councilor David Dornburg, Mayor Pro Tem Jim Fahey.

### **D. REPORTS:**

#### **1. Administrator Report**

**Administrator Curry:** The first thing I would like to say is that Laurie Stout, who has been our Interim P&Z Administrator, is now our official P&Z Administrator. I want to give you a little bit about Laurie, she has a journalism degree from the University of Missouri. She was the domestic marketing manager for the Missouri Department of Tourism, economic development branch. Here in New Mexico she owned subway restaurants in Albuquerque and Rio Rancho. More importantly she is now a certified flood plain manager which is quite the feat. We are glad to have her.

Next thing I want to mention is that we have been working closely with Michael Chavez to have a plan available to the citizens of Corrales so that they can use the public works department to maintain private roads. We will be making that available at a cost of around \$200 per hour. But this will be part of an effort to help solve some of the issues relating to private roads and try to give citizens an opportunity to access some of the services we have and allow us not to be in violation of the anti-donation clause.

Last thing I want to mention is that in the next few days you will be receiving from Shannon and the P&Z Department, the intensive growing report that they did in 2018.

2. Department Reports
3. Boards/Commission Reports

#### **E. INTRODUCTION OF:**

Detective Julie Rogers

- F. COUNCILORS FORUM:** *This section is for information purposes only, not for discussion and debate, to inform the Governing Body of an issue/concern that would not be addressed on the agenda during the business session.*

**Councilor Knight:** So we love living in Corrales because of its unique charm and greenery that surrounds us. We all moved here because there is space between our neighbors and we enjoy the rural lifestyle. No one wants to change that. With that said I got a call about three months ago from a woman who lives on Meadowlark but bought a lot, lot number six, on reclining acres. I happen to know about that street because I have lived on it for thirty years. My husband and I bought lots 7,8,9 and 10, all half acre lots in the eighties. They were platted by Sandoval County. On lot 6 there was a family that lived there in a double wide trailer. Reclining acres is a dedicated paved road where all lots are half an acre. In the late 80s, lot number 6 was sold and the trailer had renters living there with various animals that came and went with the renters. Most notably, there was a family that lived there with a zonkey and two goats. I saw the goats constantly chewing on the sides of the trailer to the point of the trailer falling apart. During the late 90s and early 2000s five new homes were built on half acres in reclining acres. Four on the south side of the street and one on the north side of the street, lot number 5. In 2008, Ms. Kelly bought lot number 6 and removed the trashed trailer. She intended to sell the half acre but as we all know in 2008, there was a financial depression and prices plummeted. Ms. Kelly decided to keep her half acre and wait until the real estate market rebounded. In the last nine months, Ms. Kelly had two different offers to buy the lot. But when Ms. Kelly's real estate agent contacted the Village, he was told that half acre lots could not be sold because it is a half acre. When she originally bought the property she only had a year after removing the trailer to put a house on the property according to section 18-47 of the Village code. Ms. Kelly didn't know about the ordinance and seeing five other houses built on half acres prior to her purchase, it does not seem fair that she cannot sell or put a house on the lot. Ms. Kelly pleaded her case in front of Planning and Zoning last month and had many sympathetic to her problem but was told only the Village Council could help her by reviewing and changing some of the sections of the Land Use in the Village Code. I am asking the Council to ask the Village to contact Village lawyers to address, review and make changes to Section 18 of the Village Code. That way half acres and above, platted by Sandoval County or the Village Planning and Zoning Commission be reassessed so that owners will be able to build or sell these half acres lots. These half acre plots were platted before the Village incorporated, but then were included in that incorporation.

- G. CORRALEÑOS FORUM:** *This section is for information purposes only, not for discussion and debate, to inform the governing body of an issue or concern that would not be addressed on the agenda during the business session. There is a 3-minute time limit, unless approved by the Presiding Officer.*

**Richard Graff:** One thing I thought was that you had to have an acre of land in order to get a septic tank so that you have a separation of wells. Might look into that. In fact my daughter bought property and I looked at her survey and she had less than an acre. I told her she should talk to her real estate agent about that. She said it's a Corrales acre.

There are three things I wanted to talk to you about. Couple of months ago I was here to talk to you about the dead trees on the east side of the main canal around Tenorio road. Most of the on Conservancy land. I suggested we write them a letter saying that if they didn't do anything with them to hold them harmless and cut them down ourselves. One of those trees fell over. A magnificent old cottonwood also fell over at Cabezon. Thank god there wasn't any there when it fell. I also read about the widening of Meadowlark Lane and in that story they said there was an engineering survey forecasting transportation needs for the Village in the future. One of those was to widen Corrales Road from Cabezon to 528. Now is the time to do it. There are a lot of commuters going through there and there isn't enough of a turn out lane to get onto Alameda. Those of us who want to go through to Paseo are blocked and that is not a good thing. Let's widen that road even if we have to use Corrales funds. I think that would be a better expenditure than putting in a bike lane up Meadowlark. But, if you insist on doing that, put it on the South side of the road so you don't have to do extensive excavation into the side of the hills like Rio Rancho had to do. You don't have to mess with driveways or build retaining walls. There is also room for the horses because that is a wide right of way.

**Janine Grayson:** I just wanted to say that what the Village of Corrales is doing for the short-term rental is called for. I do think you guys need to have the lodger's tax and gross receipts tax. My understanding is from talking with Shannon was that the state gets it, but you do not. Even though Airbnb is pulling it from people, the Village is not getting it. I am a short-term rental person, so I wanted to share that. I think it's a great opportunity since we do not have hotels here, it is a great way to bring people into the Village. Its also a great win-win for entrepreneurs or people who want to have additional income and support the Village of Corrales.

**Laura Fiori:** I think it is wonderful that the Village is taking a position to support short term rentals and work with the existing hosts and welcome new hosts. I actually moved here from Virginia two years ago and when my husband and I came out to look at Corrales, we wanted to stay in the Village and actually stayed at Janine Grayson's rental. We loved it and decided to move here. My husband bought Corrales Chiropractic, so we are very happy to be a part of the Village. As it happened, Janine had a long-term rental as well, so I have been able to live on an Airbnb for two years and it has just been delightful. The more formal approach to this is going to be a great addition to the Village.

**H. CONSENT AGENDA:** *All matters listed under the Consent Agenda are considered to be routine by the Village Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

1. Approval of minutes for October 22th, 2019 Regular Council Meeting
2. Approval of minutes for November 12th, 2019 Regular Council Meeting

**Motion:** to approve the consent agenda, **Action:** Approve, **Moved by** Councilor Jim Fahey, **Seconded by** Councilor Mel Knight.

**Vote:** Motion carried by unanimous vote (summary: Yes = 6).

**Yes:** Councilor George Wright, Councilor Kevin Lucero, Councilor Mel Knight, Councilor Pat Clauser, Councilor David Dornburg, Mayor Pro Tem Jim Fahey

**I. ITEMS REMOVED FROM CONSENT AGENDA:**

**J. OLD BUSINESS:**

1. Consideration, Action and Approval of Ordinance 19-006, An ordinance amending section 18-29 to add new definition, section 18-45 to provide for the issuance of short- term rental permits in the A-1, A-2 and historic zones; and amending section 32-2,32-2 and 32-6 to reflect changes with regard to short term rental permits and state law.

**Mayor Roake:** I think counsel had one thing they wanted to say before we do anything else.

**Counsel:** I do have one amendment I would make to this. It has to do with the effective date and publication. Since the changes eliminates the exemption of three or less rooms for the purposes of lodger's tax, that is meant to coincide with the state statute passed that will go into effect January 1, 2020. I would suggest you change the effective date and publication also change to January 1, 2020 to avoid any confusion. I can provide that wording to the clerk.

**Motion:** to approve ordinance 19-006 with recommended amendment, **Action:** Approve, **Moved by** Councilor George Wright, **Seconded by** Councilor Kevin Luceo.

**Vote:** Motion carried by unanimous vote (summary: Yes = 6).

**Yes:** Councilor George Wright, Councilor Kevin Lucero, Councilor Mel Knight, Councilor Pat Clauser, Councilor David Dornburg, Mayor Pro Tem Jim Fahey

## **K. NEW BUSINESS:**

1. Consideration, Action and Approval of Resolution 19-038, a resolution authorizing placement of Ballot Questions on the Ballot of the Village of Corrales Municipal Officer Election to be held on March 3, 2020 for the Purpose of Voting on the Issuance of General Obligation Bonds.

**Administrator Curry:** I am going to introduce Jill Sweeney with our bond counsel.

**Jill Sweeney:** I am a partner with the law firm of Sherman and Howard at the Albuquerque Office. I have been practicing public law finance for about 27 years. I started my career at the LFC and the DFA in Santa Fe. I still work with the state with their severance tax bond and general obligation bond programs. We are engaged in putting together a team of professionals to assist the Village in creating a stable and ongoing finance program. Here with me tonight is Parker Schenken also from Sherman and Howard as well as John Archuleta from Stifel Nicolaus. With that lets start with where you are currently and where we would like to go, then we will let John go into more specifics about the finance program. The Village of Corrales currently has \$2 Million of GO Bonds outstanding. \$500,00 for Public Buildings and \$1.5 Million for Public Safety which has been used for Fire. The voters of the Village have also authorized the issuance of \$2.5 Million for conservation easements and other interests in land for open space. These bonds are expected to be issued in the spring of 2020, so going forward the Village would benefit from the establishment of a capital program that would support its infrastructure needs on an ongoing basis. One that will hold the mill levy constant moving forward. Programs like that have been instituted in a number of communities in the Metro Area. It entails submitting general obligation bonds to the voters typically every other year. Authorizing the issuance of approximately \$4 Million and then splitting that in half. So, \$2 Million a year in likely even numbered years. John will talk with you a little more about the benefits of that type of cycling and stability for the community while allowing you to do important infrastructure planning. Before a program like that can be instituted, the first thing that has to happen is that questions have to go to the voters. Tonight you have an election resolution to authorize \$1.5 Million in GO Bonds for road projects and road equipment. Your staff has done a great job creating a list of needs in the Village for roads. A second question would be for \$2.5 Million for Park and Recreation facilities including a litany of things which have been addressed by a survey that was conducted related to those things. There is significant community support for Parks and Recreation projects and I know you have undertaken some in the recent past. Upcoming projects might include a gymnasium, courts, other facilities, open space and bikes and trails. Now I will turn it over to John to talk in depth about the financing structure.

**John Archuleta:** Stifel was a firm that founded in the 1890s. We have over 7500 employees throughout the globe. We have a few individuals out of Pheonix who will be supporting me in this as well as my partner Brad who could unfortunately not make it tonight. I am going to start by looking at page 5 of your handout which is an overview of your current situation concerning tax rates. One of the areas we highlighted pertains to your debt service schedule because that's going to be what we are considering with the overall tax effect

is going to be concerning the bonds you have already sold as well as the questions you might be putting out to the voters. In the 2018 tax year you will see that your tax levy increased \$2.39 in order to pay off the bonds that were sold. The original plan of financing was to be able to have another sale in 2019 in order to maintain your mill levy and not have your taxes going up and down. Well no bonds were sold in 2019, therefore the 2019 tax year which is the one we are going into right now, the mill levy dropped to \$0.33 per thousand. So that means we have an amount of money that we can go ahead and have a new election, sell the ones that you currently have authorized in 2020 and use up the ones that you currently have approved from your first election. So because of the drop of just over \$2 from the previous mill levy your tax payers are realizing a drop in their taxes for the 2019 tax year. These are the tax notices that have just gone out recently. So in that sense, the voters will notice it. If you sell the bond for \$2.5 Million that you have already authorized we are going to have to bring up the mill levy in the 2020 tax year in order to maintain that mill levy at the rate it is at currently or should I say for 2018.

**Councilor Wright:** Can I ask a question? So the mill levy went down for 2019 and we all got our tax bills and maybe that went down but our tax bill went up because of the APS Bonds. So that's one thing. The other thing is how many bond issues have we done that are still outstanding? Are there three or only two?

**John Archuleta:** You have sold two of your bond questions with the amount of \$2 Million and you presently have a million seven outstanding.

**Councilor Wright:** And all three of those are GO?

**John Archuleta:** That is correct.

**Councilor Wright:** But what would that third GO take us back to? \$2.3 Million?

**John Archuleta:** You will actually have \$2.5 Million in new debt so if you take your \$1.7 Million less from what you will have paid off and that will take you to around \$4 Million.

**Councilor Wright:** So that will be a \$4 Million tax impact. Have you run the numbers to say what that tax impact would be for say a \$400,000 or \$100,000 home?

**John Archuleta:** Yes if you wait a few more minutes I'll be able to answer those two points coming up. So again we were talking about the history of your assessed valuation which we will continue on page 6 of the handout. In the 2018 tax year you were at \$391 Million and in the 2019 tax year we are looking at \$407,309,795 in valuation. So over the past three years you have seen an average of a little over 5% growth within the Village. The maximum bond capacity you are allowed to have statutorily is 4% of your assessed valuation which gives you a little over \$16 Million. I made a mistake earlier and your present outstanding bond on the issues that you sold in 2017 is \$1,260,000 that is still outstanding. So you have got plenty of capacity in order to sell the \$2.5 which you have already authorized. Now if we turn to page 7 of the handout this will show you the \$2 Million that was sold and is still outstanding and part of that has been paid off leading to the \$1,260,000 that I referenced earlier. As far as your question of what is cost a \$100,000 home, we would be looking at around \$80 per year. The \$2.40 would be a continuation of the tax that you approved in 2018. Also keep in mind that we are only looking at the Village of Corrales in terms of the operational mill levies, the debt mill levies. We realize you have others from Sandoval County, APS, the hospital levies, the state levies and the county levies.

**Councilor Wright:** So I am trying to get to the total number, the combined number for the three bond actions.

**John Archuleta:** I do not have that in my presentation, but I am happy to provide you with that information.

**Councilor Wright:** But that is what we are supposed to be voting on tonight, so that would be a good thing to have.

**John Archuleta:** Well what we are looking at is what is the tax impact going to be on the new issue for the Village of Corrales. What are the voters willing to go ahead and vote on. Whether they accept the projects you present to them or they accept to continue the mill levy at what it was in the 2018 tax year and that is what we have actually done. We have created a financing plan which allows you to sell the \$2.5 Million you already have authorized and if the voters approve the questions we want to put out to them, we will be able to sell the bonds. Another sale would be in 2022 or 2021 depending on what your needs are and we will be able to maintain the mill levy at \$2.40 per \$1000 of assessed value. That is the financing plan we are presenting to the Village in order to be able to maintain your levies and allow you the flexibility of being able to do a financing every four years. We will be looking at \$4 or \$5 Million depending on your needs and depending on the growth of your assessed valuation. If you will turn to page eight, this gives you an idea what we are dealing with concerning the bond cycle we are putting forth. In the payback of these particular financing, they are typically paid of in 15 years once we sell the bonds. So what we are doing, is allowing the flexibility of selling the \$2.5 Million in 2020 and then sell about another \$2 Million in 2022 and then another \$2 Million in 2024. Again, the most important thing we are trying to do is maintain the mill levy that the voters approved in the last election which is that \$2.40 per thousand. Any questions or comments?

**Councilor Fahey:** The only question I have is that we are voting on a resolution to authorize the sale of \$2 Million for bonds in 2022 and 2024 and use the \$2.5 Million that we already have authorized?

**John Archuleta:** Well what I am showing you is that the \$2.5 Million you already have authorized but unissued until 2020 and having a new election for a total of \$4 Million with \$2 Million being used every other year. Then after four or five years you can have another election and the plan we have allows you the flexibility to go back to the voters and get your questions approved in order to maintain your mill levy.

**Councilor Clauser:** Actually, we are not on top of exactly has happened with the bonds we have already passed. So I don't believe our constituents have a really good idea of exactly what has been done with the bonds that have already been approved. I would definitely like my people to have an idea that we are trying to plan more bonds before we have had a really good discussion with the Village on what we are going to do. As you may know when we passed the bond the last time, there was some confusion over what it could be spent on. I presume that is the bond that we have not done anything with yet.

**Mayor Roake:** It is going to be issued in the next few months. We did manage to find people who are willing to put their property under easement. That just takes a while and is actually in the works should be ready to go out in the next few months. So that \$2.5 Million will be issued and then all of our current bond money will be issued. It has been being done, its just when you are working on land conservation easements it took time for us to find people who were willing to put their land under easement and follow the federal land conservation easement program.

**Councilor Clauser:** Well that's good and I think it really does help us when we keep our constituents on top of exactly what we are doing. Even by having open work studies or at least discussion when it is in the newspaper but we haven't had anything like that at all.

**Mayor Roake:** I recognize that is a frustrating part of that bond, but because you are dealing with private land owners, they need to come to an agreement.

**Councilor Clauser:** I understand all of that, I just mean that we haven't had any discussion about what we have been deciding and we have been having people coming to us with various projects and I was not aware that anyone knew exactly what we are going to approve. Because I do believe we build a lot of trust by

letting people know what we are planning. So if we are planning something like this, I think we need to have it open and have a lot of people understand what going to happen and I don't think we were all aware of exactly what was happening and because of the difficulty of the question and the different layers of letting us know what was happening. I don't believe we were quite as sure as we would have been previously.

**Ron Curry:** I think one of the things that is important here is that continuing the bond program to avoid the ups and downs we are seeing right now buys us some sustainability as we move forward. This is an issue to put before the voters and between now and March there will be heavy discussion about these bonds issues that we are putting out to the community. One of the key things that I think the Village needs to look at is that consistency with the mill levy, just like Mr. Archuleta is saying about the \$2.40 rate. If we drop out of the election then we have the mill levy going up and down and it can be hard to get it back on a consistent rate.

**Councilor Clauser:** Right, and I don't have any problem with that at all. Last time we tried to keep on saying that we need to put our bonds on the election and we didn't have a election at one point with bonds on it and we didn't like that at all. I totally agree with that. But I also think there has been a fair amount of confusion with our bond because of our different lawyers that we have had. We have had three different law firms come through here with different positions on a bond we had written, passed and used. We used the same wording a second time and was not thought to be correct. I think we need to have a fair amount of discussion before we start. We have been under our bonding capacity for years and that's been brought to us and I think its not good to be totally under your bonding capacity. However, I do believe that we need to keep the populace informed about what we are doing.

**Councilor Wright:** I am still confused about we have two bonds that we have issued that have hit the tax rolls. We also have one for \$2.5 Million that may be issued and will hit the tax roll. That is what will bring us up to the \$2.39 approximately. We have another \$4 that will also hit the tax rolls at some time. My question to you was what will be the tax impact for an average house in the Village if all three of those bonds are implemented?

**John Archuleta:** Because of the original structure of that first issue that you sold and keeping in mind what you have outstanding right now is the issue that actually allowed you to raise the mill levy to the \$2.40 rate. The following year it dropped down in order to wrap around the new issue which will be at \$2.5 Million and still maintain that rate of \$2.40 per thousand. So the financing plan we are presenting to you is trying to prove that you have the flexibility of actually selling the additional \$2.5 Million and maintaining your mill levy at \$2.40 that you had in the 2018 tax year. You can still have an additional \$4 Million in questions for the upcoming election and we can still maintain the mill levy at the \$2.40 rate during that time. Then you can come back in a few years and have another election and allow you to continue bonding on that cycle. As you may have noticed, the City of Albuquerque always say we are going to sell x number of bonds and maintain the mill levy, so they have the same program where you sell bonds but you structure it in order to allow you the flexibility of maintaining the mill levy. Now maintaining the mill levy doesn't necessarily mean that your taxes are not going up. If you have a home that increases in value that means you will have to pay higher taxes.

**Councilor Wright:** Right, and you mentioned maintaining the mill levy for the previous years was 0.5, 0.6, 0.6, 0.3, then it jumps up to 2.3 then back down to 0.3. So what you are saying is that it will go back to 2.4 and may or may not stay at 2.4.

**John Archuleta:** That is correct, it depends on the council sitting at the time if they decide they are going to have their election and they will be able to maintain that \$2.40. What we are trying to do is plan the finances to allow not only this present council to be able to do projects, but future councils to be able to do future projects without experiencing the ups and downs of the mill levy. The higher your valuation goes, the higher

the \$2.40 goes which allows the selling of more bonds. We are just trying to prove that you can sell the \$2.5 Million and have an additional \$4 Million in questions and then you have four years to go ahead and sell the authorization and continue the cycle.

**Councilor Dornburg:** Pat I understand your concern but I think that is separate from this issue. I think this is very conservative even with the additional \$2.5 Million or additional bonds in the future. We are below our capacity and I don't think we are selling out so that all this is arduous in regards to the tax debt. However I do see that this continued capacity in order to fund projects such as gymnasium expansions or road equipment are imperative. These can also go towards matching when we are looking at additional federal funds and things like that where we can do our part and be able to fund some of these other projects. So I do see the conservation easement problem where things can't be published while people are still agreeing or not agreeing and I do think we need some clarity once that process is done. They should come before the council to say this is what we are going to do with the money, but I see that as two separate issues. That bond issue is one we clearly made a mess of with the language, but moving forward, these other bonds seem like pretty clear cut uses of general obligation bonds to maintain service with a mill levy at a level that was already agreed upon by the voters in the past and keeps things constant moving forward.

**Councilor Fahey:** If these bonds are approved then we have four years to sell them?

**John Archuleta:** Yes sir. One of the main reasons we have not sold the bonds you currently have is because you have to be able to commit 15% initially when you get your bond proceeds and you have to expend all the proceeds within three years.

**Councilor Dornburg:** I guess that speaks to having more projects to spend this money on going forward. You know we have seen this project about the gymnasium before. We have seen other ones like this as well and it just seems like these make common sense.

**Councilor Clauser:** My basic concern is that I do believe that there are some people in the Village of Corrales that do have a hard time paying their taxes. I think we need to be very careful and I do approve of a plan that keeps the taxes from going up and down. I just don't feel very confident voting for this until it is known by the Village residents and getting their input. I know Jim was getting tired of the other large project that we worked on. When we put in the sewer line we listened to a lot of input and I am not saying we should listen to that much input, but I do believe that it should be well known what we are considering.

**Councilor Dornburg:** I do still think that these two issues that we are talking about are very clear cut recreational area expansions that will make the area more attractive. It makes more recreational facilities available to both adults and children throughout the Village. For example my son is in the basketball league and it is a very small gymnasium with limited capacity with a lot of kids participating. An expansion of facilities like that has already been considered and has been on the drawing board for quite some time. The debate on a sewer line or dirty water line is a completely different context. I don't think that anything about this is controversial. I don't think road maintenance or equipment, because it comes up time and time again. Also because of the lag time of these only being able to come every two years during an election, if we wait until we need it, it just depends on where you are in the election cycle.

**Councilor Clauser:** I personally don't have any issues with the projects. I just have difficulty voting for something this large without letting the Villagers know what we are looking at.

**Ron Curry:** Councilor you are absolutely right and one of the things that we will be doing in the next three months is having those robust discussions and having members of the community ask us questions and tell us what they think. What you are looking at tonight is giving the Village to vote on these bonds.

**Councilor Dornburg:** I just remember from the last go around of this that time was of the essence to get these things on the ballot and get everything set up. Now is when the conversations start.

**Councilor Fahey:** So if we approve of putting these on the ballot, and they get approved by the voters for the \$4 Million. There aren't many projects you can get done with \$4 Million over short period of time. Most of these funds will be used for matching other funds which I think you mentioned. You think about SSCAFCA who gets \$20 Million in bonding approval capacity which we can use over a longer period of time. But most of that money is leverage, in some cases \$1 of bond money can be \$9 or \$10 of other money. So I think that's a very important thing to think about especially when you are considering spending millions of dollars on a gymnasium, you don't want to spend it all on one project. The legislature is more likely to give you additional funds if you already have money in hand.

**Councilor Wright:** I just wanted to say that coming at it from a little bit of a different angle than Councilor Clauser is that when I vote on ordinances, I like to inform my constituents beforehand. With ordinances it's a bit different because you get two bites at the apple. With a resolution its tonight and that's it. So, I really haven't received any constituent input on this. What I have received is not favorable to me voting yes in favor of this resolution. A couple of problems I think in the Village with the gentrification of the Village. One problem is that several places within my district that are above the poverty level but are still low income. So if you gentrify the Village so that the middle class recognizes all the benefits of the gymnasium and this or that, you are going to max us. \$80-\$260 a year to them is a lot of money, could be a lot of money. It is also to me. Taxes go up for one reason or another all the time. The other thing is that you could change the heritage and legacy of the Village by making it too much of an urban setting than what was intended originally. The other problem I have is I would like to get input from my constituents before I vote on the resolution and I would like people briefing and I did send my comments to the Village Administrator and you passed them on, what exactly is it going to cost? They say I'll get back to you, but that isn't the right answer. So, I am going to move that we table this resolution until we can get some answers and input from constituents.

**Clerk Fresquez:** So we would have to have a special council meeting because our bond questions have to be to the Secretary of the State before December 24<sup>th</sup>. What this is doing is giving us permission to put these questions on the ballot to allow the residents of the Village to vote on these bond questions. We will have work studies that they can get information at but it is their decision whether we pass these or not. They will either vote for or against it.

**Councilor Wright:** Now actually their decision was to elect me their Councilor so that I could listen to them and say what would be put on the ballot and what would not.

**Mayor Roake:** Actually I would like to say something which is that we have gotten input from the Parks and Recreation where they did a survey of the entire community and they came and presented that last year. 84-85% of the community was in favor of increasing the tax burden in order to get recreational opportunities. Also I think you would be aware that almost every meeting we are talking about road infrastructure or improvements that we are trying to make. These are as Councilor Dornburg said pretty clear-cut uses of money and I do believe that it is the voter's right to vote on this. So you are welcome to vote yes or no, but I do not wish to table this.

**Councilor Wright:** A point of order is that we have a motion to table and a second. That is a voting motion, it is not debatable and needs to be voted on.

**Motion:** to table resolution 19-038, **Action:** Approve, **Moved by** Councilor George Wright, **Seconded by** Councilor Pat Clauser.

**Vote:** Motion carried by vote (summary: Yes = 2, No=4).

**Yes:** Councilor George Wright, Councilor Pat Clauser

**No:** Councilor Kevin Lucero, Councilor Mel Knight, Councilor David Dornburg, Mayor Pro Tem Jim Fahey

**Mayor Roake:** It does not pass. So without any further debate, Jill is there anything else you want to say before I seek a motion?

**Jill Sweeney:** I would just say in closing that an outline of the next steps are that this is a consideration of an election resolution that would allow the voters to consider whether to go forward on these bonds or not. This resolution is due to the State by December 24<sup>th</sup> under the New Election Act and that's part of the reason we are here before you perhaps more prematurely than we otherwise would be. We have been working hard with your staff and your staff has been working very hard to put together this plan. Consideration of the bond questions goes to the voters on March 3<sup>rd</sup>. So there is time where of course projects can be further vetted and opportunities to talk with the Council as well as your constituents can take place. We are just up the road and more than happy to sit down with you and or your constituents in a private setting or a more open setting.

**Motion:** to approve resolution 19-038, **Action:** Approve, **Moved by** Councilor Jim Fahey, **Seconded by** Councilor Mel Knight.

**Vote:** Motion carried by vote (summary: Yes = 4, No=2).

**Yes:** Councilor Kevin Lucero, Councilor Mel Knight, Councilor David Dornburg, Mayor Pro Tem Jim Fahey

**No:** Councilor George Wright, Councilor Pat Clauser

2. Consideration, Action and Approval of Resolution 19-039, a resolution supporting Buy Local.

**Motion:** to approve resolution 19-039, **Action:** Approve, **Moved by** Councilor Kevin Lucero, **Seconded by** Councilor Mel Knight.

**Councilor Lucero:** Firstly I would like to thank Shannon Fresquez on all the work you did getting this together. Thank you PNM. I thought this was a very simple and great initiative. It's a pretty simple New Year's Resolution to think local before you think anywhere else. Thank you everyone for you work on it.

**Vote:** Motion carried by unanimous vote (summary: Yes = 6).

**Yes:** Councilor George Wright, Councilor Kevin Lucero, Councilor Mel Knight, Councilor Pat Clauser, Councilor David Dornburg, Mayor Pro Tem Jim Fahey

3. Consideration, Action and Approval of Resolution 19-040, a resolution authorizing budget increase for fiscal year 2019-2020.

**Motion:** to approve resolution 19-040, **Action:** Approve, **Moved by** Councilor Jim Fahey, **Seconded by** Councilor David Dornburg.

**Vote:** Motion carried by unanimous vote (summary: Yes = 6).

**Yes:** Councilor George Wright, Councilor Kevin Lucero, Councilor Mel Knight, Councilor Pat Clauser, Councilor David Dornburg, Mayor Pro Tem Jim Fahey

4. Consideration, Action and Approval of Resolution 19-041, a resolution establishing regular meetings of the Governing body and determining reasonable notice.

**Motion:** to approve resolution 19-041, **Action:** Approve, **Moved by** Councilor Mel Knight, **Seconded by** Councilor Jim Fahey.

**Vote:** Motion carried by unanimous vote (summary: Yes = 6).

**Yes:** Councilor George Wright, Councilor Kevin Lucero, Councilor Mel Knight, Councilor Pat Clauser, Councilor David Dornburg, Mayor Pro Tem Jim Fahey

5. Consideration, Action and Approval of Resolution 19-042, a resolution establishing holiday schedule for all village employees.

**Motion:** to approve resolution 19-042, **Action:** Approve, **Moved by** Councilor David Dornburg, **Seconded by** Councilor Jim Fahey.

**Vote:** Motion carried by unanimous vote (summary: Yes = 6).

**Yes:** Councilor George Wright, Councilor Kevin Lucero, Councilor Mel Knight, Councilor Pat Clauser, Councilor David Dornburg, Mayor Pro Tem Jim Fahey

6. Consideration, Action and Approval of Resolution 19-043 in support of an extension of the 2019 Cooperative Agreement SP-3-19(974) Control #HW2-L300209 in order to complete West Meadowlark Roadway, Miscellaneous improvements w/ construction & reconstruction, pavement rehabilitation, and drainage improvements at various village road locations.

**Motion:** to approve resolution 19-042, **Action:** Approve, **Moved by** Councilor Jim Fahey, **Seconded by** Councilor Mel Knight.

**Councilor Fahey:** I have a question. What is this going to do?

**Clerk Fresquez:** Basically, this is going to expire at the end of December. What we are doing is asking for an extension for one year so that we can finish expending the monies on it so that we don't lose the money.

**Councilor Fahey:** Not the whole \$670,000 right?

**Clerk Fresquez:** No, not the whole thing.

**Councilor Fahey:** Okay. I also just want to make an editorial comment about West Meadowlark. I think it looks exactly the same except for some islands. It doesn't have any curvilinear type of pattern on it that is going to slow the flow of cars down the road. It is not what I anticipated but I guess its what the people on West Meadowlark wanted.

**Councilor Dornburg:** I will say as a resident on West Meadowlark, that is not necessarily what people wanted because people were looking for more speed control. Also, changes were made so that it was not just a road, horse access along the south side of the road has complications because a purely equine trail requires certain distances from the road way. There was also a good consensus on a bike path that is safe from the road and a walking path. All those considerations made it so more and more right of way had to be picked up.

**Vote:** Motion carried by unanimous vote (summary: Yes = 6).

**Yes:** Councilor George Wright, Councilor Kevin Lucero, Councilor Mel Knight, Councilor Pat Clauser, Councilor David Dornburg, Mayor Pro Tem Jim Fahey

**L. CONFIRMATION OF APPOINTMENTS:**

Steve Kuenzler - Bike/Pedestrian Advisory Commission

**M. ANNOUNCEMENTS/FUTURE AGENDA ITEMS:**

Water Board Presentation

Section 18 of the Village Code

**N. ADJOURNMENT**

A COPY OF THE AGENDA MAY BE OBTAINED AT THE VILLAGE OFFICE, 4324 CORRALES ROAD, DURING REGULAR BUSINESS HOURS OF 8:00 A.M. TO 5:00 P.M. OR

ON THE WEBSITE: [www.Corrales-NM.org](http://www.Corrales-NM.org) click on Government & Council Meetings.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Village Clerk at the Village Offices located at 4324 Corrales Road, at least five (5) days prior to the meeting or as soon as possible.

Public documents, including the agenda and minutes, can be provided in various accessible formats.

Please contact the Village Clerk at 897-0502, or by e-mail at [sfresquez@corrales-nm.org](mailto:sfresquez@corrales-nm.org) if a summary or other type of accessible format is needed.

**NEXT REGULAR COUNCIL MEETING: January 14<sup>th</sup>, 2020 at 6:30pm**

I certify that notice of the Public Meeting has been given in compliance with the Open Meetings Act, Section 10-15-1 through 10-15-4 NMSA 1978 and the Open Meetings Resolution 18-035.

I certify that this agenda was posted on: December 6<sup>th</sup>, 2019.

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Shannon Fresquez, Village Clerk



# VILLAGE OF CORRALES

## RESOLUTION NO. 19-001

### A RESOLUTION TO ESTABLISH AN AGRICULTURE COMMITTEE

**Whereas**, the Village of Corrales, has a long and valued history of agriculture going back hundreds of years; and

**Whereas**, the Village of Corrales supports the growing and sale of home-grown produce through a vibrant Growers Market; and

**Whereas**, the Village of Corrales is interested in agri-tourism activities,

**Whereas**, the Village Corrales wants to sustain its rural character; and

**Whereas**, the Corrales community would benefit from a better understanding of agriculture issues; and

**Whereas**; the Village of Corrales wants to enable a vibrant agricultural sector; and

**Whereas**, the Village of Corrales wants to support farming as a vibrant part of our economy,

**NOW THEREFORE, BE IT RESOLVED, by the Governing Body of the Village of Corrales:**

1. That an Agriculture Committee is hereby established.
2. That the Committee will meet monthly, or as needed, and comply with the Open Meetings Act.
3. That the Committee will keep minutes of its meetings which will be distributed periodically to the Governing Body and available to the public.

**ADOPTED this 14th day of January, 2020.**

VILLAGE OF CORRALES, NEW MEXICO

**VILLAGE OF CORRALES**

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Honorable JoAnne D. Roake  
Mayor, Village of Corrales

**ATTEST:**

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Shannon Fresquez, Village Clerk  
(SEAL)



**VILLAGE OF CORRALES**  
**RESOLUTION NO. 20-002**

**AUTHORIZING ADJUSTMENTS OF VARIOUS**  
**FUNDS FOR FISCAL YEAR 2019-2020**

**Whereas**, additional revenues, expenditures and reimbursables need to be adjusted in the FY 2019-2020 Budget, see attachment A;

**Therefore, be it resolved** that the Governing Body of the Village of Corrales authorizes adjustment of various funds and authorizes the Administration to submit this Resolution to the Department of Finance and Administration for review and approval.

**APPROVED** this 14th day of January, 2020.

**VILLAGE OF CORRALES**

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Honorable Jo Anne Roake, Mayor

**ATTEST:**

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Shannon Fresquez, Village Clerk  
(SEAL)

Department of Finance and Administration  
Local Government Division  
Financial Management Bureau  
SCHEDULE OF BUDGET ADJUSTMENTS

REVISED 12/08/06

For Local Government Division use only:

ENTITY NAME: Village of Corrales  
FISCAL YEAR: 2019/2020  
DFA Resolution Number: \_\_\_\_\_

(A) ENTITY RESOLUTION NUMBER	(B) FUND	(C) REVENUE EXPENDITURE TRANSFER (TO or FROM)	(D) APPROVED BUDGET	(E) ADJUSTMENT	(F) ADJUSTED BUDGET	(G) PURPOSE
20-002	101-0000-51000	Transfer Out	-	30,839.25	30,839.25	Transfer to 1401 to reflect revenue and expenditure of Insurance received into General Fund
20-002	101-1401-51000	Transfer In		30,839.25	30,839.25	Transfer in for expenditure of Insurance money
20-002	328-0000-36030	REVENUE		12.33	12.33	Increase revenue to reflect amount to be budgeted from revenue received
20-002	328-0000-49010	EXPENDITURE	145,000.00	12.33	145,012.33	Increase expenditure for revenue received
20-002	227-0000-36030	REVENUE	20.00	10.80	30.80	Increase revenue to reflect amount to be budgeted from revenue received
20-002	227-0000-45030	EXPENDITURE	20.00	10.80	30.80	Increase expenditure for revenue received
20-002	212-1907-35023	REVENUE	-	9.00	9.00	Increase revenue to reflect amount to be budgeted from revenue received
20-002	257-2102-33900	REVENUE		11,000.00	11,000.00	Increase revenue to reflect amount to be budgeted from revenue for short term rentals
20-002	257-2102-45030	EXPENDITURE		11,000.00	11,000.00	Increase expenditure for revenue received
20-002	101-0000-47300	EXPENDITURE		219.18	219.18	Increase expenditure to refelect expenditure for service charge/late fee
20-002	224-0000-36010	REVENUE	2,797.00	100.00	2,897.00	Increase revenue to reflect amount to be budgeted from revenue received
20-002	224-0000-46010	EXPENDITURE	2,797.00	100.00	2,897.00	Increase expenditure for revenue received
20-002	234-2009-37150	REVENUE	-	200,000.00	200,000.00	Increase revenue to reflect amount to be budgeted from Fire Council Grant
20-002	234-2009-48900	EXPENDITURE		200,000.00	200,000.00	Increase expenditure for revenue to be received
20-002	324-1342-37230	REVENUE	-	40,000.00	40,000.00	Increase revenue to reflect amoount to be budgeted from State Grant
20-002	324-1342-37800	REVENUE	-	\$ 35,000	\$35,000	Increase revenue to reglect amount to be budgeted from Corrales Main Street
20-002	101-0000-51000	TRANSFER OUT		\$ 7,200	\$7,200	Transfer from GF for Village portion of project
20-002	324-1342-51000	TRANSFER IN		\$ 7,200	\$7,200	Transfer in from GF for Village portion of project
20-002	324-1342-45900	EXPENDITURE	-	\$ 82,000	\$82,000	Expenditure of revenue and transfers

ATTEST: \_\_\_\_\_  
Title (Date)

\_\_\_\_\_  
Mayor/Board Chairman (Date)



**VILLAGE OF CORRALES  
STATE OF NEW MEXICO**

**RESOLUTION NO. 16-00620-003**

**ADOPTING AMENDED PERMIT FEES FOR PROCESSING  
APPLICATIONS RELATING TO ZONING AND PLATTING SUBDIVISIONS**

**HEREAS**, the Village of Corrales (the "Village") has authority to impose administrative and processing fees for applications relating to zoning and to the planning and platting of subdivisions within the Village; and

**WHEREAS**, the Village of Corrales adopted Ordinance 384 on July 13, 2004 amending sections 18-51 and 18-93 of the code of ordinances of the Village; providing for the payment of fees and costs by applicants for zoning permits and subdivision approvals and providing that the amounts of such fees will be established by the Governing Body and will be subject to periodic review and modification by the Governing Body; and

**WHEREAS**, the Governing Body finds that the fees presently in effect should be modified to better reflect the administrative costs incurred by the Village in processing applications relating to zoning and to the platting of subdivisions; and

**WHEREAS**, an amended Fee Schedule is attached hereto as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Village of Corrales that:

1. The permit fees shown on the attached Exhibit "A" for processing applications relating to zoning and platting of subdivisions are hereby adopted and incorporated as a part of this Resolution.
2. The permit fees adopted herein shall be in full force and effect from the date of adoption of this Resolution.
3. The permit fees adopted herein shall remain in full force and effect until such time as the Governing Body, by resolution or ordinance, adopts new fees or amends those in effect pursuant to this Resolution.

**APPROVED THIS 23rd DAY FEBRUARY, 2016.**

**VILLAGE OF CORRALES**

\_\_\_\_\_  
\_\_\_\_\_  
**Scott Kominiak, Mayor**

**ATTEST:**

\_\_\_\_\_  
\_\_\_\_\_  
**Jennifer Hise, Village Clerk (SEAL)**

**ADOPTED this 14th day of January, 2020.**

VILLAGE OF CORRALES, NEW MEXICO

VILLAGE OF CORRALES

Honorable JoAnne D. Roake  
Mayor, Village of Corrales

**ATTEST:**

Shannon Fresquez, Village Clerk  
(SEAL)

2016 January 14, 2020

**PLANNING AND ZONING  
FEES: SUBDIVISION, AMENDMENTS, & PERMITS**

<b>PERMIT TYPE</b>	<b>FEE</b>
<b>SUBDIVISION</b>	
<b>Summary Plat; lot line adjustment; lot-split, one time only</b> , Includes one Engineer's review and comment, if required by PZA or Commission, unless otherwise indicated in the subdivision regulations.	<b>\$650.00</b> , plus costs of legal notification (certified mail, signature required) for Commission hearing, Includes cost of filing the approved plat at Sandoval County.
<b>Sketch Plan</b> if required by the PZA. No engineer or legal review.	<b>\$200 for five (5) lots or acres, or fewer; \$400 for six (6) lots or acres, to nine (9) lots or acres; \$1,000 for ten (10) lots or acres or more;</b> plus costs of legal notification (certified mail, signature required) for Commission hearing.
<b>Preliminary Plat</b> , includes Engineer's review and comment, for one submittal, unless otherwise indicated in the subdivision regulations.	<b>\$600.00, plus \$200.00 per lot</b> , plus costs of legal notification (certified mail, signature required) for Commission hearing.
<b>Final Plat</b> , includes one Engineer's review and comment, for one submittal, unless otherwise indicated in the subdivision regulations.	<b>\$650.00, plus \$200.00 per lot</b> , plus costs of legal notification (certified mail, signature required) for Commission hearing, Includes cost of filing the approved plat at Sandoval County.
<b>Re-submittals of Summary, Preliminary or Final plats</b> , due to incompleteness or errors requiring additional review by the Village Engineer, unless otherwise indicated in the subdivision regulations.	<b>\$1,000.00</b> , payable at the time of the re-submittal.

<b><u>ZONING ACTIONS</u></b>	
<b><u>Zone Map Amendment, without site development plan submittal</u></b>	<b><u>\$650.00, plus costs of legal notification for Commission hearing (certified mail, signature required); cost of advertising ordinance in newspaper for Council hearing, and legal notification for Council hearing. Includes cost of filing at the Office of the Clerk of Sandoval County.</u></b>
<b><u>Site Development Plan</u></b>	<b><u>1.5% of the valuation of construction up to \$5,000,000 plus 0.1% of the valuation of construction in excess of \$5,000,000, as a condition of approval, or a minimum fee of \$500.00, minimum fee payable at the time of application, and any additional fees owed payable prior to issuance of a development permit; plus costs of legal notification for Commission hearing (certified mail, signature required).</u></b>
<b><u>Site Development Plan – Amendment</u></b>	<b><u>\$250.00, plus costs of legal notification for Commission hearing (certified mail, signature required).</u></b>
<b><u>Site Development Plan — Request for Extension of Time Needed to Complete</u></b>	<b><u>\$100.00, plus costs of legal notification for Commission hearing (certified mail, signature required).</u></b>
<b><u>Zone map amendment with a site development plan concurrently submitted</u></b>	<b><u>\$500.00 plus 1.5% of the valuation of construction as a condition of approval, or a minimum fee of \$700.00, minimum fee payable at the time of application, and any addition fees owed payable prior to issuance of a development permit; plus costs of legal notification for Commission hearing (certified mail, signature required; plus cost of advertising ordinance in newspaper for Council hearing, and legal notification for Council hearing.</u></b>
<b><u>Variance</u></b>	<b><u>\$200.00, plus costs of legal notification for Commission hearing (certified mail, signature required).</u></b>
<b><u>Home Occupation Permit</u></b>	<b><u>\$35.00</u></b>
<b><u>Certificate of Occupancy (Compliance); related to Site Development Plan.</u></b>	<b><u>\$47.00</u></b>
<b><u>Appeal to Planning &amp; Zoning Commission</u></b>	<b><u>\$100.00, plus costs of legal notification for Commission hearing (certified mail, signature required).</u></b>
<b><u>Zoning Certification</u></b>	<b><u>\$50.00</u></b>
<b><u>Flood Zone Determination</u></b>	<b><u>\$50.00</u></b>
<b><u>Sign Permit</u></b>	<b><u>Application to Building Inspector; fee determined by area of sign face.</u></b>
<b><u>Telecommunications facilities</u></b>	<b><u>See Council Resolution No. 16-02, February 09th 2016</u></b>
<b><u>Short-Term Rental application and annual fee</u></b>	<b><u>\$150.00; application to P&amp;Z Department; requires Planning &amp; Zoning Commission hearing.</u></b>
<b><u>ZONING ACTIONS</u></b>	

<del>Zone Map Amendment, without site development plan submittal</del>	<del>\$650.00, plus costs of legal notification for Commission hearing (certified mail, signature required); cost of advertising ordinance in newspaper for Council hearing, and legal notification for Council hearing. Includes cost of filing at the Office of the Clerk of Sandoval County.</del>
<del>Site Development Plan</del>	<del>1.5% of the valuation of construction up to \$5,000,000 plus 0.1% of the valuation of construction in excess of \$5,000,000, as a condition of approval, or a minimum fee of \$500.00, minimum fee payable at the time of application, and any additional fees owed payable prior to issuance of a development permit; plus costs of legal notification for Commission hearing (certified mail, signature required.</del>
<del>Site Development Plan—Amendment</del>	<del>\$250.00, plus costs of legal notification for Commission hearing (certified mail, signature required).</del>
<del>Site Development Plan—Request for Extension of Time Needed to Complete</del>	<del>\$100.00, plus costs of legal notification for Commission hearing (certified mail, signature required).</del>
<del>Zone map amendment with a site development plan concurrently submitted</del>	<del>\$500.00 plus 1.5% of the valuation of construction as a condition of approval, or a minimum fee of \$700.00, minimum fee payable at the time of application, and any addition fees owed payable prior to issuance of a development permit; plus costs of legal notification for Commission hearing (certified mail, signature required; plus cost of advertising ordinance in newspaper for Council hearing, and legal notification for Council hearing.</del>
<del>Variance</del>	<del>\$200.00, plus costs of legal notification for Commission hearing (certified mail, signature required).</del>
<del>Home Occupation Permit</del>	<del>\$35.00</del>
<del>Certificate of Occupancy (Compliance); related to Site Development Plan.</del>	<del>\$47.00</del>
<del>Appeal to Planning &amp; Zoning Commission</del>	<del>\$100.00, plus costs of legal notification for Commission hearing (certified mail, signature required.</del>
<del>Zoning Certification</del>	<del>\$50.00</del>
<del>Flood Zone Determination</del>	<del>\$50.00</del>
<del>Sign Permit</del>	<del>Application to Building Inspector; fee determined by area of sign face.</del>
<del>Telecommunications facilities</del>	<del>See Council Resolution No. 16-02, February 09th 2016</del>
<b>Short Term Rental application and annual fee</b>	<b>\$150.00; application to P&amp;Z Department; requires Planning &amp; Zoning Commission hearing.</b>