

**VILLAGE OF QUESTA  
REGULAR MEETING MINUTES  
TUESDAY, OCTOBER 06, 2015  
VILLAGE OF QUESTA COUNCIL CHAMBERS  
6:00PM**

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**I. CALL TO ORDER BY MAYOR MARK L. GALLEGOS**

Mayor Gallegos called the meeting to order at 6:02pm.

**II. ROLL CALL**

Mayor Gallegos asked Village Clerk Renee Martinez to take roll.

Those present were:

Councilor Brent Jaramillo  
Councilor Lawrence Ortega  
Councilor Julian Cisneros

Councilor Miguel Romero arrived at 6:04pm.

Also present:

Administrator Loretta Trujillo  
Village Clerk Renee Martinez  
Finance Director Karen Shannon  
Public Works Director Arwin Vasquez

**III. PLEDGE OF ALLEGIANCE**

Mr. Edward Vigil led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

Mayor Gallegos requested the Council consider removing Item VII and Item VIII B. Ms. Trujillo requested a correction under Item VIII E to read as an Invitation to Bid instead of RFP.

Motion: Councilor Cisneros  
Second: Councilor Ortega

In Favor: All  
Opposed: None

To approve the agenda as amended. All voted yes. Motion carried

V. **APPROVAL OF MINUTES** - September 15, 2015

September 15, 2015 -

Councilor Ortega stated that on page 2 regarding the last paragraph it states that Councilor Ortega made the motion as well as seconding it. Ms. Martinez stated that the correction will be made.

Motion: Councilor Cisneros  
Second: Councilor Ortega

In Favor: All  
Opposed: None

To approve the September 15, 2015 minutes as corrected. All voted yes. Motion carried

VI. **PUBLIC COMMENTS** - *(It is the policy of the Governing Body to accept public comment. Because your particular issue is not on the agenda the Governing Body cannot respond immediately, but may direct staff to address issues at a future Council Meeting. Public comments are limited to a maximum of three minutes.)*

Mayor Gallegos opened public comments at 6:07pm.

There being no comments Mayor Gallegos closed Public Comments at 6:08pm.

Ms. Claire Cote stated that she would like to congratulate the Village on the successful event of the ribbon cutting ceremony at Eagle Rock Lake. She wanted to thank everyone who participated.

VII. **PRESENTATIONS** - Swear-In of Village of Questa Police Officers

Removed from Agenda.

VIII. **ACTION ITEMS** - (Discussion, Consideration and Action)

A) Village of Questa Resolution 2015-32 –Metropolitan Rehabilitation Area Plan (MRA)

Mr. Charlie Deans of the NM Main Street Program stated that for the past nine months they have been working on a main street revitalization plan for the Village Center as well as façade improvements on two buildings in the Village Center. He stated he also had a great group of community leaders who made up their steering committee who helped with drafting up the plan. Mr. Deans stated that this is an implementation plan that has some tools that the Village can use by the time this plan is adopted to move it forward. It is about stimulating economic development within the Village.

There are two steps in the process. One, is defining what the metropolitan redevelopment area is, which has been done. Two, is the plan that should have redevelopment projects that will stimulate development in the Village center. Mr. Deans went over the plan in detail. He stated that the redevelopment area that has been defined is roughly about 60 acres.

The goals are to improve the two state highways going through the village center as well as keeping pedestrians safe with improved parking and walkways. We want to support existing businesses as well as help create new ones. Also, to help create a Village center that people will want to gather in and hold events. Also and more importantly to preserve the promote Questa's heritage, history and traditions.

Mr. Deans stated that he sent out 75 postcards to people who fell into the redevelopment area. He stated that he did receive some responses.

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Public Comments and Concerns:

Mr. Michael Ortiz – Resident of downtown Questa who falls into the designated area:

In regards to the boundaries Mr. Ortiz is very concerned that it includes his residence and the private road that goes into his residence. This includes an agricultural piece of land. He would like to know why the road was included as part of the plan. Mr. Deans stated that what they tried to do was follow parcel lines. Mr. Deans stated that from his perspective the road really has nothing to do with the plan. Mr. Ortiz stated that this plan does not benefit his residential property at all. He asked that it be excluded and have the boundary changed so that it does not include his residence. Mr. Deans stated that the road will remain a private road. Nothing will change. Mr. Ortiz would like to make it clear that this road is only for use by the subdivision owners. Mr. Ortiz also expressed his concern with property taxes and utility bills increasing because of this designation. Mr. Deans stated that this is not changing zoning or uses. This plan provides incentives for property owners who may want to do something else with their properties and the opportunity to partner with the Village. It is absolutely voluntary only. It has absolutely no effect on residences. Everything will remain the same. Mr. Ortiz stated that he has another property that he would like to see generate some money and in operation. Mr. Deans stated that this plan gives the opportunity for this to happen.

Mr. Ortiz also expressed his concern with the entertainment venue that is in the plan and how we are going to enforce the noise ordinance especially with a liquor establishment next to it. Mr. Deans state that some restrictions can be implemented. Mr. Ortiz is also concerned with how this development will affect the acequia system. Mr. Deans stated that before any of these projects are implemented they will have to address the drainage and infrastructure. Mr. Ortiz stated that before this plan is approved he would like to meet with the Council regarding his road and property to see what can be negotiated.

Ms. Betty Richter – Resident of downtown Questa who falls into the designated area:

Inquired if she will be under the zoning jurisdiction of Taos County Planning. Ms. Trujillo stated that we are not currently under the Taos County planning and zoning requirements, however we sign off on their documents stating that residents meet our zoning requirements.

Ms. Ruby Ortiz – Property Owner who falls into the designated area:

Ms. Ortiz state that her concern is infrastructure. Also, the traffic coming off of Antonio Road onto SR 38 is a big concern because there is a blind corner. Mayor Gallegos stated that the plan is to eliminate the yield off SR 522 to SR 38. Traffic will have to come to a complete stop. He stated that this will slow traffic down. Ms. Ortiz stated that this plan is a great benefit to the community but is concerned about pedestrians. Ms. Ortiz also expressed her concern with the continued preservation of the acequias.

Motion: Councilor Cisneros

Second: Councilor Romero

Roll Call:

Councilor Julian Cisneros	YES
Councilor Brent Jaramillo	YES
Councilor Miguel Romero	YES
Councilor Lawrence Ortega	YES

To approve Resolution 2015-32 –Metropolitan Rehabilitation Area Plan (MRA). All voted yes. Motion carried.

B) Village of Questa Resolution 2015-33 - Questa Village Center Tax Increment Financing District

155 Removed from Agenda

156  
157 C) Village of Questa Resolution 2015-34 - Authorization of submission of application to the NMFA  
158 Ms. Trujillo stated that Mr. Amalio Madueno will address the Governing Body on this Resolution. Mr. Madueno  
159 stated that this resolution will allow us to submit the needed applications to NMFA. These applications are for the  
160 industrial park, engineering for Cabresto Road water project and the traffic impact study for the industrial park.  
161 Councilor Ortega inquired about the traffic impact study and what it will entail. Mr. Madueno stated that it is only  
162 for the entrance. Councilor Ortega asked that in addition to the engineer doing the design, do we also have to do a  
163 report? Mr. Madueno stated that there has to be an engineering study done also. Councilor Jaramillo requested more  
164 detail from Mr. Madueno. Councilor Ortega stated that normally the engineer is hired to do the design completes all  
165 the required planning. Mr. Madueno stated that it is for the design.

166  
167 Motion: Councilor Cisneros  
168 Second: Councilor Ortega

169  
170 Roll Call:  
171 Councilor Julian Cisneros YES  
172 Councilor Brent Jaramillo NO  
173 Councilor Miguel Romero YES  
174 Councilor Lawrence Ortega YES

175  
176 To approve Resolution No. 2015-34. Motion carried by a majority vote.

177  
178 D) Village of Questa Resolution 2015-35 – Authorization of submission of application to F.A.A.

179  
180 Ms. Trujillo stated that Resolution 2015-35 is needed for the submission of the grant application for the runway safety  
181 and grading for \$355,000.00. Councilor Ortega asked what the low bid was and if we came within the grant amount.  
182 Ms. Trujillo stated that she did not have the bid information readily available but it did come in within the required  
183 amount.

184  
185 Motion: Councilor Ortega  
186 Second: Councilor Romero

187  
188 Roll Call:  
189  
190 Councilor Julian Cisneros YES  
191 Councilor Brent Jaramillo YES  
192 Councilor Miguel Romero YES  
193 Councilor Lawrence Ortega YES

194  
195 To approve Resolution No. 2015-35. All voted yes. Motion carried.

196  
197 E) Invitation to Bid #2015-01 Bid Award - Village Corrals – Mr. Juan Cisneros, Cisneros Cattle Co.

198  
199 Ms. Trujillo stated that we solicited bids for the lease of the Village Livestock Corrals in exchange for work done to  
200 the corrals. One bid was received. She stated that one concern she has is that the bid information specified that the  
201 lease term was for one year and the bid we received is requesting a longer term in order to make up for the cost.  
202 Councilor Ortega stated that he believes we should award it for the one year. Mayor Gallegos stated that the  
203 improvements should be made within the term. It was decided that an agreement be drafted to see if Mr. Cisneros  
204 agrees with the terms. Councilor Jaramillo stated that he believed the bid included the fencing of the entire property.  
205 Councilor Ortega stated that he spoke with the NMDOT and they are going to replace the fence along the highway.



207 Motion: Councilor Ortega  
 208 Second: Councilor Romero

210 In Favor: All  
 211 Opposed: None

212  
 213 To approve with bid award 2015-01 with the conditions mentioned. All voted yes. Motion carried.

214  
 215 F) RFP# 2015-02 Bid Award - Engineering/Planning services for Asset Management Plan –WHPacific

216  
 217 Ms. Trujillo stated that the Village went out for RFP for Engineering/Planning services for Asset Management Plan  
 218 and received one bid. Ms. Trujillo recommended the bid be awarded to WHPacific. Councilor Ortega inquired if this  
 219 plan would include an asset inventory. He stated he believes it would cover all inventory \$5,000.00 and up. Councilor  
 220 Jaramillo concurred. Ms. Trujillo stated that it is included.

221  
 222 Motion: Councilor Ortega  
 223 Second: Councilor Cisneros

224  
 225 In Favor: All  
 226 Opposed: None

227  
 228 To award RFP# 2015-02 to WHPacific. All voted yes. Motion carried

229  
 230 G) Approval of Amendment Two of Project Participation Agreement - Taos Mountain Energy Foods, LLC.

231  
 232 Ms. Trujillo stated that amendment one modified the original agreement to reflect that it was a lease agreement instead  
 233 of a sublease agreement. The changes now are on page two which changes the contributions the Village is putting  
 234 into this project. Letter C insures that we will insure that natural gas will be extended to the building. Letter D states  
 235 that the Village will grant to the state a security interest in the improvements of the building contemplated by the  
 236 LEDA project, and shall be given credit for such security interest as part of its contributions. These are the changes  
 237 to the agreement that was approved in May.

238  
 239 Motion: Councilor Cisneros  
 240 Second: Councilor Romero

241  
 242 In Favor: All  
 243 Opposed: None

244  
 245 To approve Amendment Two of the Project Participation Agreement - Taos Mountain Energy Foods, LLC. All voted  
 246 yes. Motion carried.

247  
 248 IX. **FINANCE DEPARTMENT** - Ms. Karen Shannon

249  
 250 A) Approval of Unpaid Vouchers

251  
 252 Ms. Shannon presented the unpaid voucher list as well as an additional list. Ms. Shannon stood for questions.

253  
 254 Councilor Ortega inquired about the deductible for Mountain States. Ms. Shannon stated that one of our officers had  
 255 an accident and had to get medical care and this was the deductible. Councilor Ortega inquired about the voucher  
 256 regarding the Forest Service. Ms. Shannon stated that apparently some sewer lines run through the forest service and  
 257 this is for a special use permit that is paid annually for those transmission lines. Councilor Ortega asked where the  
 258 line is located. Ms. Trujillo stated that they will get the information for him.

In Mayor Gallegos brief absence Mayor Pro-Tem Julian Cisneros asked for a motion.

Motion: Councilor Ortega  
Second: Councilor Romero

In Favor: All  
Opposed: None

To approve the Unpaid Vouchers. All voted yes. Motion carried.

#### X. MATTERS FROM ADMINISTRATOR

Mayor Gallegos returned to the meeting at this time.

Ms. Trujillo informed the Council on the following:

- The water rights purchase with Mr. Eliu Romero is moving forward. It has been a process and she has been spending a lot of time at the Office of the State Engineer in Santa Fe. Councilor Ortega asked if Mr. Romero is assisting in getting this process going. Ms. Trujillo stated that he is and has done everything that is required on his part. They are now requesting a map of the Village boundaries and how many miles it encompasses.
- The Audit has been completed. The auditors were here at the Village last week. Ms. Trujillo stated that it went well. There will be a couple of repeat findings and possibly one new one. Once the auditors complete the report we will present the finding to the Governing Body.
- The bid that was received for the DOT project on Old Red River Road was well above the estimated amount. We have forwarded the information over to Wilson & Company. Councilor Jaramillo stated that we should maybe have gone out for State price agreement for this project. A discussion was held regarding possibly requesting an extension.

#### XI. MATTERS FROM MAYOR AND COUNCIL

Councilor Ortega inquired about an email he received for the design of a new visitor's center. Mayor Gallegos stated that Malaquias Rael, Chair of the QEDFB, under the EDLT meeting discussions are considering a BLM, Forest service and Questa Visitor's Center. A firm will be coming to Questa for a walk through and for discussion. Because we do not have a building they are considering different locations. Mayor Gallegos stated that he does not know where this is going at this time. Councilor Ortega asked if this was a Village project. Mayor Gallegos stated that it is not a Village project at this time although we may have the opportunity at some point to inherit the existing visitors center and utilize it as the BLM, Forest Service and Visitors Center. A meeting is being held here at the Village on Thursday and Friday.

Councilor Jaramillo stated that the Taos County Health Assistance program would like to utilize the Fire Department building space or the Village Offices for a health fair for the community of Questa. The event will be held on October 31st from 8:00am until noon. Currently sixteen providers will be available and it is a free event. The Council agreed with supporting and hosting the event.

Mayor Gallegos informed the Council that he met with an individual with the TEN group who spoke with Taos Mesa Brewery who are very interested in how the Village can assist them in bringing their business to the business park area. Taos Mesa Brewery would like the Village to possibly lease some land for little or no cost and commit 10 acre feet of water. They are planning on putting 44 people to work. Mayor Gallegos asked the Council to think about this request. Also, Heads-Up Landscaping will start mobilizing on November 1<sup>st</sup> to complete the Veteran's Memorial by November 11<sup>th</sup>, Veteran's Day. The island will be worked on in the spring. Also, Mayor Gallegos asked the Council

310 to consider handicap parking at the library before the onset of winter. Mayor Gallegos informed the Governing Body  
311 that Homecoming is coming up and asked the Governing Body for their participation.  
312

313 XII. ADJOURNMENT

314 Motion: Councilor Ortega

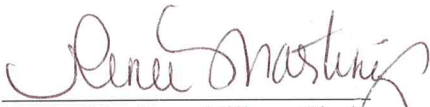
315 Second: Councilor Cisneros

316 In Favor: All

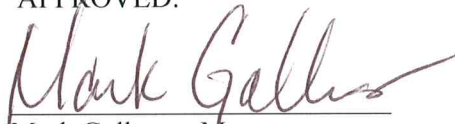
317 Opposed: None

318 There being no further business to discuss, the meeting was adjourned at 7:48pm.  
319  
320

321 ATTEST:

322   
323  
324 Renee Martinez, Village Clerk

APPROVED:

  
Mark Gallegos, Mayor