

MINUTES

VILLAGE OF LOS RANCHOS de ALBUQUERQUE
6718 RIO GRANDE BOULEVARD N.W.

BOARD OF TRUSTEES REGULAR MEETING DECEMBER 9, 2009 -7:00 p.m.

Present:

Larry P. Abraham, Mayor
Donald T. Lopez, Trustee/Mayor Pro-Tem
Pablo R. Rael, Trustee
Mary Homan, Trustee
Tim McDonough, Trustee

Kelly S. Ward, Administrator
Nancy Haines, Treasurer
Linda Seebach, P & Z Director
Bill Chappell, Attorney
Annabelle Silvas, Clerk
Commander Greg Perez

1. CALL TO ORDER

The Village of Los Ranchos' Governing Body held its Regular Meeting on December 9, 2009, in the Warren J. Gray Hall. Mayor Abraham called the meeting to order at 7:00 p.m.

A. APPROVAL OF AGENDA

MOTION: Trustee Lopez moved approval of the agenda. Trustee Rael second the motion.

VOTE: The motion carried unanimously 4-0.

B. REPORT OF THE 2009 LAVENDER FESTIVAL

Janelle Johnson reported on the Lavender Festival. She explained the financial statements and stated that the Lavender Festival is now in a position where they can receive grant applications, because they now they have funding to do that. In summary she said the sponsorships were down, however this was offset by admissions charge. The Lavender Festival is now in a cash position with \$77,000 in the account as of end of October. She said the Lavender Festival has now been changed from July to the last weekend of June.

C. REPORT ON FAMILY TRANSFER SUBDIVISION

Trustee Lopez reported that the Task Force has had two meetings. He said this is becoming a difficult issue to deal with because it seems that every time they come up with a possible solution a legal issue comes up. He feels it is still a significant benefit in the opinion of the task force. The next meeting will be held on January 6th at 7:00 p.m. He said they have not had any members in the audience and would like to see more residents participate.

Trustee Lopez said one of the subjects is aging parents who need care and that transcends long term residents of Village and different ethnic groups. This may be a way to assist in that particular issue.

2. PUBLIC COMMENT PERIOD

There were no public comments.

3. CONSENT AGENDA

- A. MINUTES –NOVEMBER 12, 2009–Regular Meeting
- B. DEPARTMENT AND COMMITTEE REPORTS
 - 1. ANIMAL CONTROL

Trustee Homan stated that she had a correction to the minutes on page 1, absentee line, where it says “Trustee Homan excused but joined the meeting on item 8.E”; it should state “joined the meeting beginning at 8.D.”

MOTION: Trustee Rael moved approval of the Consent Agenda with the correction to the minutes. Trustee Homan second the motion.

VOTE: The motion carried unanimously 4-0.

4. REPORTS

A. MAYOR'S REPORT

Mayor Abraham reported that:

- The Holiday party for the staff will be held on Thursday December 17th with pot luck at 12:00 and everyone is invited.
- He wants everyone to join Facebook and Twittering and will try to join the entire community, businesses and residents. He said there are already 400 people on it.
- The Travel Guide, page 108; there is an ad that was inserted in the New Mexico Magazine, which gets distributed to 600,000-700,000 people a year. He thanked all the businesses that advertised in this. There are also rack cards that will be distributed in all the hotels.
- There is a Municipal Election coming up on March 2, 2010 and Candidate Filing Day will be on January 5th from 8:00 a.m. to 5:00 p.m.

B. ADMINISTRATOR'S REPORT

Administrator Ward reported that:

- A new Executive Secretary has been hired (Shannon Zamarron) and she is doing great job
- He created a list of all capital projects and highlighted the projects that will go away. The fire hydrants unrelated to this last process went away

because it terminated. Other projects that will go away are: Main Street program (05-1676) the balance of that will go; the road maintenance vehicle in the amount of \$55,000; because the Village had an incorrect expiration date in the agreement and did try to appeal this and was denied; the Main Street road improvements that is a state highway appropriation (NMDOT); the plan design and construction improvements to the barn the balance of \$56,000; the portion of the purchase and upgrade road maintenance equipment we had a balance of \$45,000; the 54,000 was for the tractor we have a purchase order for a \$33,000 vehicle and the difference of \$12,000; the parking lot improvements were for the Journal Center of Los Ranchos Rail stop should have gone to MRGCD; the Extol the most recent appropriation of \$35,000 will go because we did not have contracts in place.

- The 3rd page, are all the appropriations for the Unser Children's Discovery Center and Unser Museum this includes the appropriation for the Challenger Center. All of these are just fine.
- The two bike lanes balances exception requests were forwarded by NMDOT by our behalf
- At the January meeting we are planning to bring the Mid- Year Budget adjustments
- Fourth Street has been re-stripped.

C. PLANNER'S REPORT

Planner Seebach reported that:

- The Task Force Filming in the Village has met twice and have formed a committee to draft recommendations for an ordinance which will be for discussion on December 15th.
- The Task Force Family Subdivision has met twice and next meeting is scheduled for Wednesday, January 6th at 7:00 p.m.
- Two open forums for the 2020 Master Plan have been held and are concentrating on formatting.
- The first building plans for the Los Poblanos Inn & Cultural Center have been received.
- The Department continues to work with NM Environmental Dept to determine the status for connection of sewers in the Village.
- Business registration renewals have been sent out and are steadily coming in.
- Code enforcement has been busy installing gates on the Griegos Lateral, hanging Christmas lights for the Village and replacing signs that have been damaged.
- They are getting quotes for speed humps on Vineyard Road.
- Repaving on Enchanted Valley and 4th street has been completed.
- New banners were installed on 4th street and two speed board signs were upgraded to solar panels.
- The Planning & Zoning Commissioners and Board of Trustees have not had a joint meeting and need to do this again.

D. LEGAL REPORT

Attorney Bill Chappell reported that:

- They are working on ordinance amendments and re-writing the Building Code.
- He is becoming concerned about piece mail and working on codifying the ordinances so it would be easier when you change an ordinance to see what has changed.
- They worked on the Montoya Lease and the Challenger Center purchase and a number of other matters.

E. FIRE DEPARTMENT

Commander Greg Perez, Bernalillo County, reported that:

- The merge continues to move smoothly.
- They ran 65 calls in the Village of Los Ranchos and the Village of Los Ranchos ranks number 7 in the number of calls.
- The last piece of the merge is to finish up the transfer of the vehicle titles, because in order for the County to maintain fleet they need title to the vehicles.

5. FINANCIAL BUSINESS

A. CASH REPORT – NOVEMBER

Treasurer Haines presented the cash report for November. The ending cash balance at November 30th was \$3,087,322.01 representing an increase in the cash balance of \$115,972.92 from the prior month. Year to date, there is an excess of revenues over expenditures of \$98,115.59.

MOTION: Trustee Homan moved approval of the Cash Report. Trustee Lopez seconded the motion.

VOTE: The motion carried unanimously 4-0.

6. PUBLIC HEARINGS AND APPLICATIONS

A. AN APPEAL BY PETER AND MARGARET LUKES OF PLANNING AND ZONING COMMISSION DENIAL OF A VARIANCE FROM THE TWENTY-FIVE (25) FOOT REAR SETBACK REQUIRED BY ORDINANCE 183 AS AMENDED, SECTION 6(E) TO ALLOW FOR A TWELVE (12) FOOT REAR SETBACK FOR A POOL IN THE A-1 ZONE OF THE NORTH RIO GRANDE CHARACTER AREA, ON OCTOBER 13, 2009, AGENDA ITEM 5B. THE PROPERTY IS LOCATED AT 7630 RIO

GRANDE BLVD. AND IS LEGALLY KNOWN AS LOT B, PLAT OF LOTS A & B, LANDS OF ALFREDO GARCIA, SITUATED WITHIN PROJECTED SECTION 20, T11N, R3E, N.M.P.M., BERNALILLO COUNTY NEW MEXICO, JULY 1995. THE PROPERTY CONSISTS OF .9670 ACRES MORE OR LESS.

Attorney Chappell swore in those who would be speaking under item 6.A.

Planner Seebach presented her planner's report.

Trustee Lopez said he noticed on the drawing, entitled Option 1, that there is an addition of 806 square feet with a 10 foot setback from the property line. Trustee Lopez then asked if it was approved by the Planning and Zoning Commission.

Planner Seebach said that variance was granted 4-5 years ago.

Trustee Lopez asked if in the letter from the Lukes when they purchased the property, the setback requirement was 15 feet. Is that correct?

Planner Seebach said ordinance 183 changed the setback to 25 feet.

Trustee Lopez said that, in his opinion, it was not an unreasonable request.

Margaret Lukes, 7630 Rio Grande Blvd NW, stated that when they purchased the property approximately seven years ago, the setbacks were 15 feet. She stated that she's an intern architect and she designed her house. She stated that the addition was completed about one year ago and the variance for the 10 feet for the addition was granted about 1-1/2 year ago. She said she's trying to situate the pool in what seems like the most logical area without sacrificing the entire yard. She said if they set the pool at 25 feet from the rear setback they'll lose two mature trees which would ruin their view and would go against the Master Plan of maintaining views and open space. She said the ordinance was put into place for protection from above ground built structures and since this pool is a below grade structure, it does not affect anyone's view.

Trustee Lopez said that he knows most of the people that signed her petition and there does not seem to be any opposition.

Attorney Chappell said Section 6.A.1 talks about the purpose of setbacks, there is no mention of views, Section 6.E specifically includes swimming pools. The variance says individual's parcels as a method of alleviating unnecessary hardship by a reasonable departure from size or setback regulations due to unusual or unique circumstances of the land. He said the findings need to deal with the uniqueness and the hardship issue. He also said, without those things, the Village could set-up a situation where variances should be granted for any purpose outside the ordinance. The setback requirements, like in the City of Albuquerque, do apply to swimming pools. There are not only views to protect, but other factors are also included with this setback, like noise factors, for example.

Ms. Lukes said she agrees with the noise concerns but her property is an alleyway so neighbors are not close by. She said her property is especially long and narrow. She said she can address what surrounding municipalities have, in terms of setbacks, for swimming pools.

Trustee Homan said there is no indication on the diagram where utility easements are located.

Ms. Lukes said she believed the road acted as her easement and the utilities come across the front driveway.

Trustee McDonough asked Ms. Lukes if the agricultural portion that is to the east of the house is still part of the lot.

Ms. Lukes confirmed that it is still part of the lot.

Trustee Rael said that Ms. Lukes mentioned that she did not want to lose the view she currently has now, and then asked her if she didn't move it to the 25 foot setback, what would be obstructing the view?

Ms. Lukes said she would lose the tree and that is what she is concerned with.

Trustee Rael said there is an option for a 17 foot setback.

Ms. Lukes said she would be willing to do the 17 foot setback but would prefer the 12 because there is a lot of other landscaping that is already there and that would incur a lot of cost to move.

Trustee Rael asked Ms. Lukes what was North of her.

Ms. Lukes said there is an alley. She added that she has already constructed a six-foot solid fence to help with sound.

Trustee Rael asked Ms. Lukes if it was going to remain an alley or if there was a possibility there would be building on it.

Ms. Lukes said it is access for the Garcia family who owns the back two lots.

Trustee Lopez said when Alfredo Garcia did this; he wanted to make sure that all the property owners on La Senda Lane had access from the back. He said there is a significant setback there and it will remain there otherwise the residents on La Senda will be upset because that is not what was promised to them. They didn't fight him when he did that so he could subdivide his property.

Trustee Homan asked Trustee Lopez if it was a permanent easement.

Trustee Lopez said he would have to go to the County to confirm but he did not think it was wide enough to do anything with.

Ms. Lukes said she believed her road is private and has been told by the Cleff's that there is no access for the back lots for her road.

The record shows that there was no one speaking against it in the audience.

Trustee Rael said he is not convinced that there are no alternatives for locating the pool. He said he is not convinced that there is a hardship by not granting a variance to the setback. He said he is uncomfortable with changing it on a case-by-base. He said there are several options and this is a big piece of property to locate a pool on. Since setbacks are in the ordinance, he said he feels they should honor those setbacks.

Trustee Lopez said he felt like the property was an unusual lot and said Ms. Lukes already has more than the setback with the alleyway and the vineyard. When it was first decided to do the 25 foot setbacks, they were trying to get away from other property lines. Prior to this, it was only 5 feet. He is very troubled by the fact that this addition was approved with a 10 foot setback. There is already a variance with this piece of property.

Trustee Rael said the problem with this is that there are rules and they are set for a reason. He also agrees that there are other options. The option does allow for more footage between the property line and the swimming pool. He said he does not understand why the swimming pool cannot be placed by the trees and the house because you would not lose your view.

Trustee Homan said it is difficult to argue a financial hardship on putting new sod down when you are spending thousands of dollars to put a new pool in.

Trustee Rael said the property that was discussed at the last meeting is a lot narrower than Ms. Luke's property and it was in a different area of the Village. He said he likes to listen to the neighbors and they seem to think it is okay.

Trustee Lopez said he would favor the 17 foot setback and that it is still a variance.

Trustee McDonough said there is a lot of options to replant some lawn but does not understand a hardship. If the variances are going to be based on hardships it seems that there needs to be a good case for a hardship and he does not see that in this case.

Trustee Homan agrees and reflected back on many cases that have come before the Board for other placement of additions and improvements to properties and it was based on personal choice of the homeowner. We do have ordinances that are in place that ~~needs need~~ need to be applied evenly throughout the Village without showing preference to anybody. They were created for a reason and said ~~they have been elected to uphold those~~ ordinances ~~the Trustees and Mayor have been elected to uphold these ordinances.~~

MOTION: Trustee McDonough moved to deny the appeal and uphold the Planning and Zoning Commissions denial of a variance from the 25 foot rear setback required by Ordinance 183 as amended. The variance request does not meet ordinance requirements of section E.3. A.1 & 2 and E.3. B.1-6. The lot is not unusually small or narrow for our village and reasonable use can be made of the land. There are alternative places to construct the pool and the required setbacks that do not require removal of landscape. **Trustee Rael** seconded the motion.

VOTE: The motion carried 3-1 with Trustee Lopez voting no.

7. OLD BUSINESS

A. DISCUSSION AND APPROVAL OF A LEASE BETWEEN THE VILLAGE OF LOS RANCHOS AND ALAMEDA FARM, LLC (DAVID MONTOYA) FOR CULTIVATION AND MAINTENANCE OF VILLAGE OPEN SPACE DEFERRED FROM THE SEPTEMBER BOARD MEETING.

Administrator Ward gave his report on the lease agreement with Mr. Montoya's use of Alameda Farm, LLC. Amendment 1, 2, and 3 in the agreement allows for the Village to manage the property on behalf of the New Mexico Department of Transportation.

Trustee Lopez asked Administrator Ward that once the lease is in force, what use of the entire piece of property will be available to residents of the Village as open space.

Administrator Ward said there is one main path the Village has that travels east and west along the entire property and it is the main access point for horse or pedestrians. There is a gate at both ends because the Albuquerque Bernalillo County Water Utility Authority travels on a frequent basis to the pump station that sits at the Chamisal Lateral.

Attorney Bill Chappel stated that a markup of the lease was provided. As of this morning, Attorney John Myers stated that they have not had a chance to review the markup and asked that it be deferred.

Mayor Abraham said a documented plan is necessary that shows what land is going to be open space or otherwise.

Trustee McDonough suggested to Administrator Ward that the Village involve a bird specialist.

Harry Weil, 8909 4th St NW, stated that David Montoya has been his neighbor for 30 years. Mr. Weil said there are 13 acres in a property next to him. He has cultivated it, irrigates it, it is green, birds are present, and the property is beautiful. He is doing the same to the property being discussed now. He said no one will find another person in the Village that is so adamant about open space or anyone more suitable to take care of the property.

Trustee Lopez said that piece of land was farmed by the Yonemoto's family many years ago and it is being brought back to what it was previously.

MOTION: **Trustee McDonough** moved to defer the lease agreement until Mr. Montoya comes back with his plan at the January meeting. **Trustee Homan** second the motion.

VOTE: The motion carried unanimously 4-0.

B. DISCUSSION AND APPROVAL TO ADVERTISE IN SUMMARY AN ORDINANCE AMENDING SECTION 4 OF ORDINANCE 207 TO REQUIRE AUTOMATIC SPRINKLER INSTALLATION FOR "A 50% STRUCTURAL ALTERATION AND/OR ADDITION TO EXISTING HEATED AREA" RATHER THAN "A REMODEL EXCEEDING 50% OF THE EXISTING STRUCTURE" AND ADDING DEFINITIONS

Administrator Ward explained the ordinance.

Trustee Homan asked **Commander** Greg Perez for his feedback on this ordinance.

Commander Greg Perez said, if we would have stayed in the Fire Chief position without the merge with Village of Los Ranchos Fire Department and the Bernalillo County Fire Department, he would have approached the Mayor and the Board and would have made a request to try to have zero tolerance. Otherwise, we would have asked to have it changed to a 3,000 square foot ordinance and remove the other language pertaining to a remodel.

Attorney Chappel said the 2009 Fire Code does not require sprinklers on any remodels and does not require sprinklers for residential construction on new construction unless the construction is 5,000 square feet or more. If the 2009 Fire Code is adopted, you will be restricting it with this or changing the fire code.

Commander Greg Perez said it would be in the Village's best interest to mirror what Bernalillo County is doing. He believes, right now, that it is anything 6,000 square feet or greater sprinkled.

Trustee Homan suggested it should be in the direction of what the Village anticipates adopting whether it is the 2009 Fire Code or some variation of it.

Trustee McDonough asked **Commander** Greg Perez when he saw Bernalillo County going to the 2009 Fire Code.

Commander Greg Perez said that he believed Bernalillo County was already with the 2009 Fire Code. If they are not currently on it, they are just about ready to go to it. **Commander** Greg Perez said we have a tentative agreement with the County and are reviewing them on a case-by-case basis but there is nothing in place right now saying the Bernalillo County will be the entity that reviews all building plans for fire safety.

Administrator Ward stated that there is a draft agreement with Bernalillo County to do fire plan review. The other option is to send it out to private companies to do that. The Village is set to meet with Martha King to discuss how to adjust the fire department ordinances now that there is no longer a Village of Los Ranchos Fire Department.

Trustee Homan stated that she would support ~~to go to~~ adoption of the 2009 Fire Code to be in step with Bernalillo County as quickly as possible.

Trustee Homan asked if the Village were to make a modification as it is today, what is the time frame that it will be adopted?

Administrator Ward said if we adopted something in January or February, the code would probably be changed in March.

Planner Seebach stated that the Village does not have anything pending today.

Trustee McDonough said it would make sense to go ahead and amend it.

MOTION: Trustee McDonough moved approval to advertise the ordinance in summary amending Section 4 of Ordinance 207 to require automatic sprinkler installations as drafted with the change at 3,000 square feet instead of 2,000 square feet. Trustee Rael second the motion.

VOTE: The motion carried unanimously 4-0.

**C. DISCUSSION AND APPROVAL OF RESOLUTION NO. 2009-12-1-
EXTENDING THE MORATORIUM ON ACCEPTANCE OF
APPLICATIONS FOR COMMERCIAL FILMING IN ALL ZONES IN
THE VILLAGE UNTIL JULY 1, 2010**

MOTION: Trustee Lopez moved approval of Resolution. No. 2009-12-1.
Trustee Homan seconded the motion.

ROLL CALL VOTE: McDonough-aye; Homan-aye; Lopez-aye; Rael-aye.

VOTE: The motion carried unanimously 4-0.

**D. DISCUSSION AND APPROVAL OF RESOLUTION NO. 2009-12-2
- EXTENDING THE MORATORIUM ON ACCEPTANCE OF SPECIAL
USE PERMIT APPLICATIONS FOR FAMILY TRANSFER
SUBDIVISIONS IN ALL ZONES IN THE VILLAGE UNTIL JULY 1, 2010**

MOTION: Trustee Rael moved approval of Resolution. No. 2009-12-2.
Trustee McDonough seconded the motion.

ROLL CALL VOTE: McDonough-aye; Homan-aye; Lopez-aye; Rael-aye.

VOTE: The motion carried unanimously 4-0.

8. NEW BUSINESS

A. DISCUSSION AND APPROVAL TO ADVERTISE IN SUMMARY AN ORDINANCE AMENDING THE TEXT TO CHAPTER 31 AND ORDINANCE 183, SECTION 12, CONCERNING THE AGRICULTURAL COMMERCIAL ZONE AMENDMENT

Administrator Ward said the Village was approached by Mr. Calvin who is the only one who has an AC zone, Casa Rodeña, to make a few changes to make it friendlier to his operation. The changes include changing the size of the retail space that is allowed as well as changing the process in which the Village allows him to do certain events.

MOTION: Trustee Homan moved approval to advertise the ordinance in summary. Trustee Lopez seconded the motion.

VOTE: The motion carried unanimously 4-0.

B. DISCUSSION AND APPROVAL TO APPOINT JEANETTE HARRIS AS THE SENIOR ADVISORY COUNCIL AS A REPRESENTATIVE FOR THE VILLAGE OF LOS RANCHOS

MOTION: Trustee McDonough moved approval to appoint Jeanette Harris. Trustee Rael second the motion.

VOTE: The motion carried unanimously 4-0.

C. DISCUSSION AND APPROVAL TO AWARD THE REQUEST FOR BIDS FOR THE FIRE STATION CONSTRUCTION TO ESA CONSTRUCTION INC. AND APPROVAL OF THE CONTRACT BETWEEN THE VILLAGE OF LOS RANCHOS AND ESA CONSTRUCTION, INC.

Administrator Ward stated that he would like to award the contract to ESA and requests permission to negotiate and sign the contract after Mr. Chappel reviews the supplementary document of general conditions that match this contract. Then give him a couple of requests from the contractor to make some changes.

Trustee McDonough said the original grant agreement has been recalled by Department of Finance and Administration and, at this point; do not have a grant agreement for the funding which is to be used for this. He said he does not think that the Village can enter into a contract when the Village does not have the funding to fulfill the contract. He would make execution of the contract contingent on a signed agreement with the Department of Finance and Administration providing the funding for it.

MOTION: Trustee McDonough moved approval to award the RFP to ESA Construction, negotiate a contract, and approve the contract. Trustee Homan seconded the motion.

VOTE: The motion carried unanimously 4-0.

**D. DISCUSSION AND APPROVAL OF RESOLUTION NO. 2009-12-3
–ESTABLISHING THE VILLAGE LEGISLATIVE PRIORITIES FOR
THE 49TH LEGISLATURE SECOND SESSION**

Trustee Lopez stated that knowing that the next session will be difficult, and acknowledging that the Village has received approval to enter into a contract with a lobbyist, he asked if there will be a meeting with the legislators sometime in January.

Administrator Ward explained that a meeting is being coordinated with Mr. Armijo and are moving forward towards getting a date.

MOTION: **Trustee Lopez** moved approval of Resolution. No. 2009-12-3. **Trustee Rael** seconded the motion.

ROLL CALL VOTE: McDonough-aye; Homan-aye; Lopez-aye; Rael-aye.

VOTE: The motion carried unanimously 4-0.

9. TRUSTEES INFORMAL DISCUSSION

Trustee Rael asked if the letter that was received from the Public Regulation Commission was responded to.

Kelly Administrator Ward said that it was and he does have a settlement telephonic conference meeting for next Tuesday morning at 8:15am, where he can argue his case.

Trustee Homan reported that after the New Mexico Municipal League's last board meeting they did follow up in a joint meeting with the New Mexico Association of Counties and conferred on what the top priorities were from both organizations to see ~~what we could~~ see how they could support each other on for the next legislation.

Trustee Homan said she attended the National League of Cities Conference in San Antonio and reported that they had many relevant seminars and course work on environmental issues, recycling, issues, open space and parks. She also took some field trips to some of those sites and just seeing the work they have done on their open space ~~is a~~ as potential for the village. A lot of that had to do with the community support that they were able to get on the bond issues that supported these projects. There were also vendors of Governmental Agencies who talked about the excess equipment that is available in various areas and particularly in New Mexico in which they have excess pump trucks.

Trustee Homan said that they also had a community project sponsored by a company called ~~KAABOOM~~ KABOOM. †This company installs play grounds for

communities. It would be a good idea to add an additional playground in the Village. She helped move 86 cubic yards of mulch on this community project.

Trustee Homan announced that the New Mexico Municipal League will have their annual Christmas party on December 18th and encouraged everyone to attend.

Trustee Homan expressed the importance of the upcoming census and how the Village really needs to get the word out to all our Village members that they need to participate in the census. She said this is financially important to the Village because on the average the Village gets about 1,300 per person from the Federal Government.

Trustee McDonough reported that the MRGCD gates on the Albuquerque Main, south of Ortega are both inoperative.

10. ADJOURNMENT

Trustee Homan moved to adjourn the meeting at 9:11 p.m.

APPROVED by the Board of Trustees of the Village of Los Ranchos de Albuquerque this _____ day of _____, 2010.

ATTEST:

Annabelle Silvas, Village Clerk