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- ▶ VILLAGE OF LOS RANCHOS PURCHASES ANDERSON FIELDS
- ▶ NORTH VALLEY STUDIO TOUR 4-PAGE PULL-OUT
- ▶ KIDS HAVE FUN AT AGRI-NATURE CENTER

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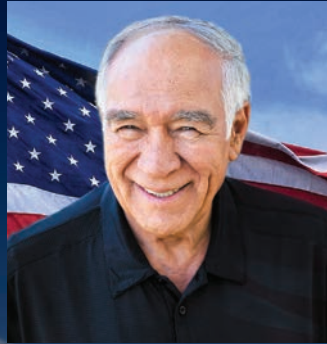
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Mayor's Report

I begin my Mayor's report with a significant achievement for the Village: The acquisition of Anderson Fields: 23 acres of open space plus a historic home located right next to the Agri-Nature Center, ensuring that this valuable real estate and important viewshed along Rio Grande Boulevard will be forever preserved.



I am appreciative of the Anderson Family for entrusting us with the legacy of Maxie Anderson, famed balloonist, and his wife Patty, an active community member who gave her time willingly. Eldest son Mike Anderson worked with me and my staff for well over a year to seal the deal.

I also want to express my appreciation for the Board of Trustees, who had the forethought to begin a land acquisition fund to save for this purchase back in 2020.

Thank you to Representative Day Hochman-Vigil, for giving us \$500,000 of capital outlay appropriation to purchase this significant open space.

Most especially, my thanks go out to all the Village residents for passing the bond that provided the needed resources to acquire the property as forever undeveloped, home to migratory birds and wildlife, a common balloon landing site, and a beloved green space and viewshed.

Mayor Donald T. Lopez, PE, CMO

*The 23-acre
Anderson Fields
open space. Now
preserved forever.*





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Village Vision General Information

The Los Ranchos Village Vision is an official publication of the Village of Los Ranchos de Albuquerque. Its primary mission is to promote the "Spirit of Los Ranchos," while informing Village residents of events and activities taking place in and around the Village. The Village Vision is published seven times per year, and distributed free of charge to Village residents and businesses. Non-residents and other interested parties may subscribe to the magazine by visiting the Village Vision web page, or by contacting the Village Vision. Price, including S/H, is \$20.00 per annum.

ADVERTISING

The Village Vision Media Kit contains all the information you need to place an ad in the Village Vision: dimensions, rates, deadlines, and more. It also includes the "advertising purchase request form," which needs to be submitted in order to purchase advertising space.

CONTRIBUTIONS

Articles of general interest about the Village of Los Ranchos de Albuquerque are always welcome. Please contact the Village Vision with your ideas or to submit your article for consideration.

VILLAGE VISION ONLINE

More information, the Village Vision Media Kit, and back issues, can be found at www.losranchosnm.gov/village-vision-magazine

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COVER PHOTO: "ANDERSON FIELDS" A BEAUTIFUL OPEN SPACE PROPERTY RECENTLY ACQUIRED BY THE VILLAGE OF LOS RANCHOS. PHOTO BY ANN SIMON

PHOTO CREDITS

PAGE 3 AMERICAN FLAG BY DANNE WWW.PEXEL.COM, PHOTO OF MAYOR BY SABRINA APODACA | **PAGE 6** PHOTO BY SABRINA APODACA | **PAGE 10** PHOTOS BY SUE BRAWLEY | **PAGE 14** PHOTO COURTESY OF ATHOMEBEFIT | **PAGE 16+17** PHOTOS BY JAMES LAROS | **PAGE 18** PHOTOS COURTESY OF THE INDIVIDUAL ARTISTS | **PAGE 22** PHOTO BY SABRINA APODACA | **PAGE 28** PHOTOS COURTESY OF COLOR WHEEL TOYS | **PAGE 30** PHOTO BY RHONDA SIGLER-WARE | **PAGE 34+35** PHOTOS BY SABRINA APODACA | **REMAINING PHOTOS** WERE OBTAINED THROUGH DEPOSITPHOTOS.COM OR TAKEN BY VILLAGE STAFF.

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BACK TO SCHOOL ISSUE CONTENTS



Apples! Apples! Apples!
Getting Ready for a
Bumper Crop on
page 16.



Before going back to school, kids were getting dirty in the gardens at the Larry P. Abraham Agri-Nature Center! All about their exploits on pages 34 and 35.

VILLAGE HALL

- 3. Mayor's Report
- 8. Capital Projects Update • Pickle Ball, Outdoor Kitchen Classroom, 4th Street, and More
- 39. Bed and Breakfast Permits
- 40. Board of Trustees Meeting Summary: May 10, 2023
- 44. Planning and Zoning Committee Meeting Summaries: May 9, 2023 and June 13, 2023

COLUMNS

- 10. Los Ranchos Growers' Market • A Bountiful Harvest | Vendor Profile: The Fishhuggers
- 14. Getting Fit • Keeping it Juicy
- 18. Los Ranchos Art Market • Meet our new Artists!
- 20. Mindful Living • How to Create More Space for Yourself
- 23. Animal Welfare in the Village • Why Animals are Good for a Farm
- 23. From the Safety Officer: • Back to School Means Sharing the Road
- 28. Business Highlight • Color Wheel Toys
- 34. The Agri-Nature Center • Kids at the Ag Center
- 30. Adobe Theater • Coming in September: Calendar Girls
- 36. The Real Estate Market • The Back-to-School Effect on Real Estate

FEATURE

- 16. A Bountiful Apple Harvest • 2023 to See a Bumper Crop of Apples by *Fergus Whitney of SAOL Agriculture Solutions and James Laros*

PLUS

- 10. RECIPE: KISS – Keep It Simple Salmon by *The Fishhuggers*
- 17. Are Your Apples Ripening? If you have an orchard and need assistance, we can help!
- 23-26. North Valley Studio Tour: September 16 + 17
- 33. What to do in Your Garden in August and September
- 35. Photo Spread • Kids at the Ag Center
- 37. Residential Properties for Sale
- 39. 2023 Tour de Los Ranchos Announcement



Coming up in September:
North Valley Studio Tour.
All the details on
pages 23 through 26.



Tim Tourville

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Pickle Ball, Outdoor Kitchen Classroom, 4th Street, and More

AGRI-NATURE CENTER ROAD The roadway improvement into the Agri-Nature Center is beautiful. It included a concrete drive pad, curbs at the entrance, a new permeable surface, new stucco on the entrance planter, and a new automatic gate, which will be fully installed by mid-summer. That completes the project. In the future we will aim to add base course or other permeable paving to the rest of the roadway from the lavender field to the parking lot.

OUTDOOR KITCHEN CLASSROOM The outdoor classroom will be complete by mid-summer. The project will include new tables, outdoor kitchen equipment for farm-to-table cooking demonstrations, seating, a new concrete plaza, and a shade structure. It also features an adjacent raised bed garden of differing heights to accommodate those with disabilities. In the coming months, we will integrate the edible trail, more landscaping and more seating into the outdoor classroom.

BARN PARKING LOT The Barn Parking Lot is now fully resurfaced with a level basecourse that will take care of the ponding and mud puddles we have seen at that location for years. We were able to create three rows with irrigation in which we will plant trees in the fall.

4TH STREET PHASE 2 The Village signed a revised task order with Bohannon Huston for 100% design. We held a public meeting on May 17th to review 30% design with updated budget numbers and concepts and kick off 100% design. We have been meeting with our State House and Senate representatives to go over the project and hope to present the project before the Interim Committee on Transportation in

August. The next public input meeting is scheduled for the first week in August to discuss aesthetics.

OTHER ROADS We completed the 2022-23 New Mexico Department of Transportation Coop project (a project that shares the cost of local road projects with communities). We are now moving into the 2023-2024 where we identified, applied for and were approved to reconstruct new roads. We will be looking to improve Guadalupe Trail, and Charles Place.

CHAVEZ ROAD MULTI-USE TRAIL The Village is reviewing right-of-way (ROW) survey, utility investigation, mapping, and potential ROW acquisition for the Chavez Road Multi-Use Trail. Thus far, we have been awarded \$2,054,139.00, which includes the Village match of \$299,083. Next phases will include design and public input before construction.

PEDESTRIAN CROSSWALKS ON CHAVEZ ROAD Design and construction documents are complete. We will negotiate through the Bernalillo County price agreement for a contractor. Completion is anticipated by the end of summer.

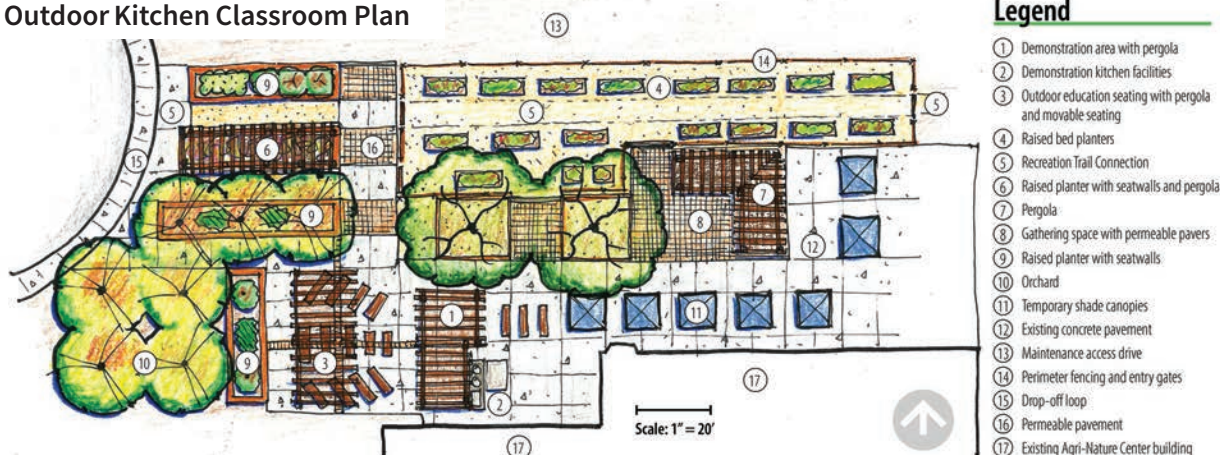
EDGEWOOD PARK We received the 80% plan from the landscape architect, who revised the plan to keep more of the park open by clustering the playground equipment and shade structure. We will begin to bid the project this summer.

PICKLE BALL COURTS The pickle ball and half-court basketball courts are in progress. We are negotiating with quoting contractors and hope to have this project completed this year.

DEL NORTE OPEN SPACE To irrigate the eastern side of the property more efficiently we changed the method of watering via flood irrigation west to east (watering from the west ditch eastward over 9 acres) to a north-south method using a ditch down the center of the property. While we were hoping to install a buried irrigation pipe, the shortage of labor and cost of materials are too high right now.

The Village has instructed its contract farmer, Jacobo Sanchez, to plant a cover crop of sorghum, and extend the mid-line ditch to the eastern-most property boundary. Through the summer and fall Jacobo will carry out the plan to irrigate with the centerline ditch. We still intend to create a better walking path around the property that provides mile markers and other wayfinding. We will be implementing the trail improvements in the coming months.

Outdoor Kitchen Classroom Plan





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A Bountiful Harvest

By Sue Brawley



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AUGUST AND SEPTEMBER | In August and September, come to the market and try some of the various types of tomatoes, green and purple beans, potatoes, various types of summer squash (patty-pan, zucs, zephyr, roly-polly), garlic, onions, sweet peppers, radishes, carrots, and rutabagas. Different types of basil will be available for pesto, stir-fries and salad uses. Bouquets are beautiful and you can select from cosmos to sunflowers to lavender and more. August marks the arrival of wonderful sweet corn and tasty melons (Sugar babies, crimson sweets, Crenshaw's, and cantaloupes), and the first of the hot chiles.

Chile roasting will start in late August or early September. September will bring winter squash, chiles, apples, pears, and more! In mid-August, the market will celebrate the peak of the harvest season, and in mid-September the chile season.

Visit our Facebook page (Los Ranchos Growers' Market) for local product information and to view pictures.

Vendor Profile: The Fishhuggers

Kenny and Brenna Aschbacher, The Fishhuggers, are long time New Mexico residents, currently living in Peralta on a micro-farm. Their three children, Zane, Kaleb, and Murphy, help with the business. Kenny's family raises cattle in northeastern New Mexico. Kenny, as an experienced commercial fisherman, knows that protecting the environment and using natural resources in a sustainable way are critical to the future of the planet. The Fishhuggers only carry salmon from Alaska, where the only sustainable salmon fisheries in the world are located. In addition to grass fed & grass finished beef and wild Alaska salmon, they also sell cod, New Mexico pork, raw honey, Arizona Medjool dates, Bariani Olive Oil, and spice rubs. They spend May through mid-October in New Mexico, and the end of October through April at their home in Phoenix. They have been selling at the Los Ranchos Growers' Market for over 18 years. In Phoenix, they also sell at several farmers markets.



Place a special order by contacting The Fishhuggers through their website at fishhugger.com. Also find them on social media.



KISS – Keep It Simple Salmon

Wild salmon is easy to prepare and cooks quickly. This is The Fishhuggers' Favorite Recipe. Thaw one Fishhugger Wild Alaskan Fillet completely in the refrigerator overnight. Put on a plate and pat dry both sides with a paper towel. Let stand 5 minutes. Rub liberally with Bariani olive oil and sprinkle with salt and pepper or spice rub. Grill or pan sear (medium heat) 1-2 minutes per side. Do not overcook. Remove from heat and let stand 5 minutes and serve. Flake cold cooked salmon into omelets, pasta, rice or salad. Enjoy!

Recipe by The Fishhuggers

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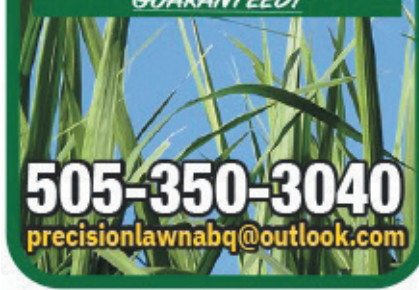
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GETTING FIT



WITH LISA KNIGHTON

Keeping it Juicy!

In my line of work as a personal trainer and manual therapist-in-training, I teach functional exercise. And I teach it to everyone, regardless of age. Keeping our bodies strong and our joints juicy are the secrets to achieving and maintaining function.

Everyone wants greater vitality and ease of movement. Here are nine functional exercises I use to enhance the lives of my clients. Give them a go.

1. Stop doing sit-ups and crunches

Instead, practice a prone plank. Not only are the stabilizing muscles of the abdomen strengthened, the glutarals, the shoulders, and the thighs are, too, and the shoulder and the elbow gain stability. Add a side plank once a prone plank feels easier.



2. Stomp around

Seriously, stomp your feet. Lift your leg, aiming to bring the thigh parallel to the floor, then, well, stomp your foot! Each footfall should be audible. Stomping is a great way to enhance bone health. (It's also fun!) Do 50 stomps each day.

3. Get down on the floor

And get back up again. Honestly, one of the greatest signs of vitality is moving down to and up from the floor with ease. Performing "ground-to-standing

moves" strengthens the hips, legs, and core muscles. Joints get juicy doing this. That's a good thing.

4. Pump some iron

Grab a set of dumbbells and learn how to do integrative or compound exercises. These types of exercises entail doing things like a lateral lunge followed by a biceps curl and a shoulder press. If possible, don't sit down to perform your free-weight exercises.

5. Stand up and sit down.

Repeat, repeat, repeat.

It's the squat, one of our most important functional moves. This is another good exercise to create juicy joints. After all, we do squats all day long as we sit down and get up from a chair or toilet.

6. Walk like a farmer

This is great for functionality. To do it, hold one dumbbell in each hand, imagining each weight is a heavy bucket filled with liquid. Without swinging your

arms (you don't want to spill a drop) walk about for one minute.

7. Stand on one leg

You've heard this one before. The goal is to be able to stand on one foot for 30 seconds. Practice near a wall if you're a beginner. Put your hands on your hips, lift one foot off the floor a few inches but don't let it touch your standing leg.

8. Go totally bananas

The name of this move was coined by members of my group class. Jump about seeing if you can have each foot land in a different spot. This move will look like you have gone bananas. Laugh a little!

9. Get out of your shoes

Our feet have incredible proprioception, meaning that our fascia and other connective tissue and the receptors within the soft tissue can tell us where we are in space when we go barefoot. Balance is also enhanced. So, set your feet free, often.

.....
Lisa, CEO of AtHomeBeFIT, is an ACE Personal Trainer and Structural Integration Therapist in-training. She seeks to improve how the world ages through movement programs, Structural Integration, weight training, and corrective exercise. Find her at (706) 340-7989, or visiting her website athomebefit.com

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A Bountiful Apple Harvest

2023 TO SEE A BUMPER CROP

By Fergus Whitney of SAOL Agriculture Solutions and James Laros

The growing season in Los Ranchos is in full swing. Thanks to early rainfall and the absence of a late spring freeze, this year's apple harvest is promising to be very large compared to previous years. Get ready for bumper crops of Gala, McIntosh, Granny Smith and other varieties! T.J Orchards, owned by James Laros, is located on Rio Grande Boulevard at Paseo del Norte. Fergus Whitney recently had a chat with James about his experience owning an apple orchard.

"I never knew I always wanted." That is how I describe living on an orchard when friends ask. Our search for a new home spanned three years. My wife and I wanted some space for our family, dogs, and a woodshop (my retirement plan). Our new place came with the space we wanted, a perfect building for a woodshop and... 150 apple trees. At first this really concerned us. We both have full time jobs at Sandia National Laboratories. I'm a computer architect and my wife is an office assistant. Neither of us had any experience with the requirements of maintaining an orchard.

Luckily, there was a late frost the first spring in our new home, and we only had ten or so trees that produced. This gave us some time to learn and get our arms around maintaining a large property with an orchard. The following year after the trees got a year staycation was a different story. Apples everywhere!!! That first large harvest was 2021. We estimated 10,000 pounds of apples were produced; about half went to pig farms so they didn't go to waste and the other half various purposes, primarily juice and cider.

2021 was a wake-up call for us. While we were able to handle all the maintenance and caring for the trees throughout the year, we needed to plan better for a large harvest. Luckily, I met Fergus Whitney. The yield in 2022 was more manageable partially due to weather and partially due to trees often skipping a year producing fruit. A combination of making a lot of apple sauce, friends that like apples (not hard to find) and Fergus harvesting weekly for a few months to take apples to the local markets worked well.



Photo above: Ripening Gala apples. Below: Spring blossoms on James Laros' apple trees. Opposite Page: James' Golden Delicious.

Spring of 2023 is here and with it every tree has bloomed, been pollinated, and is bearing fruit. Three previous years of care have improved the health of the orchard. We have planted additional trees and now have 6 varieties of apples – Red and Golden Delicious, Gala, McIntosh, Granny Smith and Harrel. We also planted a few stone fruit trees for some variety. After all, we think we have enough apples.

We expect a very large harvest this year beginning in July and possibly extending through September. Our hope is that the apples will find a good home that appreciates local, naturally grown fruit. Pesticides are not welcome; we don't even use weed killer for the lawn. [...] Our goal is for the apples to be enjoyed and not wasted. I read once that farmers believe they are stewards of their land not property owners. We feel this place has adopted us and we feel privileged to be the temporary caretakers of this wonderful place.

~James Laros



Are Your Apples Ripening?

If you have an orchard and need assistance, we can help!

HOW WE CAN HELP

The Village of Los Ranchos collaborates with the Youth Conservation Corps (YCC). They assist us during the summer months with farm work in the Village. If you need assistance with harvesting, we can assign a crew to come and help harvest your orchard! These crews are paid through the federal government and are able to work at no cost to the orchard owner.

We can also help get your apples to people with animals in the Village, or, if you are interested in donating apples, we can use them for cider pressing demonstrations at the Agri-Nature Center.

COLD STORAGE AND TRANSPORT

We have a walk-in cooler where we can help folks store apples. We can also transport them while keeping them cold. We can do this for the cost of the electricity to operate the walk-in cooler.

EMAIL LIST TO STAY INFORMED

The Agri-Nature Center maintains an email list of local orchard owners to keep everyone informed about harvesting, cold storage, connecting with markets, and animals to help with fallen fruit. Get added to the list by contacting Joshua O'Halloran.

Joshua O'Halloran, Agriculture Program Manager
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Meet our new Artists!

By Gordene MacKenzie

Fifteen new artists have recently been juried into the Los Ranchos Art Market. The jury process takes place each year between February and March. First, artists submit photographs of their work. Artists who pass that review are invited to participate in an in-person evaluation of their art. At this meeting, decisions are made about which artists to invite to join the Market. The Art Market endeavors to offer a mix of New Mexican high-quality and unique hand-crafted art to the community. If you are interested in applying for the 2024 season, the call for artists will be posted in February on our website www.thelosranchosartmarket.com.

We are proud to welcome to our Art Market silversmiths JR Barela, who makes southwestern style jewelry and Jennifer Lamprey, whose modern designs include earrings and a silver box. Patricia Granger paints animals, people, and designs on canvas, metal, and pottery. Leslie Kranz hand paints colorful silk scarves. Wood workers Andrew Dunbar, Scott and Marlee Hughes, Dan Little, and Courtney Gale each craft different items including cutting boards, pens, boxes, furniture, turned wooden bowls, wooden brushes, laser cut plaques and much more. Ashley Dunbar crochets hats, scarves, and imaginative toys. Valeria Baeza makes non-toxic storyteller candles from

Fall Festival
SATURDAY SEPTEMBER 23RD 8AM - 1PM
Music | Food | Art Raffles



Framed chevron cutting board by Andrew Dunbar



Earrings by Jennifer Lamprey

soy wax. Melissa Vigil sews fabric bags, including one with Wonder Woman on it, on her industrial sewing machine. Lynn Marie Rusaw offers handmade animal accessories including bandanas, decorative collars, leashes, and animal dolls. And finally, Lisa Joy's organic body and skin care products include mud masks, lip balm, pain salves, hydrating mists and more.

Viewing and making Art is good for your health. On September 16, head over to the Art Market from 8AM to noon before heading out on the first day of a two-day North Valley Studio Tour (10AM-5PM). Details of that event on page 23.

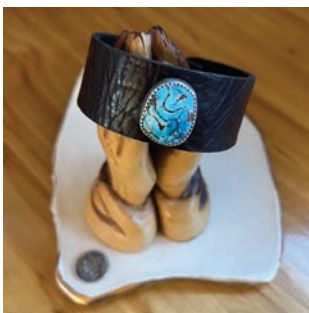


Wooden bowl by Courtney Gale



Leslie Kranz' silk scarves

Bracelet by JR Barela



Coaster by Patricia Granger



Candle by Valeria Baeza



Flowers by Dan Little



THE Los Ranchos ART MARKET

hand crafted treasures

fall festival

Saturday
September 23
8am-1pm

Every Saturday, 8am-12pm

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How to Create More Space for Yourself

Have you ever noticed that towards the end of summer your energy starts to wane? Maybe you're tired of being so hot or doing endless yard work, or even the long days are wearing you down. My younger self saw the summer afternoons as an endless swath of time when I could play in the river with my dogs, eat ice cream, ride bikes with friends, or maybe even go to the movies. But as an adult I find that longer days just means longer work hours. I often talk with my clients about creating more time and space for themselves but I have to admit that in the summer I am guilty of working too much.

Because our lives are so full we tend to just go from one thing to the next without ever pausing to catch our breath or appreciate what we just accomplished. This can lead us to having shorter tempers and not really being present with the people we love. We need to create space in between activities so that we have the time to reconnect with ourselves, our desires, and check in with how we're feeling and thinking about things. In this article I will identify three areas in which you can create more space for yourself and have the time to enjoy your life.

IN THE MORNING

Take a few minutes in the morning either before you leave your house, room, or bed to set an intention for the day. Sit and think about what you actually want for yourself that day. What

feelings do you want to experience? What experiences can you let go of? Take a few moments to be intentional and visualize what you want. Our minds are the most pliable first thing in the morning so really enjoy this time creating the thoughts and emotions you want to experience during the day.

IN THE AFTERNOON

During your lunch break, walk away from your work. Physically move yourself away from your desk, computer, coworkers and re-center yourself. Make it a point to do something healthy for yourself right in the middle of your day. Go for a walk, stretch, eat a healthy lunch, read a chapter in a novel, connect with friends or family, or listen to a podcast. Reconnect with yourself in the middle of your work day and realize that there is more than just work and chores.

AFTER WORK

Have an after work ritual that signals to your brain, this part of my day is done and now it's my time. Maybe you take a

walk, take a shower, or have a mini dance party. Do something that resets your energy and your mind. I personally like to climb at the end of the work day, it reminds me that I can feel powerful and energized and always puts me in a better mood.

By creating more time for yourself in your day you are communicating with yourself that YOU matter. You deserve to feel good and have your needs met. In doing these practices you will ultimately relate better to the people in your life and set an example of how to care for yourself in simple and meaningful ways. If we all reduce our stress and practice more self-care we will ultimately have better relationships and communities.

.....
Lark Ericson works with adults and teens to develop confidence, self-esteem, and resilience. She is a hypnotherapist who focuses on building confidence and joy by releasing unwanted behaviors and emotions.
Reach her at larkericsoncoaching.com or larkericsoncoaching@gmail.com.

Vote DONALD LOPEZ for Mayor

MAKING BOLD MOVES TO:

Embrace both past and future

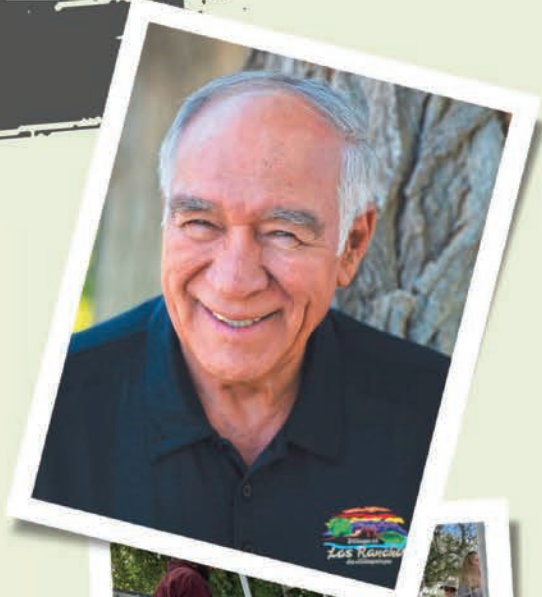
Don's bold moves embrace the Village past while planning for the future. He recently spearheaded the purchase of 23 acres of Anderson land with a 6,000sf home off Rio Grande, just north of the Agri-Nature Center. It will serve as open space accessible to the public, which will include the management of the vineyard and help Village efforts in regenerative agriculture.

Maintain solid financial standings

As the current mayor of Los Ranchos, Don has built and maintained a financially stable and robust Village. By doing so, it ensures the efficient delivery of public services and thoughtful infrastructure development. This solid foundation allows for economic growth, enhances the quality of life for Village residents, and attracts investments that foster long-term sustainability.

Preserve the Village charm

Don believes preserving the charm of the Village of Los Ranchos is vital in maintaining its unique cultural identity and historical significance. It helps to retain the community's character, heritage, and architectural treasures, attracting visitors who appreciate its authenticity. By safeguarding its charm, the Village can continue to thrive as a cherished destination, fostering a strong sense of pride and belonging among its residents and businesses.



WHY DON LOPEZ?

- PRINCIPLED LEADERSHIP
- HEALTHY VILLAGE FINANCIAL STATE
- CREATED ECONOMIC ENGINE
- ADVOCATE OF VILLAGE PRESERVATION

Visit VoteForMayorDonaldLopez.com to learn more.





Safety Officer Fred Radosevich

BACK TO SCHOOL MEANS SHARING THE ROAD

Our children are returning to school in August after their summer break. Here are a few tips to keep our children safe.

- The speed limit in school zones in Los Ranchos is 15 miles per hour. It is in effect when the school zone lights are flashing or when children are present.
- Do not pass a school bus when the school bus lights are flashing and the stop signs on the bus are extended.
- Be courteous to other drivers when you are dropping off or picking up your children at school.
- Don't double park when dropping off/picking up; it blocks visibility for other children and vehicles.
- Don't load or unload children across the street from the school.
- If there are school crossing guards present at the school, please follow their instructions.
- Watch out for kids walking to and from school. Take extra care to look out for children in school zones, near playgrounds and parks, and in all residential areas.
- Don't block crosswalks when stopped at a red light or waiting to make a turn, forcing pedestrians to go around you; this could put them in the path of moving traffic.
- The area 10 feet around a school bus is the most dangerous for children; stop far enough back to allow them space to safely enter and exit the bus.
- Never pass a vehicle stopped for pedestrians.

The Bernalillo County Sheriff's Office will be patrolling the school zones and strictly enforcing the speed limits. Texting and driving are illegal in the Village so please put your cell phone down while driving.

Let's make the school year safe in the Village of Los Ranchos by driving safe and following all the laws.

Why Animals are Good for a Farm

A key mission of the Larry P. Abraham Agri-Nature Center is to farm the land using regenerative agriculture practices. What you might not know is that having animals on a farm meets regenerative agriculture practices in many ways. Over the last couple of years, we have been introducing animals to the Ag Center and have been using them as a teaching tool about sustainable farming practices. For example, by continuously moving/rotating animals on the property, we create a symbiotic relationship between the land and the animals; the animals provide natural fertilizer for the land, while the land provides a healthy diet for the animals.

Dominic Tomba has been hired to grow the animal husbandry program and we are looking for interested individuals to help guide its development. If you want to be more involved, or learn about what other new things are underway with this program, please contact Dominic Tomba at (505) 977-4830 or by email at dtomba@losrachosnm.gov.



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10AM - 5PM

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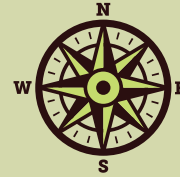
Join us in our studios as we share our art and our creative process amidst the autumnal glow of the beautiful North Valley.

www.northvalleystudiotour.com

2023 NORTH VALLEY STUDIO TOUR

SEPTEMBER 16 - 17

10AM - 5PM



1

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Solar Art Lamps
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Elzbieta Kaleta
Mixed Media, Paper
studiokaleta.blogspot.com



Jeff Potter
Oils, Pastels, Prints
jeffpotterart.com

5

812 La Senda Ln NW



Maude Andrade
Painting, T-shirts
maude-andrade.com

2

544 Golden Meadow Dr NW



Dorren Garten
Jewelry
jewelrybyjames.com



Jenn Noel
Ceramics
temperedearthpottery.com



Mark Keeling
Wood

3

125 Mountain
Park Pl NW Ste D



Mark Levin
Wood
marklevin.com

4

8301 4th St NW #11



David Welch
Oil, Watercolor
davidwelchart.com



Cody Kamrowski
Oil
codykamrowski.com

6

7115 Guadalupe Tr NW



David Pagani
Oils, Mixed Media
davidpagani.com



Angeli Coover
Pastels
angelicoover.com

7

6715 Guadalupe Tr NW



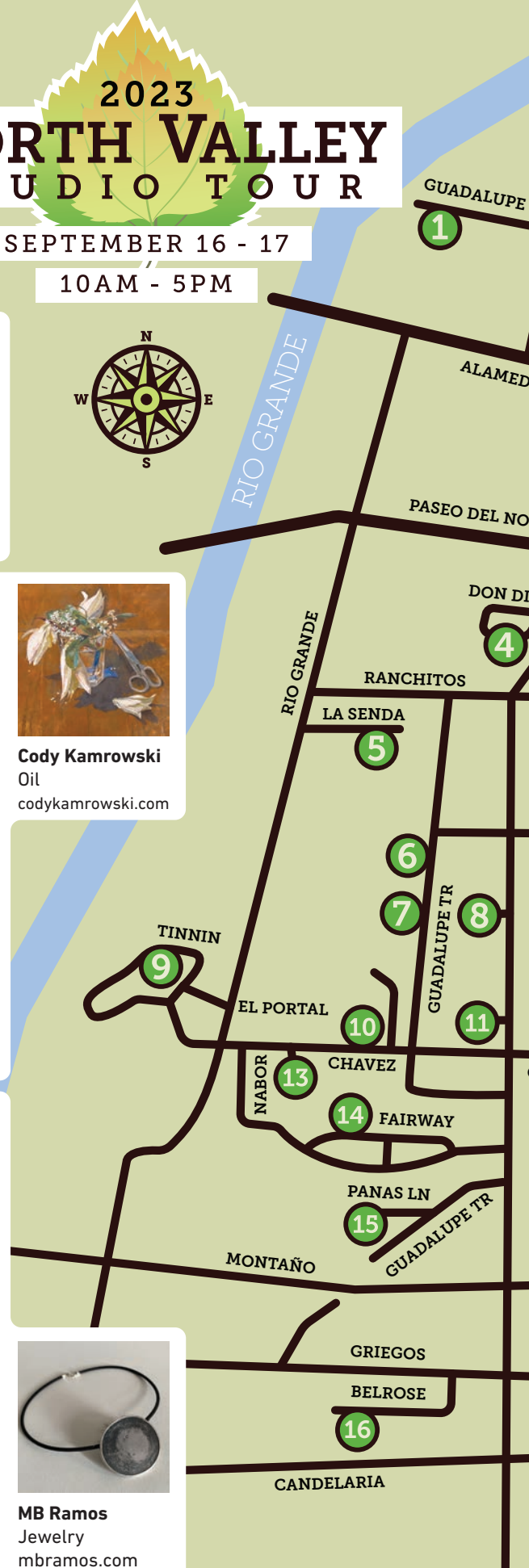
Roger Gathman
Oil Paintings
gathmanstudio.com

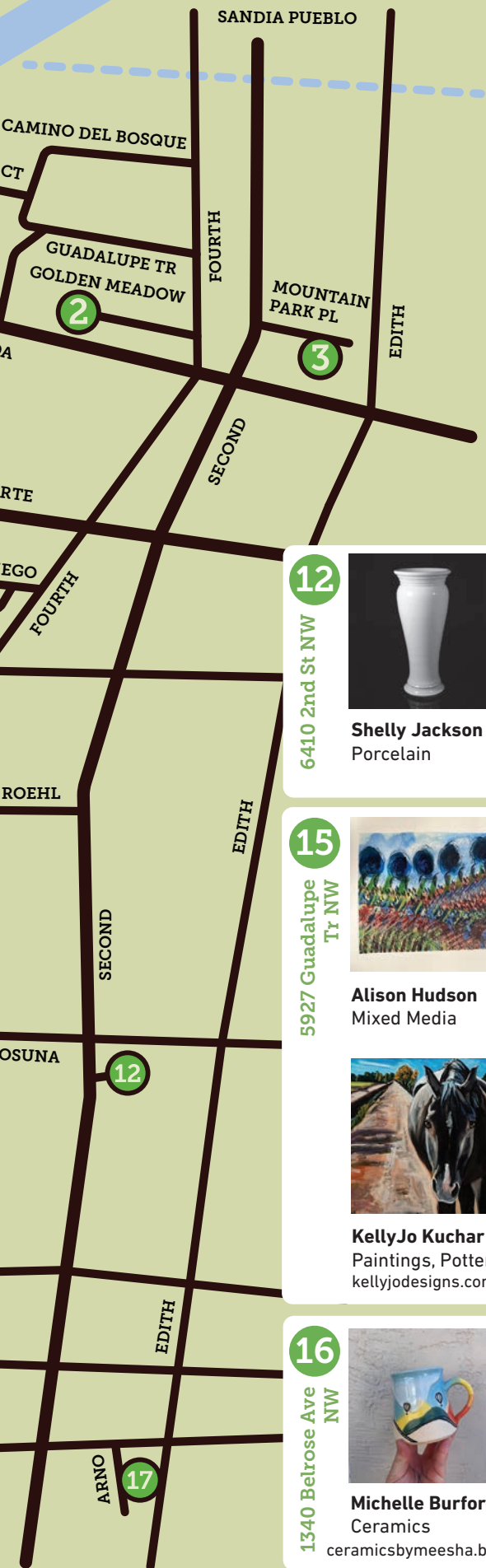


Liz Fritzsche
Ceramics
lizfritzsche.com



MB Ramos
Jewelry
mbramos.com





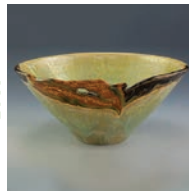
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6829 4th St NW

Junko Nakao
Watercolor

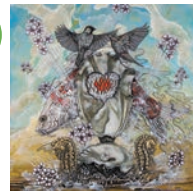
9



5808 Tinnin Rd NW

Elaine Biery
Ceramics

10



733 Chavez Rd NW

Joshua Franco
Acrylic
joshuafrancoart.com

11



6601 4th St NW
Ste L

Janet Bothne
Acrylic, Mixed Media
janetbothne.com



Rita J Noe
Wood



Colleen Franco
Ceramics
colleenconstancefranco.com

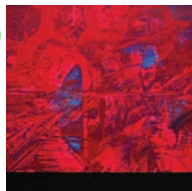
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6410 2nd St NW

Shelly Jackson
Porcelain

13



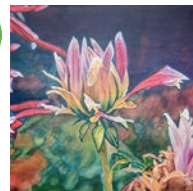
6509 Caballero Pkwy NW

Roger Green
Acrylic
rogergreenart.com



Paige Smith-Wyatt
Paintings
pswyatt.com

14



921 Fariway Rd NW

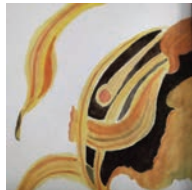
Carolyn Berry
Mixed Media
carolynberryart.com

15

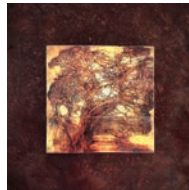


5927 Guadalupe Tr NW

Alison Hudson
Mixed Media



Barbara Marx
Watercolor



Carol Mell
Photo Encaustic
carolmell.com

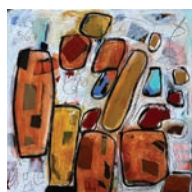


Diane Short
Ceramics
chaosinc40.wixsite.com/mysite

12



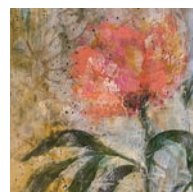
KellyJo Kuchar
Paintings, Pottery
kellyjodesigns.com



Susanna Chavez
Oil Paintings



Sandra Lapham
Photo Encaustic
sandrallapham.com



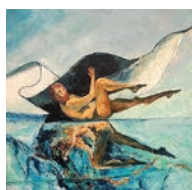
Alison O'Leary
Mixed Media

16



1340 Betrose Ave NW

Michelle Burford
Ceramics
ceramicsbymeasha.bigcartel.com



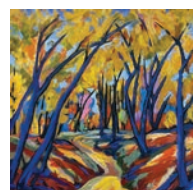
Tatulli Komogorova
Acrylic, Oil
tatulliart.com

17



2904 Arno St NW

Bill Sabatini
Acrylic
billsabatini.com



Risa Taylor
Acrylic, Oil
risataylor.com

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THE BUSINESS HIGHLIGHT PAGE GIVES LOCALLY-OWNED BUSINESSES IN THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE A PLACE TO TELL THE WORLD WHO THEY ARE AND WHAT THEY OFFER.



Color Wheel Toys

Color Wheel Toys has been in business for over six years. After spending their first five years operating in Nob Hill on a seasonal basis (Sept-Dec), when the time came to open a full-time operation, they decided to locate in Los Ranchos. The business was drawn here by the recent redesign of 4th Street, which made it much more walkable and friendly to retail.

Color Wheel Toys carries creative, open-ended playthings for people ages 0 to 100. Most of what they sell appeals to babies through middle-schoolers, but they also have lots of retro and nostalgic items that adults like to share with the young people in their lives.

They have outdoor toys like kites and yo-yos, puzzles and games, sensory items like putties and fidgets, toys for travel, items for dramatic play, dolls and



Color Wheel Toys owner Keri Piehl

stuffed animals, pranks and magic tricks, musical instruments, books, marbles and dice, items for scientific exploration, things for building, a whole section where everything glows in the dark, and tons of arts and crafts supplies.

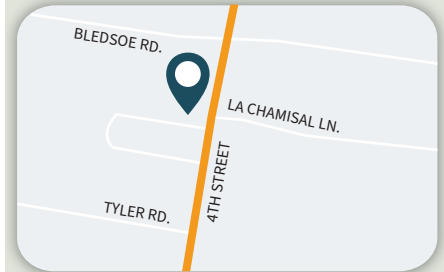
Color Wheel Toys' RePlay program allows customers to trade used toys for store credit.



Color Wheel has the widest range of specialty toys in Albuquerque, and people from all over the metro area shop here. Many are repeat customers. As Color Wheel owner Keri Piehl puts it: "It is fun to hear about the same kids year after year and help come up with new suggestions. We get lots of out-of-town visitors but love connecting with the local community on a more frequent basis."

Find Color Wheel Toys

- ▶ 6855 4th St NW
- ▶ (505) 999-7489
- ▶ colorwheeltoysabq@gmail.com



- ▶ <https://colorwheeltoys.com/>

Visit Color Wheel's website to view their calendar of events, shop online, or sign up for their newsletter to stay informed about their schedule of classes and community events.



What sets Color Wheel Toys apart from other toy stores is what they offer the community: free activities for kids to enjoy on the play patio, free make-and-take classes, art projects to contribute to in the workshop space, and the availability of lots of sample toys to test and try. In addition to hosting free community events, Color Wheel makes donations to local schools and non-profits.

When asked about the most rewarding aspect of her work, Keri says: "Having conversations with people in the shop—everyone was a kid once, and that's something we all have in common!"





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Coming in September: Calendar Girls

By Marcelle Cady

The Adobe Theater is closed in August, preparing for the last three shows of the year. Opening September 1st (for 4 weekends until September 24) is *Calendar Girls* by British dramatist, screenwriter and songwriter, Tim Firth. Based on the 2003 movie (also written by Firth) which starred many British luminaries of stage and screen including Dame Helen Mirren and Dame Julie Walters, the first stage production opened at England's famed Chichester Festival Theatre in 2009, then transferred in 2010 to London's West End.

CALENDAR GIRLS | This hilarious play is based on a 1999 true story. When Annie's husband John dies of leukemia, she and best friend Chris resolve to raise money for a new sofa in the local hospital waiting room. They manage to persuade some fellow Women's Institute members to pose nude with them for an "alternative" calendar, with a little help from hospital porter and amateur photographer Lawrence. (The W.I. has been around for over 100



Calendar Girls!

years and tied to the suffrage movement.) The news of the women's charitable venture spreads like wildfire, and hordes of press soon descend on a small Yorkshire village. The calendar is a success, but Chris and Annie's friendship is put to the test under the strain of their newfound fame.

Director Nancy Sellin has assembled a brilliant cast led by Stephanie Jones (*The Women of Lockerbie*) as Chris and Rhonda Ware (*The Sweet Delilah Swim Club*) as Annie. Also performing are Georgia Athearn, Michelle Bunzel, Leslee Richards, Duchess Dale, Carolyn Hogan, Diana Segara Kay Peter Johnson, Jessica Alden, Joel Miller, Neil Faulconbridge, Jason Godin and Scott Claunch.

See you in September!

.....
Adobe Theater: 9813 4th St. NW | www.adobetheater.org
For more information and tickets: (505) 898-9222

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For more information email:
KeepLosRanchosRural@gmail.com

August/September

► **August is usually the wettest month** in New Mexico. It tends to be sunny in the morning with clouds forming midday and, sometimes, a downpour in the afternoon. September weather is slightly cooler and much drier, with the monsoon rains ending.

► **Remove weeds** and unwanted grasses on a daily or weekly basis. They go to seed faster in hot weather.

► **Divide Iris** and other spring bloomers as they become dormant.

► Continue removing spent flowers in August; many plants have a burst of new bloom in September if they haven't set seed.



► **Turn compost** weekly and then water the pile. In this heat, green waste breaks down quickly.

► **Continue to mulch** to reduce water loss and help cool the soil around your plants.

► **Water flower beds** and vegetable gardens 2 to 3 times a week in August.

► **Water trees** and shrubs every 10 to 14 days to a depth of 3 feet in August.

► In September, as the temperature cools, **start cutting back on watering.** Plants need to begin going dormant soon. Too much water at this time can force tender growth—just what you don't want.

► **Do not fertilize**, except with phosphate fertilizers. Don't add any fertilizer with a high nitrogen number which encourages new growth. Use only on perennials. Organic phosphate choices might be bone meal, bat guano, or premixed organic solutions at the local nurseries.

► **Do not fertilize annuals or roses.**

Let faded blooms remain on the bushes to form hips. This helps the rose bush transition into winter dormancy.

► **NOW is the time to fertilize cool season grasses** with a high nitrogen product. The weather has cooled and the grasses are revitalized. Fertilizer will improve the appearance of grass and promote healthy root growth. Organic alternatives to chemical fertilizers are compost, compost tea and fish emulsion. Reseed cool season grasses where necessary to fill in bare patches.

► **Prune evergreen** and hedge-type shrubs.

► **The fall is best for planting**, especially perennials, because it gives plants a chance to establish themselves while the temperatures are in a more hospitable range. Exceptions are plants that are frost tender or that usually die back completely in winter.



► **Start or add to your herb garden.**

Plant lavender, rosemary, chives, lemon balm, top multiplier onion, mints, and other perennial herbs.

► **Begin planting spring-blooming bulbs and lilies** that you are dividing.

Plant peonies, pansies, and ornamental cole crops (kale, cabbage, etc.)

► **In the vegetable garden:** start arugula, chard, lettuce, spinach, radishes, carrots, onions, garlic, broccoli, fava beans, leeks, snow peas, and turnips in a cold frame or a

protected area. Planting them now will give you an early winter harvest and a head start for spring. Transplant cabbage, broccoli, brussel sprouts, cauliflower, and chives.

► This is a perfect time for **outdoor seeding** of hardy annuals, wildflower seeds, and some perennials and biennials. Scratch the soil and sprinkle liberally with larkspur, love-in-a-mist, poppies, bachelor buttons, hollyhock, Rocky Mountain Penstemon, and Rudbeckia. Rake over lightly and sprinkle to settle them in.

► **Plant cool season lawns** (generally bluegrass) between August 15 and September 15.



► **Lawn Grubs** — Now is the time to treat for lawn grubs. The eggs laid in June and July have hatched. The new grubs are tiny and most susceptible to insecticides. Always check the lawn first by sampling various locations under the sod. To sample, peel back a square foot of sod and examine the soil beneath; if more than a dozen grubs are found in the sample, treat the entire lawn. Replace the sod and water well. You may want to try inoculating the soil with parasitic nematodes, or you can treat with the insecticide imidacloprid.

This information is brought to you by the Albuquerque Master Gardeners. For more information visit abqmastergardeners.org. Have questions? Call the Master Gardeners Hotline at (505) 243-1386 or the Bernalillo County Extension Service at (505) 243-1386.

Kids at the Ag Center

GETTING ACQUAINTED WITH NATURE AND WHERE THEIR FOOD COMES FROM

By Joshua O'Halloran, Agriculture Program Manager

The importance of introducing children to nature and where their food comes from cannot be overstated. Now more than ever children are losing their connection with the natural world. The more we become disconnected from farms and nature, the less we will care for it. This is why the Ag Center works to bring in children and help them get their hands in the soil and experience where their food comes from so that they can develop an appreciation for it. We do this in many ways and through our various partner organizations in the community. In the Los Ranchos 2035 master plan, the community laid out a road map for agriculture in the Village with various goals to “promote a multigenerational approach to agriculture.”

GENIUS HOURS

One of the ways we work with children is through genius hours at Los Ranchos Elementary. The Ag Center staff goes every week to work with a class of children at Los Ranchos Elementary to teach about various agricultural topics. The students have planted in a greenhouse, taken pots home with them, handled and learned about chickens, ducks, and had a live beehive in the classroom!

EXPLORA FARM CAMPS

During the summer months, the Ag Center has an agreement with Explora to operate farm camps at the Agri-Nature Center. Children participate in week-long camps and learn about everything from water systems to soil science and entomology. The students love exploring the farm and getting their hands dirty in the compost and pulling garlic from the garden.

NATURE NIÑOS

Another wonderful partner organization of the Ag Center is Nature Niños New Mexico. They have assisted in many of our events through archery and other activities for children. Additionally, they bring their students to come and participate throughout the year in farm activities and they bring their summer camps to experience the farm in the summer. These are home-schooled children who participate in an outdoor curriculum throughout the year that includes us. We are so excited to partner with them.



FIELD TRIPS

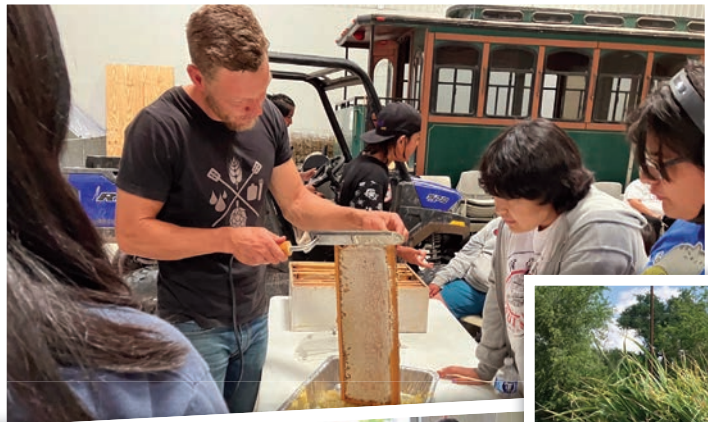
The Agri-Nature Center has become a popular destination for school field trips over the past couple of years. We are hosting APS elementary and middle school field trips throughout the school year as an opportunity for them to get out of the classroom and interact with animals and life on the farm! Additionally, we have hosted several charter schools, Albuquerque Sign Language Academy, and Jemez Middle School.

YOUTH CONSERVATION CORPS (YCC)

We have been fortunate over the past two summers to play host to three YCC crews at the Ag Center. This is an awesome opportunity for us and has helped us accomplish so much over the growing season. These youth are paid for their work through the federal government, and we get to help them learn about farming, conservation, and employment skills. This summer we are hosting two crews from the Albuquerque Sign Language Academy and one crew from Mark Armijo Academy. In addition to working on the farm, they are also apprenticing to be beekeepers with our beehives at the Ag Center.

We are so excited to be working with all these groups and love helping children experience the outdoors through farming and nature. We look forward to doing so much more and continuing to make this beautiful place available to children and youth in Los Ranchos and the region.

Photo at top: Explora Farm Camp kids pulling garlic with Master Gardener Bill Shen. Photos on opposite page: Kids from the Jemez Middle School, Explora Farm Camps, and Nature Niños enjoying their time at the Agri-Nature Center



THE REAL ESTATE MARKET



WITH TIM TOURVILLE

The Back-to-School Effect on Real Estate

As summer draws to a close and the school bells start ringing, the residential real estate market changes a bit. The beginning of the school year brings about various factors that influence both buyers and sellers in the local housing market. In this article, we will explore how the start of school impacts the real estate dynamics in our community.

With children back in school and their routines established, parents have more flexibility to focus on house hunting. The daytime hours provide an opportunity for parents to leisurely explore potential properties while their children are in the care of their teachers.

Many families prefer to move during the summer to minimize academic disruptions, and this transitional period offers a chance to make well-considered decisions regarding the right home for their family. Factors such as school district selection, proximity to educational institutions, neighborhood safety, and overall familial functionality play a crucial role in the decision-making process.

Another factor that affects the real estate market during this time is the rise in interest rates. Buyers who initially viewed properties during the summer break might find that the homes they liked are no longer affordable due to increased interest rates. Consequently, they have to restart their search in a lower price range, adding further urgency to their home-buying process.

This limited window of opportunity, between the beginning of the school year and the arrival of the holiday season, prompts buyers with school-going children to be more active in the market.

For sellers, the onset of the school year signifies a short window of opportunity before the traditionally slower holiday season begins. If a property has been on the market throughout the summer break without attracting offers, it becomes crucial for sellers to make their homes more appealing to this particular group of buyers. The top three reasons homes fail to sell are often related to the list price, condition of the property, and marketing efforts. Homeowners may struggle to form an objective opinion about their own property, making it imperative to consult with a licensed real estate professional. Choosing a Realtor who adheres to a code of ethics established as early as 1913 ensures that sellers receive the expertise and

guidance necessary to make informed decisions and effectively market their homes.

The commencement of the school year brings about distinct dynamics in the residential real estate market. Parents with school-going children have a limited time-frame to explore housing options, and sellers must leverage this opportunity to attract potential buyers before the holiday season slowdown.

By understanding the impact of the back-to-school period on the local market, both buyers and sellers can navigate this unique window to their advantage, ensuring a successful real estate transaction.



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Summary of Residential Property For Sale in the Village of Los Ranchos

Listing#	Street#	Street Name	Listing Price	ApxSqFt	BR	BA	G	Lot Acr.	Listing Office	Office Phone	Listing Member
1026922	7012	Rio Grande	\$3,700,000	7839	5	5	8	8.06	Ida Kelly Realtors (RAMC01)	(505) 888-1000	Channing Kelly
1024201	7028	Rio Grande	\$2,698,800	LAND				6.8	Berkshire Hathaway NM Prop	(505) 798-6300	Juan Duran
1032914	4900	Rio Grande	\$2,650,000	3600	3	5	2	6.92	Hanna Commercial, LLC	(505) 332-0522	Richard Hanna
1032699	900	Devon	\$1,450,000	3777	3	4	6	1.4	Realty One of New Mexico	(505) 883-9400	Stephanie Walter
1029433	520	Sandia View	\$1,399,000	LAND				2.72	The M Real Estate Group	(505) 247-1002	Thomas Mestas
1034374	1422	El Portal	\$1,300,000	6103	4	5	3	1.15	Realty One Group Concierge	(505) 318-1111	Catalina Soltero
1035818	1020	Ortega	\$1,195,000	3382	4	5	3	0.5	Ida Kelly Realtors	(505) 888-1000	Channing Kelly
1035061	6769	Guadalupe	\$1,195,000	3826	5	4	3	1.63	Lisa Hebenstreit Realty, LLC	(505) 242-2272	Lisa Hebenstreit
1026958	300	El Pueblo	\$850,000	LAND				1.31	Red Rock Realty & Invest of NM	(505) 994-9291	Arun Mehra
1031932	7617	Guadalupe	\$842,000	3614	4	3	3	0.51	The M Real Estate Group	(505) 247-1002	Joseph Girardo
1028804	6405	Guadalupe	\$620,000	2425	4	3	2	0.27	Realty One Group Concierge	(505) 318-1111	Maria Candelaria
1027262	1001	Cottonwood	\$495,000	LAND				1.52	The Maez Group	(505) 718-4980	Joseph Maez
1027246	7220	Zia View	\$299,000	LAND				0.56	Absolute Real Estate	(505) 681-8578	Leola Robledo
1027247	7201	Zia View	\$299,000	LAND				0.55	Absolute Real Estate	(505) 681-8578	Leola Robledo
1027248	7200	Zia View	\$299,000	LAND				0.56	Absolute Real Estate	(505) 681-8578	Leola Robledo
1027249	7221	Zia View	\$299,000	LAND				0.55	Absolute Real Estate	(505) 681-8578	Leola Robledo

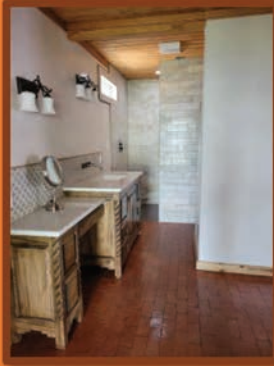
The information herein is deemed reliable, but not guaranteed from SWMLS compiled on or before June 26, 2023 by Tim Tourville, Coldwell Banker Legacy.

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Bed & Breakfast Permits

With Balloon Fiesta right around the corner, residents may be considering listing their home or casita as a short-term rental during the festivities. Short-term rentals are allowed in the Village, but do require an approved Bed and Breakfast Permit. This requires approval by the Planning and Zoning Commission, so the Village urges residents to apply for their B&B permits as early as possible in order to ensure enough time for a hearing, gaining approval, and listing the rental.

For more information, please contact the Planning and Zoning Department at (505) 344-6582 or email Planning and Zoning Director Maida Rubin mrubin@losranchosnm.gov.

2023 TOUR DE LOS RANCHOS

Join us on a bicycle tour through the Village of Los Ranchos exploring the farms and businesses that make our agricultural community thrive!

Sunday, October 1 • 8:30am - 12pm
leaving from: Larry P. Abraham Agri-Nature Center

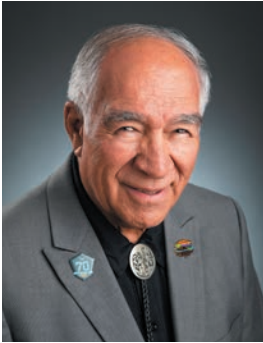
\$20 per rider (includes catered lunch).
Sign up at our Eventbrite page (QR Code below).

Fee includes the guided tours of a variety of farms and agri-businesses as well as important information about current agricultural practices and opportunities for Agri-Tourism in the Village. (Participating farms and businesses to be announced.)



<https://tourdelosranchos23.eventbrite.com>

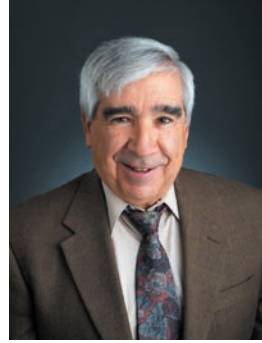
BOARD OF TRUSTEES MEETING SUMMARY



Donald T. Lopez
Mayor



Sandra Pacheco
Mayor Pro Tem



Gilbert Benavides
Trustee



Allen Lewis
Trustee



George Radnovich
Trustee

MAY 10, 2023 7:00PM/Regular Meeting (Draft Minutes)*

Location: Warren J. Gray Chambers and streamed on the Village Website and via Zoom

Present: Mayor Donald T. Lopez, Mayor Pro Tem/Trustee Pacheco, Trustee Benavides, Trustee Radnovich, Trustee Lewis

PUBLIC COMMENTS

Comments by Joe Craig, 505 Calle del Pajarito NW, Bill Shen, 8646 Rio Grande Blvd NW, David Montoya, 8831 4th Street NW, Tom Donelan, 6668 Edgewood Dr NW

PRESENTATIONS

- A. Andres Sanchez, President of the New Mexico Watershed and Dam Owner's Coalition (NMWDOC), 7120 Coors Trail, Albuquerque, NM
- B. John D. Allen, Bernalillo County Sheriff, 400 Roma, Albuquerque, NM.

FINANCIAL BUSINESS

A. Discussion and Approval of the April 2023 Cash Report.

Unusual or Significant Items: 1. The Village paid the 4th and final payment for FY23 for the EMS and Fire services to Bernalillo County, in the amount of \$116,699.00 (check #2515) 2. The Village paid the last payment for the FY22 audit services to Jaramillo Accounting Group in the amount of \$11,033.60 (check #2477) 3. The Village purchased water rights from Mario Gomez for \$131,040.00; check (#2510.0)

Motion Passed 4-0

B. Discussion and Approval of Resolution No. 2023-05-04; A Resolution Acknowledging the FY2021/2022 Audit. **Motion Passed 4-0**

C. Discussion and Approval of the Interim Budget for FY2023/2024. Administrator Simon discussed the interim budget which was developed from the April 3rd Budget Working Session. We are still \$100,000 in the black which gives us wiggle room between now and our final budget in July. **Motion Passed 4-0**

PUBLIC HEARINGS

A. Discussion and Approval to Advertise Ordinance 295; An Ordinance Authorizing the Issuance and Sale of Village of Los Ranchos de Albuquerque, New Mexico, General Obligation Bonds, Series 2023, in the Principal Amount of \$8,000,000 payable from Ad Valorem Taxes Levied on All Taxable Property within the Village, Levied without Limit as to Rate or Amount; Providing for the Form, Terms and Conditions of the Bonds, the Manner of their Execution, and the Method of, and Security for Payment; Providing for the Award and Sale of the Bonds to the Purchaser and the Price to be paid by the Purchaser for the Bonds; and Providing for other details concerning the Bonds.

Public Comment: Joe Craig, 505 Calle del Pajarito NW

Motion Passed 4-0

NEW BUSINESS

A. Discussion and Approval of Resolution No. 2023-05-01; A Resolution Notifying the Bernalillo County Clerk of the At Large Positions to be filled for the Village of Los Ranchos de Albuquerque for the 2023 Regular Local Election to be held on Tuesday, November 7, 2023.

Mayor Pro Tem Pacheco asked for a motion to approve Resolution No. 2023-03-03. Motion Passed 4-0

continued on next page...

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BOARD OF TRUSTEES MEETING SUMMARY, *continued*

- B. Discussion and Approval of Resolution No. 2023-05-02; A Resolution Authorizing and Approving Submission of a Completed Application for Financial Assistance and Project Approval to the New Mexico Finance Authority. Motion Passed 4-0
- C. Discussion and Approval of Resolution No. 2023-05-03; A Resolution Extending the Moratorium on Pilot Project and Conservation Development Standards Permit Applications to December 2023.
- D. Discussion and Approval of Resolution No. 2023-05-05; A Resolution Accepting the Approval of a Celebration Permit; Lavender Festival July 2023. **Motion Passed 4-0**
- E. Discussion and Approval of Resolution No. 2023-05-06; A Resolution Accepting the Approval of a Celebration Permit; Anniversary of Gila Wilderness and Aldo Leopold, June 2023. **Motion Passed 4-0**
- F. Discussion and Approval; Recommendation from the Evaluation Committee of RFP No. SE-2023-03; for Survey and Engineering Services, Chavez Road Multiuse Trail. Allowing the Mayor to enter into a Professional Services Contract between the Village of Los Ranchos de Albuquerque with the following firm: Parametrix. **Motion Passed 3-1 by Roll Call Vote: Trustee Pacheco-Yes, Trustee Lewis-Yes, Trustee Benavides-Yes, Trustee Radnovich-No.**

TRUSTEES INFORMAL DISCUSSION

Trustee Pacheco

I would like to commend our staff, there's a lot of work that's had to go into the last couple of meetings.

Trustee Lewis

I wonder if we have taken any more action on the issue of mistletoe so we can get ahead of this problem.

Trustee Benavides

I think it is very important that we show the value of the Agri-Nature center to the residents. I think we lost the connection between the Agri-Nature Center and the Lavender Festival, and I want to make people aware that the Agri-Nature Center enables these events. We need to consider other events,.

Trustee Radnovich

I would like to suggest that we actually have a discussion instead of going Trustee by Trustee.

COMPLETE, APPROVED MINUTES AT [LOS RANCHOS NM.GOV/BOARD OF TRUSTEES MEETINGS](https://losranchosnm.gov/boardoftrusteesmeetings)

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PLANNING & ZONING COMMISSION MEETING SUMMARIES**

May 9, 2023 7PM/Regular Meeting

Location: Warren J. Gray Chambers

Commissioners Present: Dan Gay, Vice-Chair; Karen Christensen; JT Michelson; Mary Homan; Connie Barrow

Commissioners Absent: Shelleen Smith

Staff Present: Maida Rubin, Planning & Zoning Director; Ann Simon, Village Administrator; Michelle Austin, Administrative Assistant; Kiko Jeanette, IT Specialist, Nan Winter, Village Attorney

PUBLIC COMMENT

Gordene MacKenzie - 7315 Guadalupe Trail NW Los Ranchos, Nancy Nangeroni - 7315 Guadalupe Trail NW Los Ranchos

CONSENT AGENDA

Approval of April 11, 2023 Regular Meeting Minutes. *The motion carried 6-0 by roll call vote.*

PUBLIC HEARINGS AND APPLICATIONS

A. BB 23-01; A request by David and Candyce Tart for a Bed and Breakfast Permit, as allowed by §9.2.25(E)(I) in the A-1 Zone in the North Rio Grande Character Area. The property is located at 6434 Rio Grande Blvd. NW, is legally known as MRGCD Map 29, Tracts 62A1B & 62A1A2A, and contains 0.59 acres more or less.

► Director Rubin gave the planning report with recommendation of approval.

► Speakers: David Tart (Applicant)

► Motion: Commissioner Christensen moved to approve. *The motion carried 6-0.*

B., C., and D. Appeals to SDP 23-01, SDP 23-02, and SDP 23-03; Appeals of three Village of Los Ranchos administrative approvals of requests by Palindrome Communities for Site Development Plans and recommendation to the Board of Trustees at the southeast corner of Fourth Street NW and Osuna Road NW. SDP 23-01 includes income-restricted residential apartments and approximately 13,000 square feet of ground-floor retail. SDPs 23-02 and 23-03 include income-restricted residential apartments only. The subject properties are zoned VC Village Center and are in the Fourth Street Character Area. The properties are legally known as Tracts 1, 2, and 3, Trailhead at Chamizal Subdivision, Los Ranchos de Albuquerque, Bernalillo County, New Mexico, as filed in the Office of the Bernalillo County Clerk on August 25, 2022. The properties contain approximately 1.6096, 1.9075, and 1.8761 acres respectively.

► Director Rubin gave the planning report with recommendation of denial.

► Speakers: Mel Eaves - 721 Chavez Rd (Appellant), Mr. Campbell, Attorney for Palindrome (on behalf of applicant), Westin Glass -412 NW 5th, Albuquerque (Applicant). Speakers in favor: Tom Donelan - 6668 Edgewood Dr, NW, Patrick Hurley - 909 Salamanca, Hank Kelly - 6900 Rio Grande Blvd, Lauren Marble-338 Nara Visa Ct., Nancy Nangeroni - 7315 Guadalupe Trail NW, Gordene MacKenzie - 7315 Guadalupe Trail NW, Robert Chavez-1027 Chavez Rd, Charles Eberle- 6501 Meoqui Ct, Jennifer Kueffer- 722 Mullen Rd., Joe Craig - 505 Calle del Pajarito, Ron Seaton- 336 Nara Visa Court

► Discussion:

• Appellant: The appeal is based on the 3.3 Development Agreement. The Village thinks the 3.3 Development Agreement can replace and supersede the ordinances with that contractual provision. There is a specific procedure in the ordinances for amending the ordinance which the Village did not do.

• Applicant: Provided background and timeline of the review and approval process of SOP 23-01; SDP 23-02; SDP 23-03 including development in the VC Zone as stated in the Village 2023 Master Plan, and how this multi-use development will bring in a projected tax revenue by visitors of over 14 million a year. The VC Zone was created 21 years ago to encourage a multiuse area with commercial enterprises, homes and shops while protecting rural space. Current Administration has continued the work of previous administrations in its development of the Village Center Project Area per the 2035 Master Plan using the Metropolitan Development Code. Four proposals were submitted to build the Village Center Project and Palindrome Communities was selected. The BOT is the Village's zoning authority. The Board approved the Development Agreement, which dictates the development process. The language of the Metropolitan Redevelopment Code is very broad and the Development Agreement is in alignment with its requirements. Palindrome obtained all permits and has complied with all agreements with Village. Trustee Radnovich was not a Trustee when the Board approved the Development Agreement and has stated that he will recuse himself from decisions regarding the project.

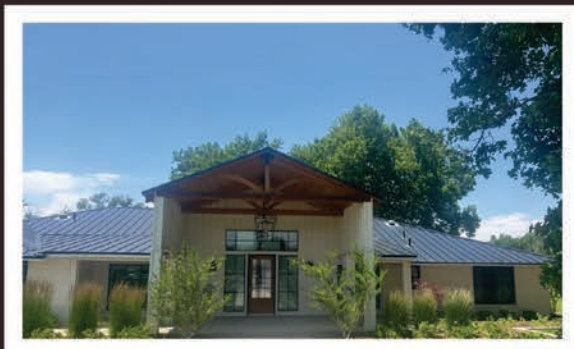
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** PLEASE NOTE: The Planning and Zoning Committee meeting minutes published in Issue 4 were from their March 14, 2023 meeting, and NOT from February 11th as stated.

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PLANNING & ZONING COMMISSION MEETING SUMMARIES** *continued*

- Applicant: There appears to be misinformation of what affordable housing means. This is 60% of A.M.I., which translates, this year, to 45k year for a family of four. Rent is also restricted. All these incomes and rents are set by the Federal Department of Housing and Urban Development and are changed every year. Palindrome has a waiting list which includes members of the community in place for the housing. Also bringing in affordable commercial spaces to the corner of 4th and Osuna. These are called Micro Retail spaces that give entrepreneurs a chance to open a business without having to pay a huge amount of rent. There is also a waiting list for the micro retail that are current Los Ranchos' businesspeople.
- Commissioners presented questions for applicant. 1) Is the Village unique in the use of the Metropolitan Development Act?
- Applicant responded.
- Appellant stated the administrative approval process was in violation of the Village's Ordinances. Other issues discussed: Open Meeting Act violated; Stripped the power of the BOT and P & Z Commissioners; Gave all the power to the P & Z Director and the Administrator; Conflict of interest; SOP Application incomplete; Three large buildings not part of the 2023 Master Plan; site not blighted; blank pages in application.
- Commissioners presented questions for the Appellant. 1) If granted the appeal, what will be the next steps?
- Appellant responded - Stop construction ASAP and sit down together and come up with a solution.
- Applicant asked Appellant what site elements of SDPs 23-01, 23-02, and 23-03 are objectionable. Appellant responded that the objection centers on the process.
- ▶ Motion: Commissioner Gay moved to Deny Appeal SDP 23-01 *The motion failed by roll-call vote: Commissioner Michelson - yea, Commissioner Homan - nay, Commissioner Barrow - nay, Commissioner Gay - yea, Commissioner Christensen - nay, Commissioner Martinez - Recused (No Vote)*
- ▶ Motions: Commissioner Homan moved to Approve Appeal SDP 23-01, SDP 23-02, and SDP-03. *The motions all carried (3 - 2) by roll call vote: Commissioner Michelson - nay, Commissioner Homan - yea, Commissioner Barrow - yea, Commissioner Gay - nay, Commissioner Christensen - yea, Commissioner Martinez - Recused (No Vote)*

June 13, 2023 7PM/Regular Meeting (Draft Minutes*)

Location: Warren J. Gray Chambers

Commissioners Present: Karen Christensen; JT Michelson; Connie Barrow, Shelleen Smith, Robert Martinez

Commissioners Absent: Dan Gay, Vice-Chair (Excused), Mary Homan

Staff Present: Maida Rubin, Planning & Zoning Director; Michelle Austin, Administrative Assistant; Kiko Jeanette, IT Specialist; Nan Winter, Village Attorney

PUBLIC COMMENT

Camille Varoz – 427 El Paraiso Rd. NW Los Ranchos

CONSENT AGENDA

Approval of May 9, 2023 Regular Meeting Minutes. *The motion carried 5-0.*

PUBLIC HEARINGS AND APPLICATIONS

A. CU 23-01; A request by Alexandra and Anthony Mendiola for a Guest House, as 17 allowed by § 9.2.7(C)(5) in the A-1 Zone in the Guadalupe Trail Character Area. 18 The property is located at 8001 Guadalupe Trail NW, is legally known as 19 MRGCD Map 25 Tract 95, and contains 1.32 acres more or less.

▶ Speakers: Anthony Mendiola - 8001 Guadalupe Tr. NW (Applicant), Alexandra Garcia - 8001 Guadalupe Tr. NW (Applicant)

▶ Motion: *The motion carried 5-0.*

B. V 23-03; A request by James and Patricia Tilley for a Variance from § 9.2.7(E)(2)(a) requiring 15-foot side setbacks and 25-foot rear setbacks in the A-1 Zone in the South Rio Grande Character Area. The property is located at 4152 Dietz Farm Circle NW, is legally known as 009 006 Dietz Farms #2 Dale J Bellamahs and contains 0.72 acres more or less.

▶ Speakers: James Tilley - 4152 Dietz Farm Circle (Applicant)

▶ Motion: *The motion carried 5-0.*

C. S 23-03; A request by Nijmegen Plaza LLC for a Preliminary Plat Review for a 4 Major Subdivision in the VC Zone in the Fourth Street Character Area. The 5 property is located at 6502 4th St. NW, is legally known as All Of Lot A Exc East 6 165.84 Ft Of Blanche B Dokkens Subd Of Lot 2 Merritt, and contains 0.5016 7 acres more or less.

▶ Speakers: Chris Pacheco - 5905 El Prado Rd. NW (Applicant), Nancy Robinson - 231 Willow Rd., NW (Opposed)

▶ Motion: *The motion carried 5-0.*



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The Anderson Fields Property



**PHOTOS OF THE ANDERSON PROPERTY,
RECENTLY ACQUIRED BY THE VILLAGE:**

1. The Historic Home
2. View of the Grounds
3. View of the Sandias from the Grounds
4. A Bedroom
5. The Dining Room
6. Mayor Don Lopez (right) with Mike Anderson (left)
7. Anderson Fields
8. Portrait of Maxie Anderson