

P.O. Box 660
Peralta, NM 87042
(505) 869-2358
(505) 869-3342 Fax



Mayor Chris Gillespie

VILLAGE OF BOSQUE FARMS

1455 West Bosque Loop • Bosque Farms, NM 87068

CORRECTED SPECIAL MEETING AGENDA



THE GOVERNING BODY OF THE VILLAGE OF BOSQUE FARMS WILL HOLD A SPECIAL MEETING ON WEDNESDAY, APRIL 22nd, 2026, IN THE COUNCIL CHAMBERS, 1455 WEST BOSQUE LOOP, BOSQUE FARMS, NM AT 6:00PM.

1. CALL TO ORDER
2. ROLL CALL OF GOVERNING BODY
3. PLEDGE OF ALLEGIANCE
4. PRESENTATIONS
5. DEPARTMENTAL REPORTS
6. MAYOR AND COUNCIL REPORTS – no official action
7. REVIEW AND APPROVAL OF TREASURER’S REPORT
8. PUBLIC COMMENT – Limited 1.5 minutes; time cannot be shared
9. REVIEW AND APPROVAL OF CONSENT AGENDA
 - A. Minutes from Special Meeting held on March 31, 2026
10. ITEMS REMOVED FROM THE CONSENT AGENDA
11. OLD BUSINESS
 - A. Approval of Resolution Noting No objection to Peralta pursuing annexation of property owned by Peralta in accordance with NMSA 1978, § 3-7-1
 - B. Discussion and possible Action – Status of ARPA Funding
 - C. Discussion regarding Ordinance 2-1 and 2-2 due to Changes in HB 298
 - D. Update from Staff on Reimbursement from State for Payments made to Prodigy

12. NEW BUSINESS

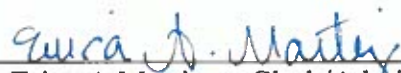
- A. Legal RFP – Staff drafting RFP; Review of statewide municipal examples
- B. Consideration and action on the re-appointment of Planning Commissioners Joe Hale and Micheal Baber.
- C. Approval of Notice of Award and Notice to Proceed Desert Fox Paving for entire length and width of Esperanza Drive from NM 47 to West Bosque Loop. Fits within the NMDOT funding amount of \$925,000.
- D. Anchor Engineering agent for Steven Davis is appealing a recommendation of denial for a Zone Change from A-R to R-1 at 555 Country Ln, legally described as Tract: 15 THE SW 8.00 AC S: 2 T: 7N R: 2E 8.00 Acres Map 63 Bosque Farms Unit #15
- E. Anchor Engineering agent for Steven Davis is requesting a Zone Change from A-R to R-1 at 555 Country Ln, legally described as Tract: 15 THE SW 8.00 AC S: 2 T: 7N R: 2E 8.00 Acres Map 63 Bosque Farms Unit #15
- F. Resolution No. 1089-26, A Resolution Accepting and Approving the Fiscal Year 2025 Audit.

13. ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

14. ADJOURNMENT

THE NEXT REGULARLY SCHEDULED MEETING OF THE VILLAGE OF BOSQUE FARMS VILLAGE COUNCIL WILL BE HELD ON WEDNESDAY, MAY 20TH, 2026.

Agenda Posted on April 20, 2026



Erica A Martinez, Clerk/Administrator

PLEASE NOTE: *The Governing Body may revise the order of the agenda items considered at this Open Meeting. If you are an individual with a disability who needs a reader, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Village Clerk at (505) 869-2358 at least three (3) calendar days prior to the meeting. Public documents including the agenda and minutes can be provided in digital or hardcopy format. The Village of Bosque Farms strictly prohibits any form of unlawful discrimination based on race, color, religion, gender identity, sexual orientation, sex, national origin, age, disability, or political affiliation in any program, activity, or service sponsored by the Village. Contact the office of the Village Clerk/administrator for more information.*



Christopher Gillespie
Mayor



Jason Adams
Interim Chief of Police

Village of Bosque Farms

MONTHLY REPORT FOR MARCH 2026

CALLS FOR SERVICE

Bosque Farms: 235

Peralta: 140

TOTAL: **375**

45% Increase

TRAFFIC STOPS

Bosque Farms: 60

Peralta: 116

TOTAL: **176**

39 % Decrease

CITATIONS

Bosque Farms: 12

Peralta: 65

TOTAL: **77**

61% Decrease

ARRESTS

Bosque Farms:

Peralta: 5

TOTAL: **3**

200% Increase

REPORTS

Bosque Farms: 30

Peralta: 19

TOTAL: **49**

32% Increase

DUI ARRESTS

Bosque Farms: 1

Peralta: 1

TOTAL: **2**

100 % Increase



Christopher Gillespie
Mayor

Village of Bosque Farms



Jason Adams
Interim Chief of Police

Statistical Breakdown by Jurisdiction

CRIME	BOSQUE FARMS	PERALTA
DOMESTIC VIOLENCE	1	0
MISSING PERSON/RUNAWAY	0	0
CHILD ABUSE/NEGLECT	0	0
CYFD REFERRAL/SCI REPORT	1	6
ASSAULT/BATTERY PEACE OFFICER	0	0
ASSAULT/BATTERY CITIZEN	6	2
TRAFFIC CRASH NO INJURY	13	5
TRAFFIC CRASH INJURY	2	0
DUI	1	1
SUSPENDED/REVOKED DL	1	1
ROBBERY	0	0
FRAUD/EMBEZZLEMENT	1	1
LARCENY	4	0
SHOPLIFTING	0	0
IDENTITY THEFT	0	0
BURGLARY (RESIDENTIAL)	0	0
BURGLARY (COMMERCIAL)	0	0
BURGLARY (AUTO)	0	0
CRIMINAL DAMAGE TO PROPERTY	4	1
STOLEN VEHICLE	0	0
RECOVERED STOLEN VEHICLE	0	0
TOWED VEHICLE	0	0
DRUG OFFENSE	0	0
WARRANT ARREST	1	4
SUSPICIOUS ACTIVITY	4	7
ASSIST OTHER AGENCY	11	9
SWAT CALL OUTS	0	0
MENTAL/MEDICAL HEALTH CALLS	6	6
NATURAL DEATH	0	1
OTHER CALLS	73	86



Christopher Gillespie
Mayor



Jason Adams
Interim Chief of Police

Village of Bosque Farms

Evidence & Property:

- Routine evidence intake
- Provided DA's office with discovery upon request.
- Assisted with IPRA and discovery requests of officer BWC footage.

Advanced Training:

- Deceptive Behavioral Detection: Officer Webb
- Animal Care Expo: Sgt Duran

Significant Events:

Special Events:

- Pups in the Park: Sgt Gutierrez/ Det. Gurule/ AC Otero/ Chief Adams

Admin/ Additional:

- Sgt. Duran completed IR9000 proficiencies.

Jason Adams

Interim Chief of Police

BOSQUE FARMS POLICE DEPT. MARCH 2026 MONTHLY REPORT

DETECTIVE MARK GURULE



- | | |
|----------------------------|--------------------------------|
| ➤ Total Cases Assigned – 2 | ➤ Arrest Warrants – |
| ➤ Total Cases Closed – 1 | ➤ Search Warrants – |
| ➤ Active Cases – 1 | ➤ Returned Stolen Property – 1 |
| ➤ Total Reports – 1 | ➤ SCI Reports – 7 |
| ➤ Supplemental Reports – 2 | ➤ Safehouse Interviews – |
| ➤ Felony Arrest – | ➤ Total Citations – (BF) / (P) |
| ➤ Misdemeanor Arrest - | ➤ DWI Arrest - |

OVERVIEW:

1 civilian background was assigned and completed.

1 Law enforcement background was received and is in progress.

7 SCI Reports were received and investigated. So far, none have required safehouse interviews or removal of any children.

BFPD hosted one SWAT training day at the white house and very well received by active and prospective team members.

One deceased individual was reported. CID was not required at the scene and the case is closed.

BOSQUE FARMS

BFPD26000033: I received a SANE kit and assisted in getting it to the lab for processing. I also re-interviewed the victim at CNM. We are awaiting results from the kit. No charges are being filed at this time.

BFPD26000064: Assisted patrol in the proper steps regarding felony charges from an assault call.

BFPD26000069: Assisted patrol with a high dollar larceny at Tractor Supply. I located the suspect vehicle and one male was arrested. The property was recovered and returned to the store.

PERALTA

PPD26000033: Assisting in the return of a located stolen firearm.

BOSQUE FARMS POLICE DEPT. MARCH 2026 MONTHLY
REPORT
DETECTIVE MARK GURULE

SCI REPORT(S):

SCI Intake 2085910: Received regarding neglect. The child in question does not live here primarily and CYFD does not need law enforcement action at this time.

SCI Intake 2086758: Received regarding neglect. This incident is being handled by Peralta Elementary and no further law enforcement action is necessary.

SCI Report 2086799: Received regarding neglect. This matter involved a child simply having a tantrum due to mental disability at daycare. This was not a police or CYFD matter. Child is already receiving medical services.

SCI Report 2087455: Received regarding neglect. This was forwarded to APD.

SCI Report 2087619: Received regarding neglect. Duplicate report of the APD case.

SCI Report 2087929: Received regarding neglect. Contact was made with CYFD who had already been to the residence and did not feel the need to contact police. The child was deemed safe at the residence. Child was overheard talking about a historical incident that has already been investigated and closed.

SCI Report 2088578: Received again regarding the APD case. A therapist was concerned because the child missed an appointment. He was made aware the child is in a treatment facility. This child has not lived here for several months.

Training / Additional Services:

3/4 Swat training.

3/10 Department meeting.

3/11 Completed civilian background.

3/14 Participated in the DWI checkpoint.

3/19 Coordinated with VCSO evidence with the destruction of evidence.

3/21 Worked the BF Gun Show

3/22 Worked the BF Gun Show

3/28 Worked the dogs in the park event.

BFPD CNT/CIT. MARCH 2026 MONTHLY REPORT

Quinton B Webb



OVERVIEW:

I. Mental Health Activity Summary

The following metrics detail Crisis Intervention (CIT) and Crisis Negotiation (CNT) activities within Bosque Farms (BF), Peralta (P), and Valencia County (VC) for the current reporting period:

- Primary Calls for Service: 14 total calls.
 - Mental Health Evaluations: 6 evaluations completed in coordination with the ACT Team (3 in Bosque Farms, 3 in Peralta).
 - CIT Follow-Up Services: 9 mental health wellness checks conducted in the Bosque Farms and Peralta areas.
 - LEO Referrals to CNT Officer: One (0) referral were received from a outside law enforcement officer.
 - ACT Referrals: 2 new referrals were submitted to Assertive Community Treatment (ACT) this month, bringing the program total to six (6) since its inception in November 2025.
 - Transport to Albuquerque or other area treatment facilities for mental health treatment by CNT: Three (3) individuals were transported and admitted for mental health treatment.
 - Program Status: Four (6) referrals have been officially accepted and are currently in process with the ACT team. We are awaiting final responses regarding the remaining pending referrals from February.
-

Operational Challenges & Resource Requirements

- A critical trend has been identified regarding the onboarding process for ACT referrals. Currently, three (4) clients face significant barriers to completing the mandatory admission requirements independently.

To ensure these individuals successfully enter treatment and do not recidivate into the emergency response system, substantial involvement is required from the CNT officer to facilitate compliance and provide navigation through the onboarding process. Moving forward, additional outside resources or dedicated administrative support may be necessary to manage these intensive case-management tasks without compromising active patrol or response availability.

BFPD CNT/CIT. MARCH 2026 MONTHLY REPORT

Quinton B Webb

Crisis Negotiation (CNT) Barricaded Activity

- Successful CIT/CNT Negotiations: 0 incidents reported involving barricaded or noncompliant
- subjects requiring formal negotiation during this period.

VCSO SWAT CNT/CIT Callouts

- Successful Callouts: 0
- Denied Responses: 0
- Note: No SWAT-related callout requests occurred during the month of March 2026.



Chris Gillespie
Mayor

Village of Bosque Farms



Jason Adams
Interim Chief of Police

Animal Control - Monthly Report

MARCH - 2026

Calls for Service/Phone Calls	69
After Hours Dispatch Calls	2
Citations Issued	1
Verbal/Written Warnings	2
Impounded Animals	0
Animals Taken to VC Shelter	1
Owner Release's	0
Stray Animals Turned Over to The Village	0
Animals Rehomed/Returned	0
Cats Caught in Traps by Residents	0
Animals Euthanized	0

SPECIAL EVENTS:

TRAINING: Animal Care Expo

Bosque Farms

User: Katie

Fine Fee Summary

From 03/01/2026 12:01 AM to 03/31/2026 11:59 PM

All Case Types and Sub-Types

All Clerks

Receipts**Case Payment**

Animal Control	125.00
Corrections Fee PA	40.00
Fine	2,425.00
PD Equipment Fund 1	40.00
PD Equipment Fund 2	60.00

Subtotal: 2,690.00

Total Receipts: 2,690.00

Report Total: 2,690.00

Receipt By Date Summary
 From 03/01/2026 12:00 AM to 03/31/2026 11:59 PM
 All Case Types and Sub-Types
 All Clerks

Date	Number	Payer	Case	Transaction Type	Amount
03/02/2026					
	47708	Duran, Lilly	202655649	Case Payment	100.00
	2026/03/02		Count: 1	Day Sub Total:	100.00
03/03/2026					
	47709	Barriga, Ivan	202555600	Case Payment	30.00
	47710	Rocha Ramirez, Cesar	202655645	Case Payment	120.00
	47711	Garcia Gonzalez, Leonel Angel	202655632	Case Payment	100.00
	2026/03/03		Count: 3	Day Sub Total:	250.00
03/05/2026					
	47712	Moralez, Joshua	202555564	Case Payment	125.00
	2026/03/05		Count: 1	Day Sub Total:	125.00
03/09/2026					
	47713	Garcia Gonzalez, Leonel Angel	202655632	Case Payment	100.00
	47714	Hernandez Gonzalez, Claudia	202655655	Case Payment	100.00
	47715	Martin, Nicholas Darren, Anthony	202555452	Case Payment	180.00
	47716	Martin, Nicholas Darren, Anthony	202555452	Case Payment	120.00
	2026/03/09		Count: 4	Day Sub Total:	500.00
03/10/2026					
	47717	Cano, Denise	202655642	Case Payment	100.00
	47718	Jaramillo, Rhonda	202655652	Case Payment	100.00
	2026/03/10		Count: 2	Day Sub Total:	200.00
03/12/2026					
	47719	Nieto, Savanna	202655646	Case Payment	120.00
	47720	Barriga, Ivan	202655657	Case Payment	25.00
	47721	Chavez, David	202655634	Case Payment	25.00
	47722	Rivera Alvidrez, Maria	202655647	Case Payment	120.00
	47723	Quintana-Escarcega, Marco	202655644	Case Payment	305.00
	47724	Valdez, Gabriel	202655648	Case Payment	100.00
	2026/03/12		Count: 6	Day Sub Total:	695.00
03/13/2026					
	47725	Gallegos, Lizeth	202655614	Case Payment	100.00
	2026/03/13		Count: 1	Day Sub Total:	100.00
03/17/2026					
	47726	Gutierrez, Alexis	202555451	Case Payment	280.00
	47727	Marquez, Pamela	202655654	Case Payment	25.00
	2026/03/17		Count: 2	Day Sub Total:	305.00

Receipt By Date Summary

From 03/01/2026 12:00 AM to 03/31/2026 11:59 PM

All Case Types and Sub-Types

All Clerks

Date	Number	Payer	Case	Transaction Type	Amount
03/19/2026					
	47728	Torres, Gaberiel	202555448	Case Payment	110.00
2026/03/19			Count: 1	Day Sub Total:	110.00
03/25/2026					
	47729	Baca, Maria	202555449	Case Payment	75.00
	47730	Castaneda Olivas, Julian	202655659	Case Payment	230.00
2026/03/25			Count: 2	Day Sub Total:	305.00
			Count: 23	Total:	\$2,690.00

Monthly Activity Report

March 2026

Citations and Non-Citations By Issued Date

Financial Type: Fines and Fees

Cases With and Without Disposition

Citations	Last Month	This Month	Change	Last YTD	This YTD	Change
Animal Control	23	5	-18	11	35	24
DUR	0	0	0	3	0	-3
Miscellaneous	0	0	0	2	0	-2
NON TRAFFIC	0	0	0	1	0	-1
Planning & Zoning	1	0	-1	2	1	-1
SEAT BELTS	1	0	-1	9	1	-8
TRAFFIC	36	8	-28	94	53	-41
Totals:	61	13	-48	122	90	-32

Non-Citations						
Totals:	0	0	0	0	0	0

Fines and Fees						
Animal Control	1,675.00	125.00	(1,550.00)	827.00	2,300.00	1,473.00
Bad Check Fee	0.00	0.00	0.00	0.00	0.00	0.00
Corrections Fee	0.00	0.00	0.00	220.00	0.00	(220.00)
Corrections Fee PA	20.00	40.00	20.00	180.00	60.00	(120.00)
Court Automation Fee	0.00	0.00	0.00	66.00	0.00	(66.00)
Fine	1,300.00	2,425.00	1,125.00	14,485.00	4,835.00	(9,650.00)
Judicial Education Fee	0.00	0.00	0.00	33.00	0.00	(33.00)
PD Equipment Fund 1	20.00	40.00	20.00	190.00	60.00	(130.00)
PD Equipment Fund 2	30.00	60.00	30.00	315.00	90.00	(225.00)
Planning & Zoning	250.00	0.00	(250.00)	0.00	350.00	350.00
Totals:	\$3,295.00	\$2,690.00	\$(605.00)	\$16,316.00	\$7,695.00	\$(8,621.00)

FINANCE REPORT AS OF March 31, 2026



		% of Budget	
GENERAL FUND (901)			
BEGINNING BALANCE JULY 1, 2025	3,871,700.17		
TOTAL REVENUES TO DATE	3,677,363.96	80.25% March. REVENUES	218,870.42
TOTAL TRANSFERS TO DATE	(230,246.79)	22.35% March. TRANSFERS	
TOTAL EXPENDITURES TO DATE	<u>(2,699,756.13)</u>	62.38% March. EXPENDITURES	344,262.06
BALANCE March. 28, 2026	4,619,061.21		

SEWER UTILITY FUND (503)			
BEGINNING BALANCE JULY 1, 2025	178,301.81		
TOTAL REVENUES TO DATE	756,689.02	11.74% March. REVENUES 77%	59,540.22
TOTAL TRANSFERS TO DATE	(37,866.24)	58.33% March. TRANSFERS	6,311.04
TOTAL EXPENDITURES TO DATE	<u>(846,619.00)</u>	18.82% March. EXPENDITURES 65%	61,290.27
BALANCE March 28, 2026	50,505.59		

UTILITY UNOFFICIAL

WATER UTILITY FUND (505)			
BEGINNING BALANCE JULY 1, 2025	3,020,717.97		
TOTAL REVENUES TO DATE	686,425.96	79.10% March. REVENUES	67,812.66
TOTAL TRANSFERS TO DATE	(12,834.29)	53.53% March. TRANSFERS	1,833.47
TOTAL EXPENDITURES TO DATE	<u>(366,137.59)</u>	55.15% March. EXPENDITURES	46,316.86
BALANCE March, 28 2026	3,328,172.05		



UTILITY EXPENDITURES MARCH 2026

Date	Reference	Description		Amount
03/02/2026	CHK: 01427	BF PAYROLL CLEARING		\$6,325.53
03/02/2026	CHK: 01427	BF PAYROLL CLEARING		\$4,041.13
03/03/2026	CHK: 01427	US POST MASTER		\$776.59
03/03/2026	Bnk Dft 000	PAYMENTECH FEE		\$852.58
03/04/2026	DEPOSIT	DAILY PAYMENT POSTING - ADJ	\$96.20	
03/06/2026	Bnk Dft 000	XPRESS BILL PAY		\$911.06
03/12/2026	CHK: 01427	OCCUPATIONAL HEALTH CENTERS OF		\$176.50
03/12/2026	CHK: 01427	WINSUPPLY ALBUQUERQUE NM CO		\$1,379.50
03/12/2026	CHK: 01427	AT&T MOBILITY		\$173.38
03/12/2026	CHK: 01427	PRODIGY		\$19,873.41
03/12/2026	CHK: 01427	PNM		\$13,593.33
03/12/2026	CHK: 01428	USABBLUEBOOK		\$270.82
03/12/2026	CHK: 01428	WASTE MANAGEMENT OF NM		\$2,453.81
03/12/2026	CHK: 01428	BAKER UTILITY SUPPLY		\$2,527.00
03/12/2026	CHK: 01428	KATZSON BROTHERS, INC.		\$147.79
03/12/2026	CHK: 01428	VERIZON WIRELESS		\$77.44
03/16/2026	CHK: 01428	BF PAYROLL CLEARING		\$5,922.68
03/16/2026	CHK: 01428	BF PAYROLL CLEARING		\$3,952.33
03/18/2026	DEPOSIT	DAILY PAYMENT POSTING - ADJ	\$197.15	
03/19/2026	DEPOSIT	DAILY PAYMENT POSTING - ADJ	\$86.00	
03/20/2026	DEPOSIT	DAILY PAYMENT POSTING - ADJ	\$197.15	
03/25/2026	DFT: 00099	NM Tax & Revenue		\$6,858.02
03/25/2026	DFT: 00099	WEX BANK		\$605.24
03/25/2026	DFT: 00100	NM TAXATION & REVENUE DEP		\$237.90
03/25/2026	CHK: 01428	PNM		\$4,512.79
03/25/2026	CHK: 01428	PNM		\$10,352.12
03/25/2026	CHK: 01428	VILLAGE OF BOSQUE FARMS		\$70.78
03/30/2026	CHK: 01429	BF PAYROLL CLEARING		\$7,885.93
03/30/2026	CHK: 01429	BF PAYROLL CLEARING		\$13,629.47
03/30/2026	CHK: 01429	DORADO, MARIO	\$63.80	
03/30/2026	CHK: 01429	BALDWIN, ROGER	\$25.00	
03/30/2026	CHK: 01429	JACOBS, TAWSHA	\$35.40	
		32 records		\$107,607.13

GENERAL FUND EXPENDITURES MARC. 2026

Date	Reference	Description	Amount
03/02/2026	CHK: 020	BF PAYROLL CLEARING	\$48,537.82
03/02/2026	CHK: 020	BF PAYROLL CLEARING	\$36,501.99
03/11/2026	CHK: 020	BF PAYROLL CLEARING	\$13,955.71
03/11/2026	CHK: 020	BF PAYROLL CLEARING	\$3,035.38
03/12/2026	CHK: 020	AMANDA MONTOYA	\$200.00
03/12/2026	CHK: 020	BONNIE FIQUET	\$200.00
03/12/2026	CHK: 020	EMILIO FLORES	\$136.49
03/12/2026	CHK: 020	SIDDONS-MARTIN EMERGENCY GROUP	\$712.06
03/12/2026	CHK: 020	AT&T MOBILITY	\$4,198.43
03/12/2026	CHK: 020	MUNICIPAL EMERGENCY SERVICES, I	\$4,155.00
03/12/2026	CHK: 020	AVENU INSIGHTS & ANALYTICS, L	\$8,830.00
03/12/2026	CHK: 020	YEAROUT MECHANICAL	\$2,750.74
03/12/2026	CHK: 020	NM LOCAL GOVERNMENT LAW LLC.	\$3,037.02
03/12/2026	CHK: 020	PNM	\$227.18
03/12/2026	CHK: 020	ALBUQUERQUE PUBLISHING COMPANY	\$77.84
03/12/2026	CHK: 020	KATZSON BROTHERS, INC.	\$591.12
03/12/2026	CHK: 020	VERIZON WIRELESS	\$193.60
03/16/2026	CHK: 020	BF PAYROLL CLEARING	\$46,694.59
03/16/2026	CHK: 020	BF PAYROLL CLEARING	\$35,126.57
03/25/2026	DFT: 0009	WEX BANK	\$4,266.81
03/25/2026	CHK: 020	SAMANTHA PEREA	\$100.00
03/25/2026	CHK: 020	RITA GARCIA	\$345.00
03/25/2026	CHK: 020	CELESTE RAEI	\$170.00
03/25/2026	CHK: 020	PROQUEST LP	\$8,935.33
03/25/2026	CHK: 020	PNM	\$3,672.86
03/25/2026	CHK: 020	VILLAGE OF BOSQUE FARMS	\$702.70
03/25/2026	CHK: 020	PNM	\$326.82
03/27/2026	CHK: 020	OVERDRIVE, INC.	\$1,500.00
03/30/2026	CHK: 020	BF PAYROLL CLEARING	\$46,955.11
03/30/2026	CHK: 020	BF PAYROLL CLEARING	\$68,350.93
		GRT ADMIN FEE	\$3,929.96
03/30/2026	CHK: 020	ENVIRONMENTAL GRT - VOBF	\$9,457.53
		31 records	\$344,262.06

VILLAGE OF BOSQUE FARMS, NM

March 31, 2026

Page 1

Fund	Actual July 1, 2025 Cash Balances	Year-to Date Revenue	Year-to-Date Transfers	Year-to-Date Expenses	MARCH 31, 2026 Balance	Cash
901 GENERAL FUND POOLED CASH	-	-	-	-	-	-
GEN FUND INVESTMENT POOLED CASH	-	-	-	-	-	-
GEN FUND CD	-	-	-	-	-	-
GEN FUND MONEY MARKET	1,085,007.05	16,399.82	-	-	1,101,406.87	-
100 General Fund	3,871,700.17	3,677,363.96	(230,246.79)	2,699,756.13	4,619,061.21	-
110 GF Unappro. Res.	26,595.61	-	-	-	26,595.61	-
120 GF Land Reserve	48,181.37	-	-	-	48,181.37	-
Subtotal	3,946,477.15	3,677,363.96	(230,246.79)	2,699,756.13	4,693,838.19	-
151 GF CERF Streets	40,724.26	-	-	-	40,724.26	-
152 GF CERF P&Z	-	-	-	-	-	-
153 GF CERF Fire	119,111.97	-	-	4,155.00	114,956.97	-
154 GF CERF Library	-	-	-	-	-	-
155 GF Water Rights Reserve	-	-	-	-	-	-
156 GF Police CERF	-	-	-	-	-	-
Subtotal	159,836.23	-	-	4,155.00	155,681.23	-
Total	4,106,313.38	3,677,363.96	(230,246.79)	2,703,911.13	4,849,518.42	-
902 SPECIAL REVENUE POOLED CASH	-	-	-	-	-	-
SPECIAL REV INVESTMENT POOLED CASH	-	-	-	-	-	-
SPECIAL REV CD	-	-	-	-	-	-
201 Correction Fund	2,061.30	-	-	-	2,061.30	-
202 Environmental GRT	327,861.23	41,680.13	-	66.00	369,475.36	-
206 EMS Fund	6,647.55	-	-	6,647.00	0.55	-
207 VRECC Fund	3,750,933.10	3,393,597.14	(3,200,000.00)	3,402,570.62	541,959.62	-
208 Fire Fund	331,038.07	310,382.00	-	194,246.08	447,173.99	-
211 LEF Fund	43,337.83	114,500.00	-	50,201.98	107,635.85	-
212 Law Enforcement R/R fund	5,573.62	-	-	-	5,573.62	-
213 DPS LERR	-	12,812.85	-	12,812.85	-	-
216 Street Fund	897,122.92	32,934.27	-	-	930,057.19	-
217 Recreation Fund	-	-	-	-	-	-
218 Capital Projects Fund	31.50	-	230,215.29	230,215.29	31.50	-
219 Cannabis Tax Fund	8,035.02	5,363.85	-	160.92	13,237.95	-
226 EMS Tax Fund	386,232.43	88,813.99	-	11,226.20	463,820.22	-
227 ARPA	284,985.95	-	-	-	284,985.95	-
228 Nominal Fee Fund	29,772.95	70,972.75	45,455.54	81,721.02	64,480.22	-
239 Traffic Safety Fund	14,964.29	1,300.00	-	-	16,264.29	-
Total	6,088,597.76	4,072,356.98	(2,924,329.17)	-	3,246,757.61	-
905 UTILITY ENTERPRISE POOLED CASH	-	-	-	-	-	-
UTILITY ENT INVESTMENT POOLED CASH	-	-	-	-	-	-
UTILITY ENT CD	-	-	-	-	-	-
503 Sewer Utility	178,301.81	756,689.02	(37,866.24)	846,619.00	50,505.59	-
505 Water Utility	3,020,717.97	686,425.96	(12,834.29)	366,137.59	3,328,172.05	-
507 Water Meter Deposit Fund	44,397.99	-	-	-	44,397.99	-
311 Utility Const Fund	-	-	-	-	-	-
597 Water Rights Reserve	89,755.24	-	UTILITY UNOFFICIAL	-	89,755.24	-
598 Utility CERF	15,219.46	-	-	-	15,219.46	-
599 Utility Reserve	17,397.18	-	-	-	17,397.18	-
402 Sewer Revenue Bond Debt Service	23,119.54	-	37,866.24	37,866.24	23,119.54	-
403 Water Loan DS	-	-	12,834.29	12,834.29	-	-
Total	3,388,909.19	1,443,114.98	-	1,263,457.12	3,568,567.05	-

VILLAGE OF BOSQUE FARMS, NH
MARCH 2026 Treasurer's Report

Fund	Actual July 1, 2025 Cash Balances	Year-to Date Revenue	Year-to-Date Transfers	Year-to-Date Expenses	MARCH, 2026 Balance	Cash
399 CAPITAL PROJECTS FUND	-	-	-	-	-	-
798 MUNICIPAL JUDGE'S FUND	-	-	-	-	-	-
799 MUNICIPAL JUDGE'S BOND FUND	-	-	-	-	-	-
GRAND TOTAL ON DEPOSIT	13,583,820.33	9,192,835.92	(3,154,575.96)	#VALUE!	11,664,844.08	
Petty Cash - General Fund	200.00	-	-	-	-	200.00
Utility Cash Drawer	150.00	-	-	-	-	150.00
GRAND TOTAL	4,618,735.98	-	-	#VALUE!	11,665,194.08	

VILLAGE OF BO. FIELDS FARMS, NM

March, 2026 Treasurer's Report

Page 3

Fund	JULY, 2025 Balances Page 1	Cash from	O/S Checks (plus)	O/S Deposits (minus)	Adjustments (plus)	Adjustments (minus)	Reconciled Balance on System	Bank Statement Balance	Difference
GEN FUND INVESTMENT POOLED CASH									
GEN FUND CD									
GEN FUND MONEY MARKET FIRST AMEF		1,101,406.87					1,101,406.87		
901 GENERAL FUND POOLED CASH									
100 General Fund		4,619,061.21					4,619,061.21		
110 GF Unappro. Res.		26,595.61					26,595.61		
120 GF Land Reserve		48,181.37					48,181.37		
Subtotal		4,693,838.19					4,693,838.19		
150 GF CERF FA									
151 GF CERF Streets		40,724.26					40,724.26		
152 GF CERF P&Z									
153 GF CERF Fire		114,956.97					114,956.97		
154 GF CERF Library									
155 Water Rights Reserve									
156 GR Police CERF									
Subtotal		155,681.23					155,681.23		
Total		4,849,519.42	17,336.78	35.00	32,605.80		4,899,427.00	4,899,427.00	0.00
902 SPECIAL REVENUE POOLED CASH									
201 Correction Fund		2,061.30							
202 Environmental GRT		369,475.36							
206 EMS Fund		0.55							
207 VERCC		541,959.62							
209 Fire Fund		447,173.99							
211 LEP Fund		107,635.85							
212 LERF		5,573.62							
213 DFS LERF									
216 Street Fund		930,057.19							
217 Recreation Fund									
218 Capital Projects Fund		31.50							
219 Cannabis Tax Fund		13,237.95							
226 EMS Tax Fund		463,820.22							
227 Living Cross EMS Grant		284,985.95							
228 Nominal Fee Fund		64,480.22							
298 Traffic Safety Fund		16,264.29							
Total		3,246,757.61	146,111.56		(45,455.54)	59,301.44	3,288,112.19	3,288,112.19	0.00
905 UTILITY ENTERPRISE POOLED CASH									
503 Sewer Utility		50,505.59							
505 Water Utility		3,328,172.05							
507 Water Meter Deposit Fund		44,397.99							
311 Utility Const Fund									
597 Water Rights Reserve		89,755.24							
598 Utility CERF		15,219.46							
599 Utility Reserve		17,387.18							
402 Sewer Revenue Bond Debt Service		23,119.54							
403 Water Loan DS									
Total		3,568,567.05	108,307.83	161,659.75	29,725.71	45,407.52	3,499,333.32	3,499,333.32	0.00
399 CAPITAL PROJECTS FUND									
GRAND TOTAL ON DEPOSIT		11,864,844.08	271,756.17	161,894.75	16,875.97	104,708.96	11,686,872.51	11,686,872.51	0.00
Petty Cash - General Fund		200.00					200.00		
Utility Cash Drawer		150.00					150.00		
GRAND TOTAL		11,865,194.08	271,756.17	161,894.75	16,875.97	104,708.96	11,687,222.51		4:03 PM 4/21/2026

UTILITY UNOFFICIAL

EXPLANATION March, 2026 PLUS & MINUS ADJUSTMENTS

General Account

Adj. Plus

\$2,955.08 PR ADJUSTMENT FROM COVID19 PAY

Adj. Minus

Special Revenue Account

Adj. Plus

adj. Minus

Utility Enterprise Account

Adj. Plus

Adj. Minus

\$45,407.52 Receivables & Payables for march. 2026

UTILITY UNOFFICIAL

Capital Projects Account

Adj. Plus

FY26 Budget/Expense Comparison Report

[illegible]

VILLAGE OF BOSQUE FARMS

FY26 Budget/Expense Comparison Report

as of 4/22/2026

	Original Budget	RECEIVED	Purchase Orders	Remaining Balance	% Enc/Exp	% Exp
Revenue:	4,582,398.86	3,677,363.96		905,034.90	0.80	0.20
Total Revenue	4,582,398.86	3,677,363.96	-	905,034.90	0.80	#DIV/0!
	Original Budget	Expenditures	Purchase Orders	Remaining Balance	% Enc/Exp	% Exp
Operational:	32,952.80	26,883.68	1,087.18	4,981.94	0.85	0.15
LEGISLATIVE						
EXECUTIVE/FIN.ADMIM	733,979.00	456,346.84	3,336.52	274,295.64	0.63	0.37
JUDICIAL	119,045.71	69,658.82		49,386.89	0.59	0.41
BUILDING MAINTANCE	205,241.28	53,951.87		151,289.41	0.26	0.74
POLICE	2,228,572.00	1,553,126.45	10,582.56	664,862.99	0.70	0.30
FIRE	94,900.00	53,943.30	17,604.89	23,351.81	0.75	0.25
ANIMAL CONTROL	146,988.00	67,262.90	798.00	78,927.10	0.46	0.54
STREETS	368,757.00	151,543.96	13,604.86	203,608.18	0.45	0.55
PLANNING AND ZONING	134,221.00	62,475.55		71,745.45	0.47	0.53
LIBRARY	158,618.00	105,708.42	5,415.62	47,493.96	0.70	0.30
COMMUNITY CENTER	144,517.51	93,687.74	1,350.95	49,478.82	0.66	0.34
RECREATION	17,636.00	3,260.79	1,083.00	13,292.21	0.25	0.75
AMBULANCE	32,250.00	1,905.81	1,007.00	29,337.19	0.09	0.91
Total Operational	4,417,678.30	2,699,756.13	55,870.58	1,522,449.41	0.62	0.34
	Original Budget	RECEIVED	Purchase Orders	Remaining Balance	% Enc/Exp	% Exp
Utility Enterprise:	6,444,647.00	756,540.22	-	5,688,106.78	0.12	0.88
Revenue: Sewer						
Revenue Water	867,830.00	686,425.96	-	181,404.04	0.79	0.21
Total Revenue	7,312,477.00	1,442,966.18	-	6,374,532.74	0.20	#DIV/0!
	Original Budget	Expenditures	Purchase Orders	Remaining Balance	% Enc/Exp	% Exp
Operational:	6,443,965.43	846,619.00	365,883.31	5,231,463.12	0.19	0.81
SEWER						
WATER	703,704.50	366,137.59	21,945.72	315,621.19	0.55	0.45

COUNCIL OF THE VILLAGE OF BOSQUE FARMS, NM
MINUTES OF THE SPECIAL MEETING
MARCH 31, 2026

1. CALL TO ORDER

Mayor Gillespie called the meeting to order at 6:00 p.m.

2. ROLL CALL OF GOVERNING BODY

Present were Mayor Chris Gillespie, Councilor Ronita Wood, Mayor Pro Tem Erica De Smet, Councilor James Bruhn, and Councilor Manuel Zamora. Quorum present.

3. PLEDGE OF ALLEGIANCE

Julia Dendinger led the Pledge of Allegiance.

4. PRESENTATIONS

A. Presentation of new part-time Court Clerk

Judge Eldridge gave an update on court. She hired a part time clerk.

B. Proclamation Village of Bosque Farms Law Day May 1.

Judge Eldridge is going to do an Open House for National Law Day on May 1, 2026. There will be a short presentation and refreshments. She teamed up with the librarian to have Books at the Bench for a reading program June 17, 2026.

Judge Eldridge read the Proclamation May 1, 2026, Village of Bosque Farms Law Day.

5. DEPARTMENTAL REPORTS

Fire Chief Schnider gave an update on short term goals for hydrants. He thanked the Council for approval of purchases last month. They started receiving equipment over the last weeks. Chief Schnider explained that each fire department is required to report all their incidents to the national system that goes to the State. This affects their ability to apply for grants and stay in good standing. This process changed nationally and went to a completely new system. Natalie Barger took on a monumental task to make it work; the transition was not smooth. It required countless hours of troubleshooting and coordination. She did a great job.

Police Captain Adams presented February 2026 Police and Animal Control reports.

6. MAYOR & COUNCILOR'S REPORTS - no official action

Councilor Zamora nothing to report.

1 Special Meeting
2 03/31/2026 page 2
3

4 **Councilor Bruhn** commented about all the meetings this month. It's going to take a while to
5 get back on track. He appreciates everyone stepping up.
6

7 **Mayor Pro Tem De Smet** asked if Clerk/Administrator Martinez was going to give a
8 department report.
9

10 Clerk/Administrator Martinez responded, her whole month has been scheduling these
11 meetings and trying to keep up with daily functions. She talked to Councilor Bruhn regarding
12 the EMS Workshop. She is waiting to hear back from Chief Propp and to get in touch with
13 Chief of Peralta.
14

15 Mayor Pro Tem De Smet asked about the changes to the agenda. She asked about the Rules of
16 Procedure Workshop and the EMS Workshop. Mayor Pro Tem De Smet wanted to know if
17 the signature page for the four point nine-million-dollar (\$4, 900,000) loan was sent. She also
18 wanted to know if we get approved for the grant money how soon can we start spending that
19 money. She asked why the RFP for legal council is not on the agenda.
20

21 Mayor Pro Tem De Smet addressed the other council members saying the two biggest hurdles
22 this Village is facing are needing an RFP for legal counsel and procurement. She thinks the
23 Council needs to look into outsourcing the procurement temporarily.
24

25 Attorney Winters clarified that procurement is the act of acquiring property, facilities or legal
26 services. Those are issuing RFP's or Purchase Orders. She thinks Mayor Pro Tem De Smet is
27 concerned about people getting paid, follow up and grant money.
28

29 Mayor Pro Tem De Smet stated there is a huge grant that is coming in we need assistance on.
30

31 Councilor Bruhn added they are worried about losing the money they already have. The
32 Village lost money that was never spent or obligated by the time it expired.
33

34 Attorney Winters wanted to make sure the records clear that it's not procurement, it is
35 something else.
36

37 Mayor Pro Tem De Smet wanted to get a meeting schedule with a company so the Village can
38 start working with them to push grants forward, get the money spent in the correct way and
39 get reimbursement.
40

41 **Councilor Wood** nothing to report.
42

43 **Mayor Gillespie** commented on legal services. Attorney Mark Jarmie charged next to nothing
44 for his services. An RFP will charge quadruple that or more. Municipal League is not even
45 close to what an RFP will charge over the course of a year.
46
47

4 **7. REVIEW AND APPROVAL OF TREASURER'S REPORT**
5

6 Treasurer Maes presented the Treasurer's report for the month of February 2026.
7

8 Councilor Bruhn asked if there was a reason why the sewer and water are separate funds.
9

10 Treasurer Maes explained it's an enterprise; the sewer and water funds are separated so we
11 know what we are spending in each department.
12

13 Mayor Pro Tem De Smet asked if it would be possible to start doing a line-by-line item to see
14 expenditures and what has been spent. She would like to see a more detailed report.
15

16 Councilor Bruhn made a motion to approve the treasurers' report for the month of February
17 2026. Councilor Zamora seconded the motion.
18

19 Roll call as follows: Councilor Wood, for; Mayor Pro Tem De Smet, for; Councilor Bruhn,
20 for; and Councilor Zamora, for. **Motion carried unanimously.**
21

22 **8. PUBLIC COMMENT (Comments are limited to 1 ½ Minutes, time cannot be shared)**
23

24 No public comment.
25

26 **9. REVIEW AND APPROVAL OF CONSENT AGENDA**
27

- 28 **A. Minutes from Regular Meeting held on February 19, 2026**
- 29 **B. Minutes from Special Meeting held on March 5, 2026**
- 30 **C. Minutes from Emergency Meeting held on March 5, 2026**
- 31 **D. Minutes from Special Meeting held on March 9, 2026**
- 32 **E. Minutes from the Workshop held on March 9, 2026**
33

34 Councilor Zamora made a motion to approve the Consent Agenda. Councilor Wood seconded
35 the motion.
36

37 Roll call as follows: Councilor Wood, for; Mayor Pro Tem De Smet, for; Councilor Bruhn,
38 for; and Councilor Zamora, for. **Motion carried unanimously.**
39

40 **10. ITEMS REMOVED FROM THE CONSENT AGENDA**
41

42 **11. OLD BUSINESS**
43

- 44 **A. Discussion regarding Ordinance 4-1**
45
46

1 Special Meeting
2 03/31/2026 page 4
3

4 Mayor Pro Tem De Smet made a motion to postpone discussion regarding Ordinance 4-1.
5 Councilor Zamora seconded the motion.
6

7 Roll call as follows: Councilor Wood, for; Mayor Pro Tem De Smet, for; Councilor Bruhn,
8 for; and Councilor Zamora, for. **Motion carried unanimously.**
9

10 **B. Discussion regarding Ordinance 2-1, due to changes in HB298**

11 Mayor Pro Tem De Smet had changes she wanted to make to the changes that were made.
12

13 Attorney Winters gave some background. She took Village ordinances 2-1 and 2-2 and
14 overlaid HB 298. Everything in red is verbatim taken from HB 298.
15

16 Mayor Pro Tem De Smet made a motion to postpone discussion regarding Ordinance 2-1.
17 Councilor Zamora seconded the motion.
18

19 Roll call as follows: Councilor Wood, against; Mayor Pro Tem De Smet, for; Councilor
20 Bruhn, for; and Councilor Zamora, for. **Motion carried.**
21

22 **C. Review and approve Resolution 1085-26 for the Water Grant SAP 25-J2484-GF to**
23 **plan, design, construct, equip water construction and arsenic removal system and**
24 **water system improvements in the amount of \$60,000.00**

25 Mayor Pro Tem De Smet made a motion to approve Resolution 1085-26. Councilor Wood
26 seconded the motion.
27

28 Roll call as follows: Councilor Wood, for; Mayor Pro Tem De Smet, for; Councilor Bruhn,
29 for; and Councilor Zamora, for. **Motion carried unanimously.**
30

31 **D. Review and approve Resolution 1086-26 for the Wastewater Treatment System**
32 **Grant SAP 25-J4418-STBR in the amount of \$859,500.00**

33 Mayor Pro Tem De Smet made a motion to approve Resolution 1086-26. Councilor Bruhn
34 seconded the motion.
35

36 Roll call as follows: Councilor Wood, for; Mayor Pro Tem De Smet, for; Councilor Bruhn,
37 for; and Councilor Zamora, for. **Motion carried unanimously.**
38

39 **E. Review and approve Resolution 1087-26 Amending the FY 2025-2026 Budget**

40 Mayor Pro Tem De Smet made a motion to approve Resolution 1087-26. Councilor Zamora
41 seconded the motion.
42
43

1 Special Meeting
2 03/31/2026 page 5

3
4 Roll call as follows: Councilor Wood, for; Mayor Pro Tem De Smet, for; Councilor Bruhn,
5 for; and Councilor Zamora, for. **Motion carried unanimously.**

6
7 **F. Discussion and possible action on Resolution 1088-26 for the annexation of the**
8 **property in Peralta**

9 Attorney Winters advised postponing this one as well, but she can bring everyone up to speed
10 on the resolution in the package. Unfortunately, Peralta cited the wrong statute when invoking
11 the annexation of that property. In this resolution there is a process for annexation. There are
12 three potentially different processes Peralta can use.

13
14 Councilor Wood made a motion to postpone Resolution 1088-26 for the Annexation of the
15 property in Peralta. Councilor Zamora seconded the motion.

16
17 Roll call as follows: Councilor Wood, for; Mayor Pro Tem De Smet, for; Councilor Bruhn,
18 for; and Councilor Zamora, for. **Motion carried unanimously.**

19
20 **G. Discussion and action on the Open Meetings Act Resolution 1089-26**

21 Mayor Pro Tem De Smet made a motion to approve the Open Meetings Act Resolution 1089-
22 26. Councilor Zamora seconded the motion.

23
24 Roll call as follows: Councilor Wood, for; Mayor Pro Tem De Smet, for; Councilor Bruhn,
25 for; and Councilor Zamora, for. **Motion carried unanimously.**

26
27 **12. NEW BUSINESS**

28
29 **A. Discussion on 6-3-1 Judicial Education Fee due to changes in New Mexico State**
30 **Law**

31 Judge Eldridge explained the State changed their laws a while ago, the Village has yet to
32 catch up to that. The Village is no longer allowed within the Court system to accept or to
33 charge any fees. The Court can only charge fines, the price you pay for doing something
34 wrong. There used to be a twenty-nine-dollar (\$29) fee that was charged on top of the fine.
35 The fees are listed in our ordinances in a few different places. She is asking the Council to do
36 what they need to do to make Village Ordinances to come into compliance.

37
38 Mayor Pro Tem De Smet clarified fees need to be removed from the ordinance. She asked to
39 place it on the next agenda for action.

40
41 Attorney Winters advised the changes will have to be noticed fifteen (15) days prior, then
42 have a hearing on it. In this case draft a repeal of anything a fee is on, put in on the next
43 agenda along with approval to post the notice. Then it would probably be a meeting in June
44 when it will take action to repeal.

1 Special Meeting
2 03/31/2026 page 6
3

4 **B. Discussion on 12-12-1 Penalty Assessment due to changes in New Mexico State**
5 **Law**

6 Judge Eldridge informed what was said for Item A is similar for item B.
7

8 **C. Anchor Engineering agent for Justin Archibeque requests a variance to the allowed**
9 **height of 4 feet solid wall in front yard setback to allow a 6-foot-high solid wall at**
10 **925 Bosque Farms Blvd. Legally described as Lands of Tabet Investments Company**
11 **Tract: A2A**

12 Robert Pierson started, this came before the Planning and Zoning Commission on March 2,
13 2026, they recommended approval.
14

15 Martin Garcia with Anchor Engineering explained his client has procured on a one-acre parcel
16 that's between their office and McDonald's. They're having problems with people jumping
17 the existing walls and vandalizing vehicles, the school and things. They are requesting a six-
18 foot wall to be allowed.
19

20 Mayor Pro Tem De Smet made a motion to approve the variance at 925 Bosque Farms Blvd.
21 Councilor Bruhn seconded the motion.
22

23 Roll call as follows: Councilor Wood, for; Mayor Pro Tem De Smet, for; Councilor Bruhn,
24 for; and Councilor Zamora, for. **Motion carried unanimously.**
25

26 **D. Anchor Engineering agent for Steven Davis is appealing a recommendation of denial**
27 **for a Zone Change from A-R to R-1 at 555 Country Ln. legally described as Tract: 15**
28 **THE SW 8.00 AC S: 2 T: 7N R: 2E 8.00 Acres Map 63 Bosque Farms Unit #15**

29 Councilor Zamora recused himself from this item due to a conflict of interest.
30

31 Mayor Gillespie informed this will have to become a hearing.
32

33 Mayor Pro Tem De Smet motioned to open for discussion the appeal process for Steven Davis
34 555 Country Lane. Councilor Bruhn seconded the motion.
35

36 Roll call as follows: Councilor Wood, for; Mayor Pro Tem De Smet, for; Councilor Bruhn,
37 for; and Councilor Zamora, recused. **Motion carried.**
38

39 The hearing started. It was made aware the signs were not correctly posted. This item was
40 deferred to the next agenda.
41

42 Mayor Pro Tem De Smet made a motion to amend the motion to listen to the appeal for Zone
43 Change for 555 Country Lane. Councilor Wood Seconded the motion.

1 Special Meeting
2 03/31/2026 page 7
3

4 Mr. Person asked if there was a definite date for the next meeting. Councilors agreed the next
5 meeting would be on April 15, 2026.
6

7 Councilor Wood made a motion to close the hearing for 555 Country Lane. Mayor Pro Tem
8 De Smet seconded the motion.
9

10 Roll call as follows: Councilor Wood, for; Mayor Pro Tem De Smet, for; Councilor Bruhn,
11 for; and Councilor Zamora, recused. **Motion carried.**
12

13 **E. Anchor Engineering agent for Steven Davis is requesting a Zone Change from A-R to**
14 **R-1 at 555 Country Ln, legally described as Tract: 15 THE SW 8.00 AC S: 2 T: 7N R: 2E**
15 **8.00 Acres Map 63 Bosque Farms Unit #15**

16 Mayor Pro Tem De Smet made a motion to postpone Anchor Engineering agent for the Zone
17 Change to the next regular scheduled meeting. Councilor Wood seconded the motion.
18

19 Roll call as follows: Councilor Wood, for; Mayor Pro Tem De Smet, for; Councilor Bruhn,
20 for; and Councilor Zamora, recused. **Motion carried.**
21

22 **13. ADJOURNMENT**
23

24 Mayor Gillespie adjourned the meeting at 7:59 p.m.
25

26 **PASSED, APPROVED AND ADOPTED THIS 22ND DAY OF APRIL 2026.**
27
28

29
30 _____
31 Chris Gillespie, Mayor
32

33 (SEAL)
34
35

36
37 ATTEST:
38
39
40

41 _____
42 Erica A. Martinez, Clerk/Administrator

RESOLUTION No. 1088-26

**A RESOLUTION OF THE VILLAGE OF
BOSQUE FARMS, NEW MEXICO**

WHEREAS, on March 11, 2025, the Town of Peralta PASSED, ADOPTED, and APPROVED Resolution No. 2025-10 indicating that the Town “desires to seek annexation of its Community Center”. A copy of the Resolution is attached hereto; and

WHEREAS, the Resolution cited NMSA 1978, § 3-7-4 as support for the proposition that “with consent of a relinquishing political subdivision, a territory owned by a political subdivision (municipality) of New Mexico, may be annexed to another political subdivision (municipality) upon the consent of the authorized agent of the relinquishing political subdivision (municipality) of New Mexico”; and

WHEREAS, the Town of Peralta owns in fee simple title the real estate and building otherwise known as the "Town of Peralta Community Center," 2500 Bosque Boulevard, Village of Bosque Farms, 87068 and located wholly within the incorporated boundaries of the Village of Bosque Farms; and

WHEREAS, NMSA 1978, § 3-7-1 provides that “[t]here shall be three methods of annexing territory to a municipality” to include, arbitration, boundary commission, and petition. “The provisions of this section apply to annexations of all municipalities except those that are otherwise specifically provided by law.” NMSA 1978 § 3-7-1; and

WHEREAS, Sections 3-7-3 and 3-7-4 impose limitations on the annexation power; and

WHEREAS, Section 3-7-4 provides that “Territory owned by the government of the United States, its instrumentalities, the state of New Mexico or a political subdivision of New Mexico, may be annexed to a municipality upon the consent of the authorized agent of the government of the United States, its instrumentalities, the state of New Mexico or a political subdivision of New Mexico”; and

WHEREAS, Section 3-7-4 does not apply in the case of Peralta’s annexation of property owned by Peralta because Peralta would not be attempting to annex territory owned by Bosque Farms; and

WHEREAS, regardless §§ 3-7-3 and 4 do not override the other annexation provisions, but instead are additional limitations—not independent methods of annexation, see e.g. *Town of Edgewood v. State Municipal Boundary Comm’n*, 2013-NMCA-047; and

WHEREAS, to annex its community center, Peralta would have to employ one of the three methods of annexation as set out in NMSA 1978, § 3-7-1.



WHEREAS, as a good faith gesture, the Town of Peralta Council is willing to execute a memorandum of understanding to fully assume responsibility for the maintenance of the entire distance of Peralta Drive, including the portion within the boundary of the Village of Bosque Farms village limits.

NOW, THEREFORE BE IT RESOLVED by the Village Council of the Village of Bosque Farms, that it has no objection to Peralta pursuing annexation of its Community Center in accordance with NMSA 1978, § 3-7-1.

BE IT FURTHER RESOLVED that the Village Council would consider executing an MOU allowing Peralta to fully assume responsibility for the maintenance of Peralta Drive.

PASSED, ADOPTED, and APPROVED this 31st day of March, 2026, by the Village Council of the Village of Bosque Farms, New Mexico.

Chris Gillespie
Mayor, Bosque Farms



ATTEST:

Erica Martinez
Village Clerk

RESOLUTION No. 2025-010

**A RESOLUTION OF THE TOWN OF PERALTA
COUNCIL SEEKING ANNEXATION OF THE TOWN OF
PERALTA COMMUNITY CENTER**

WHEREAS, both the Village of Bosque Farms and the Town of Peralta as duly incorporated municipalities are also both political subdivisions of the State of New Mexico.

WHEREAS, under New Mexico law, NMSA 1978, § 3-7-4, with consent of a relinquishing political subdivision, a territory owned by a political subdivision (municipality) of New Mexico, may be annexed to another political subdivision (municipality) upon the consent of the authorized agent of the relinquishing political subdivision (municipality) of New Mexico.

WHEREAS, the Town of Peralta owns fee simple the real estate and building in the attached Plat and identified as Tract 20C1, 1.7055 acres, which is marked as Exhibit A, and which is otherwise known as the "Town of Peralta Community Center," its physical address is 2500 Bosque Boulevard, Village of Bosque Farms, 87068.

WHEREAS, the Town of Peralta Community Center is wholly within the territory incorporated within the jurisdiction of the Village of Bosque Farms.

WHEREAS, the Town of Peralta Community Center is otherwise contiguous to the Town of Peralta's territorial jurisdiction and existing utility services at the proposed annexed property would not be interrupted.

WHEREAS, the Town of Peralta desires to annex the Town of Peralta's Community Center and real property on which it sits as exhibited in the attached Exhibit A, but only upon the consent of the Village of Bosque Farms.

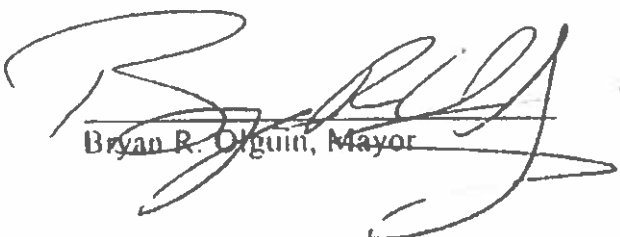
WHEREAS, Pursuant to NMSA 1978, § 3-7-8, upon consent from the Village of Bosque Farms of the proposed annexation, the Town of Peralta agrees to accept annexation and responsibility of the street, Peralta Boulevard, which is located along the boundary of the territory proposed to be annexed.

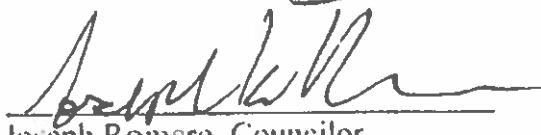
WHEREAS, as a good faith gesture, the Town of Peralta Council is willing to execute a memorandum of understanding to fully assume responsibility for the maintenance of the entire distance of Peralta Drive, even the portion that is within the territory of the Village of Bosque Farms.

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Peralta desires to seek annexation of its Community Center.

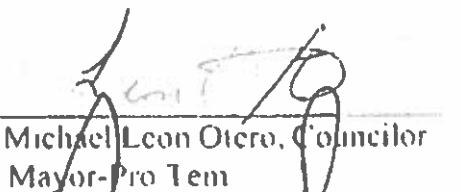
PASSED, ADOPTED, and APPROVED this 11th day of March 2025, by the Town Council of the Town of Peralta, New Mexico.

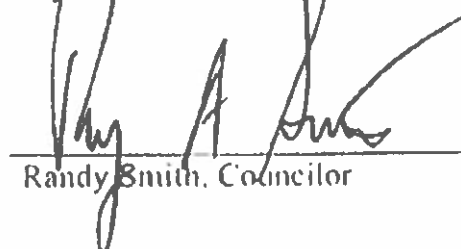
Town of Peralta Governing Body


Bryan R. Olguin, Mayor


Joseph Romero, Councilor


Claudio Moya Jr. Councilor


Michael Leon Otero, Councilor
Mayor-Pro Tem


Randy Smith, Councilor

ATTEST:


Peralta Town Clerk
Kori Taylor

2005 24203

TRACT CONSOLIDATION PLAT
TRACTS 20A, 20B, & 20C
MRGCD MAP 66
BOSQUE FARMS, NEW MEXICO
OCTOBER 2005

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TRACTS 20A, 20B, & 20C INTO ONE TRACT FOR THE PURPOSES OF THE MRGCD MAP 66.

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TRACTS 20A, 20B, & 20C INTO ONE TRACT FOR THE PURPOSES OF THE MRGCD MAP 66.

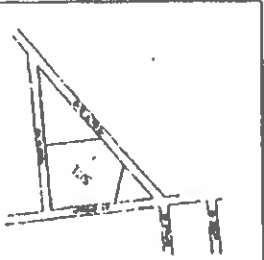
THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TRACTS 20A, 20B, & 20C INTO ONE TRACT FOR THE PURPOSES OF THE MRGCD MAP 66.

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TRACTS 20A, 20B, & 20C INTO ONE TRACT FOR THE PURPOSES OF THE MRGCD MAP 66.

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TRACTS 20A, 20B, & 20C INTO ONE TRACT FOR THE PURPOSES OF THE MRGCD MAP 66.

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TRACTS 20A, 20B, & 20C INTO ONE TRACT FOR THE PURPOSES OF THE MRGCD MAP 66.

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TRACTS 20A, 20B, & 20C INTO ONE TRACT FOR THE PURPOSES OF THE MRGCD MAP 66.

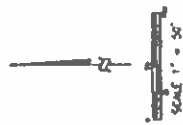


VICINITY MAP

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TRACTS 20A, 20B, & 20C INTO ONE TRACT FOR THE PURPOSES OF THE MRGCD MAP 66.



Exhibit A



THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TRACTS 20A, 20B, & 20C INTO ONE TRACT FOR THE PURPOSES OF THE MRGCD MAP 66.

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TRACTS 20A, 20B, & 20C INTO ONE TRACT FOR THE PURPOSES OF THE MRGCD MAP 66.

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TRACTS 20A, 20B, & 20C INTO ONE TRACT FOR THE PURPOSES OF THE MRGCD MAP 66.



THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TRACTS 20A, 20B, & 20C INTO ONE TRACT FOR THE PURPOSES OF THE MRGCD MAP 66.



CHAVEZ LAW FIRM, P.C.

STEVEN M. CHAVEZ
ATTORNEY AT LAW

February 6, 2025

MEMORANDUM OPINION

To: Town of Peralta, Mayor and Town Councilors
From: Steven M. Chavez, Town Attorney
Re: Political Subdivisions and NMSA, 1978, § 3-7-4(A)

Because municipalities are not expressly listed in NMSA, 1978, § 3-7-4(A) as it applies to annexation, I have been asked to provide a legal opinion whether it is applicable to municipalities. As briefly explained below, the statute is applicable to municipalities and municipalities are considered to be political subdivisions of the State of New Mexico.

First, NMSA, 1978, § 3-7-4(A) states in relevant part under subsection A, the following:

A. Territory owned by the government of the United States, its instrumentalities, the state of New Mexico or a political subdivision of New Mexico, may be annexed to a municipality upon the consent of the authorized agent of the government of the United States, its instrumentalities, the state of New Mexico or a political subdivision of New Mexico.

This statute language essentially allows municipalities to annex a "territory" of a "political subdivision" of the State if that political subdivision *consents*. The New Mexico Supreme Court has held that a municipality is a political subdivision.

Under the New Mexico Supreme Court case of *City of Albuquerque v. Campbell*, 1960-NMSC-138, the Court held that the New Mexico State Legislature intended for the term "political subdivision" to include duly created municipalities under the jurisdiction of the State.

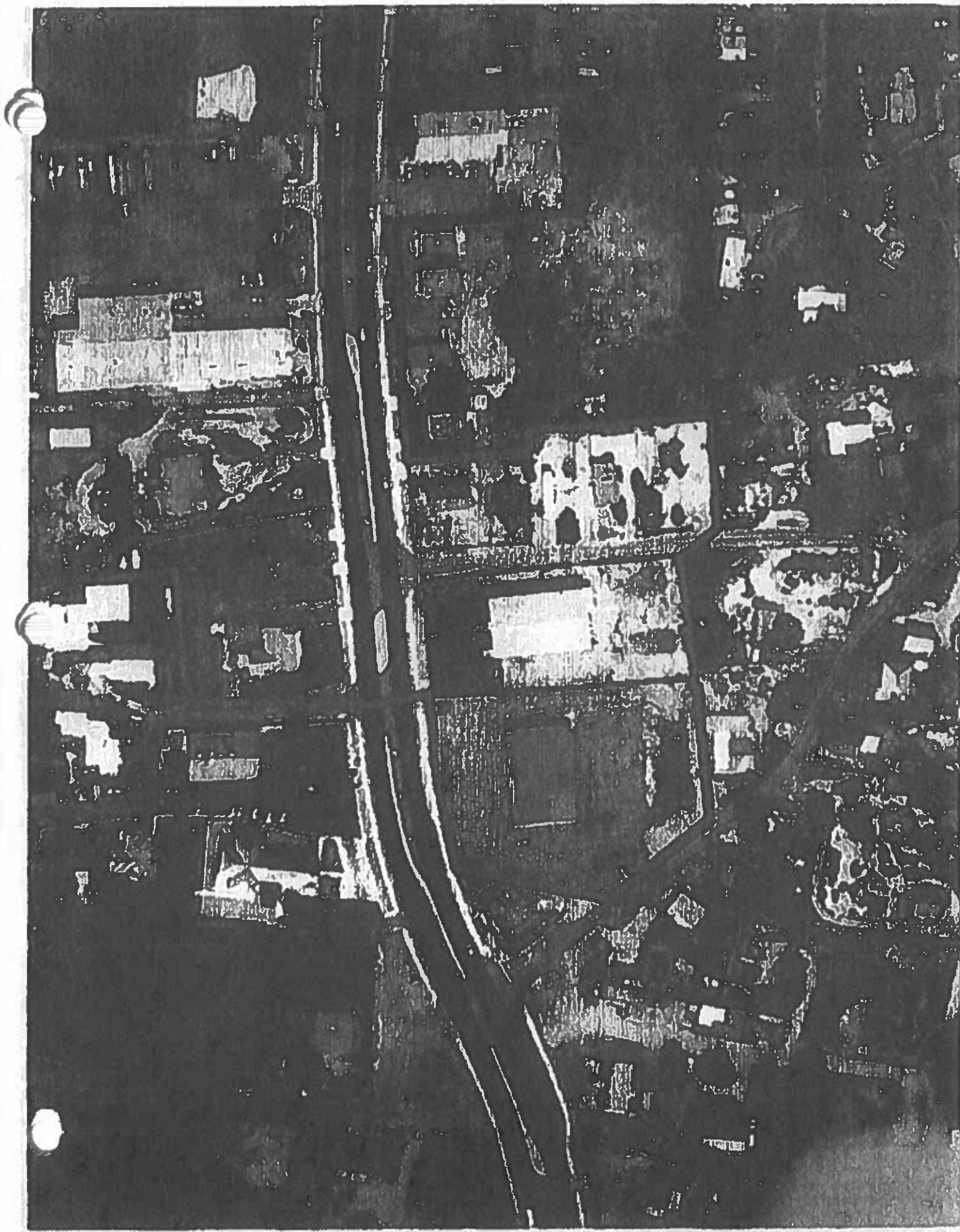
Accordingly, under the above stated statute, if, for example, the Village of Bosque Farms consents to the Town of Peralta annexing land in the Village of Bosque Farms (or *vice versa*), the above referenced statute allows the annexation. The principal requirement is that the annexation be done with the *consent* of the affected municipality who otherwise has jurisdiction of the land. Without either municipalities' consent, the annexation cannot occur.

Please call me if you have any questions. Thank you.

Sincerely,

CHAVEZ LAW FIRM P.C.

Steven M. Chavez



RESOLUTION No. 2025-001

**A RESOLUTION OF THE TOWN OF PERALTA
COUNCIL SEEKING ANNEXATION OF THE TOWN OF
PERALTA COMMUNITY CENTER**

WHEREAS, both the Village of Bosque Farms and the Town of Peralta as duly incorporated municipalities are political subdivisions of the State of New Mexico.

WHEREAS, under New Mexico law, NMSA 1978, § 3-7-4, with consent of a relinquishing political subdivision, a territory owned by a political subdivision (municipality) of New Mexico, may be annexed to another political subdivision (municipality) upon the consent of the authorized agent of the relinquishing political subdivision (municipality) of New Mexico.

WHEREAS, the Town of Peralta owns fee simple the real estate and building in the attached Plat, identified as Tract 20C1, 1.7055 acres, which is marked as Exhibit A, and which is otherwise known as the "Town of Peralta Community Center," its physical address is 2500 Bosque Boulevard, Village of Bosque Farms, 87068.

WHEREAS, the Town of Peralta Community Center is wholly within the territory incorporated within the jurisdiction of the Village of Bosque Farms.

WHEREAS, the Town of Peralta Community Center is otherwise contiguous to the Town of Peralta's territorial jurisdiction and existing utility services at the proposed annexed property would not be interrupted by annexation.

WHEREAS, the Town of Peralta desires to annex the Town of Peralta's Community Center and real property on which it sits as exhibited in the attached Exhibit A, but only upon the consent of the Village of Bosque Farms.

WHEREAS, Pursuant to NMSA 1978, § 3-7-18, Peralta Boulevard, which is located along the boundary of the territory proposed to be annexed is fully maintained by the Town of Peralta.

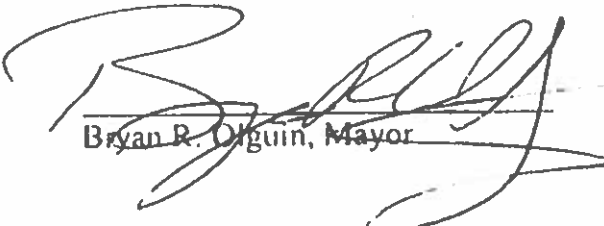
WHEREAS, the Town of Peralta desires to be a good neighbor and fully understands and acknowledges that the annexation of territory within the Village of Bosque Farms cannot be carried out or finalized without the consent of the Village of Bosque Farms.

WHEREAS, as a good faith gesture, the Town of Peralta Council is willing to execute a memorandum of understanding to fully assume responsibility for the maintenance of the entire distance of Peralta Drive, even the portion that is within the territory of the Village of Bosque Farms.

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Peralta desires to seek annexation of its Community Center.

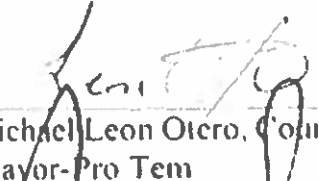
PASSED, ADOPTED, and APPROVED this 11th day of March 2025, by the Town Council of the Town of Peralta, New Mexico.

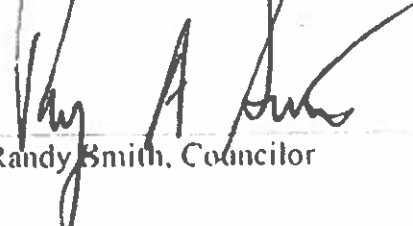
Town of Peralta Governing Body


Bryan R. Olguin, Mayor


Joseph Romero, Councilor


Claudio Moya Jr. Councilor


Michael Leon Otero, Councilor
Mayor-Pro Tem


Randy Smith, Councilor

ATTEST:


Peralta Town Clerk
Kori Taylor

2005 2020A

TRACT CONSOLIDATION PLAT
TRACTS 20A, 20B, & 20C
MRGCD MAP 66
BOSQUE FARMS, NEW MEXICO
OCTOBER 2005

THE RECORD OF THIS PLAT IS IN CHARGE, MAY 2, 1905
A. J. HARRIS, COUNTY CLERK

THIS PLAT WAS PREPARED BY THE ENGINEER, J. H. HARRIS, AND
WAS APPROVED BY THE COMMISSIONER OF LANDS, J. H. HARRIS, ON
OCTOBER 2, 1905. THE PLAT WAS RECORDED IN THE PUBLIC
LANDS OFFICE, ALBUQUERQUE, NEW MEXICO, ON OCTOBER 2, 1905.

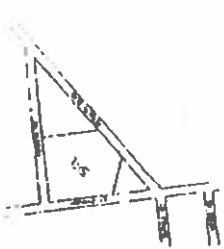
THE ENGINEER, J. H. HARRIS, HAS BEEN
APPROVED BY THE COMMISSIONER OF LANDS, J. H. HARRIS, ON
OCTOBER 2, 1905. THE PLAT WAS RECORDED IN THE PUBLIC
LANDS OFFICE, ALBUQUERQUE, NEW MEXICO, ON OCTOBER 2, 1905.

THE ENGINEER, J. H. HARRIS, HAS BEEN
APPROVED BY THE COMMISSIONER OF LANDS, J. H. HARRIS, ON
OCTOBER 2, 1905. THE PLAT WAS RECORDED IN THE PUBLIC
LANDS OFFICE, ALBUQUERQUE, NEW MEXICO, ON OCTOBER 2, 1905.

THE ENGINEER, J. H. HARRIS, HAS BEEN
APPROVED BY THE COMMISSIONER OF LANDS, J. H. HARRIS, ON
OCTOBER 2, 1905. THE PLAT WAS RECORDED IN THE PUBLIC
LANDS OFFICE, ALBUQUERQUE, NEW MEXICO, ON OCTOBER 2, 1905.

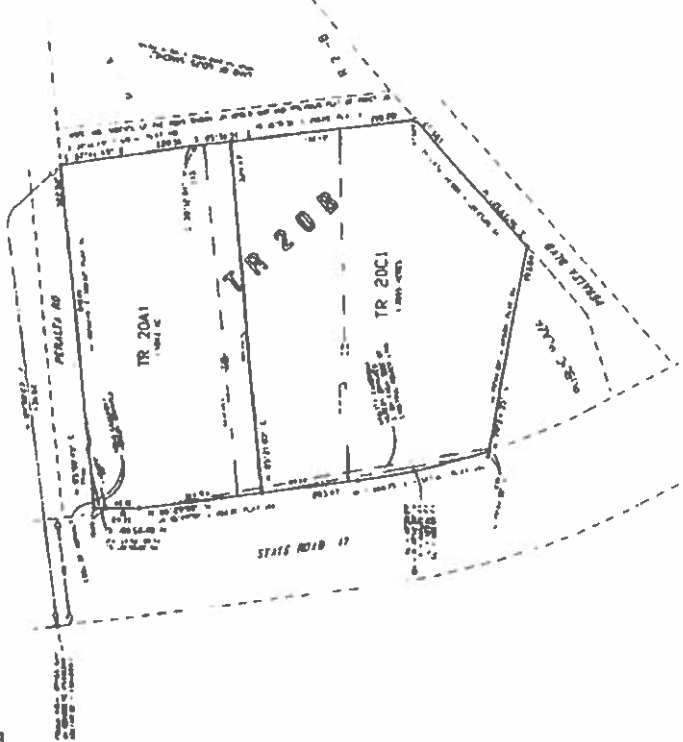
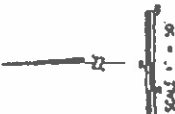
THE ENGINEER, J. H. HARRIS, HAS BEEN
APPROVED BY THE COMMISSIONER OF LANDS, J. H. HARRIS, ON
OCTOBER 2, 1905. THE PLAT WAS RECORDED IN THE PUBLIC
LANDS OFFICE, ALBUQUERQUE, NEW MEXICO, ON OCTOBER 2, 1905.

THE ENGINEER, J. H. HARRIS, HAS BEEN
APPROVED BY THE COMMISSIONER OF LANDS, J. H. HARRIS, ON
OCTOBER 2, 1905. THE PLAT WAS RECORDED IN THE PUBLIC
LANDS OFFICE, ALBUQUERQUE, NEW MEXICO, ON OCTOBER 2, 1905.



VICINITY MAP

THE ENGINEER, J. H. HARRIS, HAS BEEN
APPROVED BY THE COMMISSIONER OF LANDS, J. H. HARRIS, ON
OCTOBER 2, 1905. THE PLAT WAS RECORDED IN THE PUBLIC
LANDS OFFICE, ALBUQUERQUE, NEW MEXICO, ON OCTOBER 2, 1905.



THE ENGINEER, J. H. HARRIS, HAS BEEN
APPROVED BY THE COMMISSIONER OF LANDS, J. H. HARRIS, ON
OCTOBER 2, 1905. THE PLAT WAS RECORDED IN THE PUBLIC
LANDS OFFICE, ALBUQUERQUE, NEW MEXICO, ON OCTOBER 2, 1905.

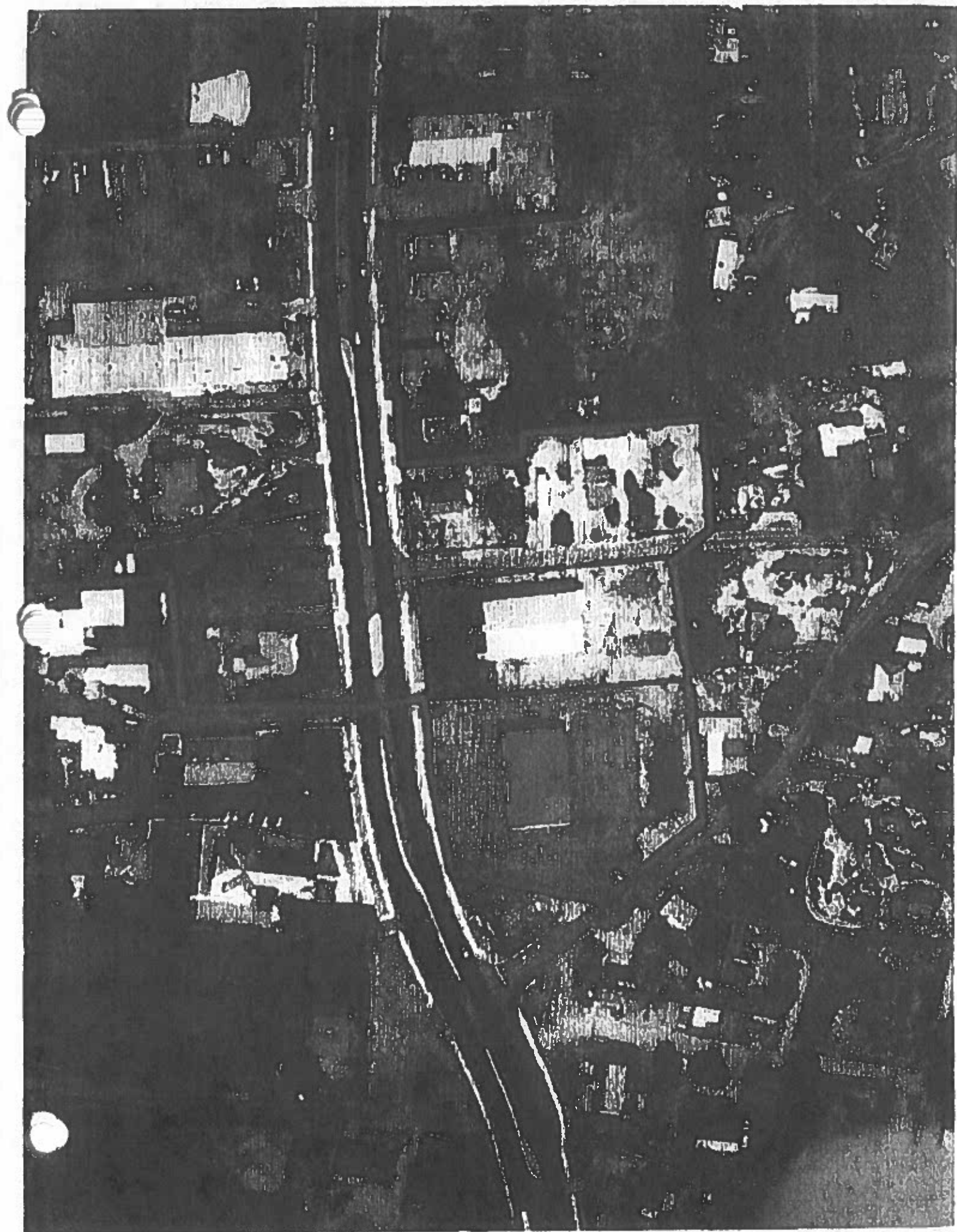
THE ENGINEER, J. H. HARRIS, HAS BEEN
APPROVED BY THE COMMISSIONER OF LANDS, J. H. HARRIS, ON
OCTOBER 2, 1905. THE PLAT WAS RECORDED IN THE PUBLIC
LANDS OFFICE, ALBUQUERQUE, NEW MEXICO, ON OCTOBER 2, 1905.

THE ENGINEER, J. H. HARRIS, HAS BEEN
APPROVED BY THE COMMISSIONER OF LANDS, J. H. HARRIS, ON
OCTOBER 2, 1905. THE PLAT WAS RECORDED IN THE PUBLIC
LANDS OFFICE, ALBUQUERQUE, NEW MEXICO, ON OCTOBER 2, 1905.



THE ENGINEER, J. H. HARRIS, HAS BEEN
APPROVED BY THE COMMISSIONER OF LANDS, J. H. HARRIS, ON
OCTOBER 2, 1905. THE PLAT WAS RECORDED IN THE PUBLIC
LANDS OFFICE, ALBUQUERQUE, NEW MEXICO, ON OCTOBER 2, 1905.

THE ENGINEER, J. H. HARRIS, HAS BEEN
APPROVED BY THE COMMISSIONER OF LANDS, J. H. HARRIS, ON
OCTOBER 2, 1905. THE PLAT WAS RECORDED IN THE PUBLIC
LANDS OFFICE, ALBUQUERQUE, NEW MEXICO, ON OCTOBER 2, 1905.



MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING ("MOU") dated _____ (the "Effective Date") is made by and between the Town of Peralta, and the Village of Bosque Farms, both being municipal political subdivisions of the State of New Mexico, collectively (the Parties), upon the following terms and conditions.

RECITALS:

- A. The western half of Peralta Drive is within the territorial jurisdiction of the Village of Bosque Farms and the other half (Eastern portion) is within the territorial jurisdiction of the Town of Peralta.
- B. The boundary lines showing which portion of Peralta Drive is within the respective jurisdictions of the respective Parties is shown on Exhibit "A" attached hereto and included herein by reference.
- C. Under New Mexico law, the Parties are each legally responsible to maintain that portion of Peralta Drive which is within their respective territorial jurisdictions.
- D. Peralta Drive needs maintenance.
- E. At no cost to the Village of Bosque Farms, the Town of Peralta agrees to take full responsibility for the maintenance of Peralta Drive which is within the territory of the Village of Bosque Farms.

IT IS THEREFORE mutually agreed as follows:

AGREEMENT

- 1. With the consent of the Village of Bosque Farms, the Town of Peralta shall be permanently responsible to maintain the entirety of Peralta Drive which includes that portion of Peralta Drive that is within the territory of the Village of Bosque Farms.

VILLAGE OF BOSQUE FARMS

TOWN OF PERALTA

By: _____
Signature

By: _____
Signature

Date: _____

Date: _____



EXHIBIT A

(Tract 86A1 S:13 T:7N R: 2E Map 66 being approximately 1.05 acres, and Tract 86A2 S:13 T:7N R 2E Map 66 being approximately 1.22 acres)



Untitled Map

Write a description for your map.

Legend

- Eze's Auto Sales
- Feature 1
- Our Lady of Guadalupe Catholic Church
- Perce Farms



Google Earth



CHAVEZ LAW FIRM, P.C.

STEVEN M. CHAVEZ
ATTORNEY AT LAW

February 6, 2025

MEMORANDUM OPINION

To: Town of Peralta, Mayor and Town Councilors
From: Steven M. Chavez, Town Attorney
Re: Political Subdivisions and NMSA, 1978, § 3-7-4(A)

Because municipalities are not expressly listed in NMSA, 1978, § 3-7-4(A) as it applies to annexation, I have been asked to provide a legal opinion whether it is applicable to municipalities. As briefly explained below, the statute is applicable to municipalities and municipalities are considered to be political subdivisions of the State of New Mexico.

First, NMSA, 1978, § 3-7-4(A) states in relevant part under subsection A, the following:

A. Territory owned by the government of the United States, its instrumentalities, the state of New Mexico or a political subdivision of New Mexico, may be annexed to a municipality upon the consent of the authorized agent of the government of the United States, its instrumentalities, the state of New Mexico or a political subdivision of New Mexico.

This statute language essentially allows municipalities to annex a "territory" of a "political subdivision" of the State if that political subdivision *consents*. The New Mexico Supreme Court has held that a municipality is a political subdivision.

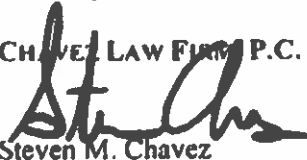
Under the New Mexico Supreme Court case of *City of Albuquerque v. Campbell*, 1960-NMSC-138, the Court held that the New Mexico State Legislature intended for the term "political subdivision" to include duly created municipalities under the jurisdiction of the State.

Accordingly, under the above stated statute, if, for example, the Village of Bosque Farms consents to the Town of Peralta annexing land in the Village of Bosque Farms (or *vice versa*), the above referenced statute allows the annexation. The principal requirement is that the annexation be done with the *consent* of the affected municipality who otherwise has jurisdiction of the land. Without either municipalities' consent, the annexation cannot occur.

Please call me if you have any questions. Thank you.

Sincerely,

CHAVEZ LAW FIRM, P.C.



Steven M. Chavez

Chapter 26

ANNEXATION

GENERAL

Annexation is the legal method of expanding the municipal boundaries, making the incorporated municipal land area larger. The general annexation statutes (§§ 3-7-1 through 3-7-18), which apply to all municipalities except those in a class A county, provide for three methods of annexation:

1. the petition method (§ 3-7-17);
2. the arbitration method (§ 3-7-5 through 3-7-10);
3. the Municipal Boundary Commission method (§ 3-7-11 through 3-7-16).

Under each method, the territory being annexed must not be within the boundary of another municipality (§ 3-7-3). With one exception, the territory must also be contiguous to (directly adjoining) the municipality annexing it (§§ 3-7-5, 3-7-15, and 3-7-17). The one exception to the contiguity requirement is that territory which is separated from the municipal boundary only by land owned by the federal government, the state, or a political subdivision of the state may be annexed along with the federal, state, or political subdivision land if the government owning the intervening land consents to the annexation (§ 3-7-4).

All annexations must include any streets located along the boundary of the territory being annexed (§ 3-7-18).

The main difference between the three methods is that, under the petition method, the governing body makes the decision; under the other two methods, another body makes the decision based, in part, on whether the municipality can provide municipal services (such as police and fire protection, utility services, etc.) to the proposed territory immediately or "within a reasonable time." There is no definition of either the services which must be provided or what is a reasonable time, so the Board of Arbitration or the Municipal Boundary Commission has broad latitude in making its decision.

If a municipality is districted for elections, it is helpful to include the election district(s) for the territory that is being annexed.

Municipal departments should be notified of all annexations, as they may need to include the new territory in their service plans. Some of the departments that need to be notified of new city boundaries include: Police, Fire, Water, Wastewater, Solid Waste, Recreation, Library and Municipal Court.



PETITION METHOD

The petition method of annexation may be used only by the owners of land within the territory proposed to be annexed (§ 3-7-17). A petition signed by the owners of a majority of the number of acres in the territory proposed to be annexed, and accompanied by a map showing the external boundary of the territory and its relationship to the existing municipal boundary, is presented to the municipal governing body. The governing body either annexes the territory by ordinance or rejects the annexation by ordinance. If the governing body annexes the territory, a copy of the ordinance with a plat of the annexed territory is filed in the office of the County Clerk. Copies are also sent to the Secretary of Finance and Administration and the Secretary of Taxation and Revenue.

Within 30 days after the filing of the copy of the annexation ordinance in the office of the County Clerk, any person owning land within the annexed territory may appeal to the district court questioning the validity of the annexation proceedings. (The statute does not state any recourse if the annexation is rejected. However, there appears to be nothing to prevent the landowners from filing a petition with the Municipal Boundary Commission).

ARBITRATION METHOD (§§ 3-7-5 through 3-7-10)



The arbitration method of annexation may be used only by the municipality. In this method, the actual decision to annex or not to annex is made by a seven-member Board of Arbitration: three members representing the territory proposed to be annexed, three members representing the municipality proposing the annexation, and a seventh member who represents neither party and does not live in the municipality or the territory under consideration. The municipality begins by adopting a resolution of intent to annex and files the resolution with the County Clerk. The three members representing the territory are elected in a special election conducted by the County Clerk (§ 3-7-7); the three members representing the municipality are appointed by the governing body (§ 3-7-8); and together the six members meet to select the seventh member (§ 3-7-9).

The final determination of the Board of Arbitration must be certified within sixty (60) days of the selection of the seventh member (§ 3-7-10).

If the Board of Arbitration decides that all or part of the territory should be annexed, it notifies the Municipal Clerk and the County Clerk, and the municipal governing body passes an ordinance making the annexation approved by the Board. If the Board decides the territory should not be annexed, the municipality may not file a new resolution to annex that territory until two years have passed. However, the municipality may try to get the same territory annexed by petitioning the Municipal Boundary Commission to decide the question.

MUNICIPAL BOUNDARY COMMISSION METHOD (§§ 3-7-11 through 3-7-16)

The Municipal Boundary Commission method of annexation may be used either by the municipality or by landowners of the territory proposed to be annexed. After receipt of a petition, as authorized in § 3-7-11, the Municipal Boundary Commission will meet within 60 days, in the municipality where the annexation is proposed. The Municipal Boundary Commission consists of three members appointed by the governor and is contacted through the Secretary of Finance and Administration. The members are paid mileage and per diem by the municipality, unless the petition seeking annexation was filed by landowners in the territory proposed to be annexed and the territory is not ordered to be annexed. If both these conditions are met, the Commission is paid by the landowners signing the petition (§ 3-7-12).

If the Municipal Boundary Commission determines that the territory or a portion of the territory should be annexed, it orders the territory or portion of territory annexed; if the Commission decides that none of the territory should be annexed, it does not order the territory annexed (§ 3-7-15).

Within 10 days after the Municipal Boundary Commission makes its determination, the Secretary of Finance and Administration files certified copies of the Commission's order in the office of the Municipal Clerk and in the office of the County Clerk (§ 3-7-16). A copy is also transmitted to the Secretary of Taxation and Revenue.

Within 30 days after the order of the Municipal Boundary Commission is filed, any owner of land within the territory proposed to be annexed may file for review of the order by the district court (§ 3-7-15).

ANNEXATION IN A CLASS A COUNTY

The general annexation statutes do not apply to municipalities within a Class A county. Instead, the Metropolitan Boundary Act for Class A Counties (§§ 3-57-1 through 3-57-9) must be followed.

§ 2-1-2 Duties.

A. The Mayor shall preside over all meetings of the Council, ~~shall constitute a member of the governing body for purposes of determining whether a quorum exists, and shall vote only when there is a tie vote. The mayor is vested with the authority to break a tie vote in all circumstances, including matters requiring an affirmative vote of a supermajority of members of the governing body. A member of a governing body presiding as the mayor pro tem shall retain the ability to vote as a member of the governing body but shall not vote as a mayor in the event of a tie vote as provided pursuant to Subsection B of NMSA Section 3-11-3.~~

B. As the chief executive officer of the municipality, the Mayor shall:

- (1) ~~Cause Enforce~~ the ordinances and regulations of the municipality ~~to be obeyed;~~
- (2) Exercise, within the municipality, ~~powers conferred upon sheriffs of counties~~ the authority, indirectly through the use of police personnel, to suppress disorders and keep the peace; and
- (3) Perform other duties, compatible with the office, ~~which that~~ the governing body may require, ~~or which may be otherwise required by law~~ provided that such performance is in accordance with state law.
- (4) ~~Only the mayor shall:~~ (1) supervise the employees of the municipality; (2) examine the grounds of reasonable complaint made against any employee; and (3) cause any violations or neglect of the employees' duties to be corrected promptly or reported to the proper authority for correction and punishment.

Per 3-11-2

§ 2-1-4 Vacancy.

In the event of death, disability, resignation or change of residence from the municipality of the Mayor, the Council shall appoint ~~by majority vote~~ a qualified elector to fill the vacancy ~~for the unexpired term of office~~ of the office of mayor by a majority vote of the members of the governing body that are present provided that:

- A. ~~the governing body shall vote at the next meeting immediately following the vacancy to fill the vacancy if the vacancy has not been filled within fifteen days after the vacancy occurred; and provided further that so long as the vacancy remains unfilled, the item shall be included on each subsequent governing body meeting agenda until the vacancy is filled;~~
- B. ~~the qualified elector appointed to fill the vacancy shall serve until the next regular local election or municipal officer election, whichever is applicable, when a qualified elector shall be elected to fill the remaining unexpired term, if any; and~~
- C. ~~a resigning mayor shall not select a nominee or be involved in the appointment of a successor to fill a vacancy in the office of mayor.~~

§ 2-2-1 Membership; qualifications; powers and duties; vacancies; oath of office.

The legislative branch of the municipality shall consist of a Council of four Councilors to be elected at large for staggered terms of four years, with terms of 1/2 of the Councilors expiring at the end of one two-year period and the terms of the other Councilors expiring at the end of the following two-year period.

A. Qualifications. Each member of the Council shall be a resident of the municipality and a qualified elector thereof. If any Councilor moves from or becomes a nonresident of the municipality during his or her term of office, he or she shall be deemed to have vacated his or her office upon the adoption by the Council of a resolution declaring such vacancy to exist.

B. Power and duties. The corporate authority of the municipality shall be vested in the Council, which shall possess all powers granted by law, or other municipal powers not conferred by law or ordinance on another officer of the municipality. The Council shall:

- (1) Manage and control the finances and all property, real and personal, belonging to the municipality;
- (2) Determine the time and place of holding its meetings, which shall be open to the public;
- (3) Determine and adopt the rules of its own proceedings at an organizational meeting;
- (4) Keep minutes of its proceedings, which shall be open to examination by any citizen;
- (5) Adopt rules and regulations necessary to effect the powers granted municipalities;
- (6) Prescribe the compensation and fees to be paid municipal officers and employees; and
- (7) Prescribe the powers and duties of those officers whose terms of office or powers and duties are not defined by law, and impose additional powers and duties upon those officers whose powers and duties are prescribed by law.

C. Vacancies. In case of ~~death, resignation, vacation or removal for cause~~ a vacancy of any ~~member of~~ on the Council during his or her term of office, the Mayor, with the advice, ~~and the consent and a majority vote of the members~~ of the Council ~~that are present~~, shall appoint a qualified elector of the municipality to fill the vacancy until the next regular municipal election, at which time a qualified elector shall be elected to fill the remaining unexpired term, if any, ~~provided that the governing body shall vote at the next meeting immediately following the vacancy to fill the vacancy if the vacancy has not been filled within fifteen days after the vacancy occurred; and provided further that so long as the vacancy remains unfilled, the item shall be included on each subsequent governing body meeting agenda until the vacancy is filled.~~

§ 2-2-2 Procedure. [Amended 5-2002]

The following shall be observed:

A. General.

(1) Regular meetings. The governing body shall hold its regular meetings at such time and public places as it designates and deems necessary to conduct the business of the Village. These meetings shall follow a regular schedule whenever possible. Notice of these meetings shall be in accordance with ~~Resolution No. 1 of the Village Council~~the ~~Open Meetings Act.~~

(2) ~~Organizational meeting. After each regular local election or municipal officer election, the governing body shall hold an organizational meeting no earlier than fifteen days but no later than twenty-one days after the newly elected officials begin their terms. Such a meeting may constitute a special meeting or a regular meeting of the governing body~~

(3) Special meetings. The Mayor, or a majority of the members of the Council, may call special meetings by notice to each member of the Council, personally served, or left at his or her usual place of residence, and with public notice given in accordance with ~~Resolution No. 1 of the Village Council~~the ~~Open Meetings Act.~~

(43) Quorum. A quorum is necessary for the governing body to conduct business. A quorum is a simple majority of all the members of the governing body (i.e., three of five members). A majority of those present may act on behalf of the municipality, except that certain actions require a majority or more of the entire governing body, such as the passage of ordinances or resolutions or personnel removal. If only four members of the governing body are present, tie votes may occur on some actions. Such actions shall be automatically tabled until such time as the entire governing body is present.

(54) Agenda. All reports, communications, ordinances, resolutions, contracts, documents, or other matters to be submitted to the governing body shall be delivered to the Clerk at least nine days prior to each meeting, whereupon the Clerk shall immediately arrange a list of such matters according to the order of business. Each Councilor, the Mayor, and Village Attorney will be furnished with a copy of the order of business, together with a copy of the minutes of the last meeting prior to the Council meeting and as far in advance of the meeting as time for preparation will permit. Additional items may be added to the agenda by majority consent of the members of the governing body.

(6) Recusal. A member of a governing body shall recuse the member's self from a vote only when a true or perceived conflict of interest exists regarding an item currently being deliberated by the governing body. Upon the recusal at such meeting, the governing body member shall state the conflict of interest on the record and then leave the meeting room until deliberation on that item has concluded. A recusal or abstention of a governing body member is counted as a vote neither for nor against a question before the governing body.

Desert Fox Paving
P.O. Box 1499
Peralta, NM 87042
PHONE: 505-892-5400 FAX: 505-869-1937

desertfoxpaving@yahoo.com

Lic. # 367698

ESTIMATE

Customer

Name **Village of Bosque Farms**
Address **1455 West Bosque Loop**
City **Bosque Farms** State **NM** ZIP **87068**
Phone **505-869-2357**
Fax
email: clerkadmin@bosquefarmsnm.gov

Misc

Date **04/13/26**
Quote Date **04/13/26**
Rep **Steve**
Phone **505-934-4908**

ESPERANZA DRIVE RECONSTRUCTION					
Bid Item	Description	Qty	Unit	Unit Price	TOTAL
1	Shape and Compact Existing Base Course (95% Compaction)	11,540	SY	\$ 5.00	\$ 57,700.00
2	Asphalt Material for Tack Coat	11,540	SY	\$ 1.25	\$ 14,425.00
3	Prime Coat Material	11,540	SY	\$ 1.25	\$ 14,425.00
4	Cold Milling (Asphalt) 3"	11,540	SY	\$ 6.00	\$ 69,240.00
5	Minor Paving HMA SP-IV (2-2" Lifts)	11,540	SY	\$ 35.00	\$ 403,900.00
6	2"-3" Dia Gravel 302 TONS	201.5	CY	\$ 56.00	\$ 11,284.00
7	4"-6" Dia Cobble 113 TONS	75.6	CY	\$ 60.00	\$ 4,536.00
8	Filter Fabric	662	SY	\$ 12.00	\$ 7,944.00
9	SWPPP Preparation and Maintenance (*)	1	LS	\$ 4,000.00	\$ 4,000.00
10	Traffic Control Management	1	LS	\$ 16,000.00	\$ 16,000.00
11	Mobilization	1	LS	\$ 40,000.00	\$ 40,000.00
12	Adjust Valve Box To Grade	15	EA	\$ 300.00	\$ 4,500.00
13	Concrete Collar - Valve Box	15	EA	\$ 300.00	\$ 4,500.00
17	Portable Changeable Message Sign	2.0	EA	\$ 5,000.00	\$ 10,000.00
18	Traffic Control Devices for Construction	1	LS	\$ 15,000.00	\$ 15,000.00
19	Retroreflectorized Painted Markings 4"	7,900	LF	\$ 1.25	\$ 9,875.00
20	Retroreflectorized Painted Markings 24"	45	LF	\$ 8.00	\$ 360.00
21	Retroreflectorized Painted Marking Left Arrow	1	EA	\$ 300.00	\$ 300.00
22	Retroreflectorized Painted Markings Work (Only)	1	EA	\$ 300.00	\$ 300.00
23	Retroreflectorized Painted Marking Combination (Thru and Right)	1	EA	\$ 300.00	\$ 300.00
24	Construction Staking by the Contractor	1	LS	\$ 22,000.00	\$ 22,000.00
25	As-Builts and Closeout	1	LS	\$ 7,000.00	\$ 7,000.00
26	Relocation of Underground Utilities	1	ALLOW	\$ 8,000.00	\$ 8,000.00
27	Owner Authorized Changes	1	ALLOW	\$ 40,000.00	\$ 40,000.00
28	Laboratory Testing	1	ALLOW	\$ 11,000.00	\$ 11,000.00
***	Placement of Temporary Erosion Control Items are Incidental				

SubTotal \$ 776,589.00

Desert Fox, LLC - Steve Johnson Project Manager

Tax Rate(s)

8.31% \$ 64,534.55

TOTAL \$ 841,123.55

Office Use Only

NOTICE TO PROCEED

NOTICE TO PROCEED

TO:

Desert Fox Paving

DATE: 4/14/2026

Name

P.O. Box 1499

Address

Peralta, New Mexico 87042

City

FROM:

Village of Bosque Farms

PROJECT NO.

CONTRACT NO.

CONTROL NO.

LP30037

VENDOR NO.

SCOPE OF WORK (Including Routes and Termini): Full depth reconstruction of the existing roadway consisting of 4 inches of HMA SP-IV over 6 inches of base course for the entire length and width of Esperanza Drive from NM 47 to West Bosque Loop. The project includes updates to signing and striping and drainage.

In accordance with the Cooperative Agreement dated _____ you are hereby notified to commence work on.

STARTING DATE (on or before): _____

COMPLETION DATE (on or before): 6/30/2026

Erica Martinez

Name (Please Print)

Village Clerk/Administrator

Title

Signature

Date

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE TO PROCEED is hereby acknowledged,

By: _____

Date: _____

Title: _____

NOTICE OF AWARD/WORK ORDER

NOTICE OF AWARD/WORK ORDER

TO:

Desert Fox Paving

DATE: 4/14/2026

Name

P.O. Box 1499

Address

Peralta, New Mexico 87042

City

FROM:

Village of Bosque Farms

PROJECT NO.

LP30037

CONTRACT NO.

CONTROL NO.

VENDOR NO.

SCOPE OF WORK (Including Routes and Termini): Full depth reconstruction of the existing roadway consisting of 4 inches of HMA SP-IV over 6 inches of base course for the entire length and width of Esperanza Drive from NM 47 to West Bosque Loop. The project includes updates to signing and striping and drainage.

You are required to return an acknowledged copy of this NOTICE OF AWARD/WORK ORDER to the owner. *(The following information must be included on all invoicing, PROJECT NO.; CONTRACT NO.; CONTROL NO. and VENDOR NO.)*

Starting date (on or before): 4/15/2026 Completion date (on or before): 6/30/2026

By: Erica Martinez
Name (Print Name)

Date:

Signature

Village Clerk/Administrator

Title

ACCEPTANCE OF NOTICE *(Contractor or Road Superintendent)*

Receipt of the above NOTICE OF AWARD/WORK ORDER is hereby acknowledged,

By:

Date:

Title:

VILLAGE OF BOSQUE FARMS

1455 West Bosque Loop
Bosque Farms, NM 87068
(505) 869-2358 - Phone

PO Box 660
Peralta, NM 87042
(505) 869-3342 - Fax

Instructions: Submit this form with the applicable administrative fee along with any additional information to the Village Clerk/Administrator. Appeals must be submitted within thirty (30) days after the interpretation, decision or action.

Appeal is from the decision of: ☐ Planning & Zoning Administrator/Officer

☒ Planning & Zoning Commission

Applicant

Address

Telephone

Agent/Representative

Address

Telephone

ANICOR ENGINEERING LLC Agent for Steve Davis

555 Bosque Farms Blvd. Country Ln

Day 505-362-1530 Evening _____

MARTIN J. GARCIA

Day _____ Evening _____

Appeal Statement

See attached letter

I DO HEREBY CERTIFY that the statements I have made on this Application for an Appeal are true and correct to the best of my knowledge.

Applicant(s)' Signature

[Signature]

Date

3/20/26

SUBSCRIBED AND SWORN TO before me _____

My Commission Expires _____

Notary Public

For Village Office Use Only

Date Application Received

3/27/26

Received By

Robert Pierson

Administrative Fee Paid

\$225

Receipt #

Public Hearing By



Planning & Zoning Commission



Governing Body

Date of Public Hearing

Date of Publication

Decision

Mayor (if applicable)

Chairman, Planning & Zoning Commission
(if applicable)



575 Bosque Farms Blvd, Bosque Farms, NM 87068
505-362-1530

March 26, 2026

Appeal to Village of Bosque Farms Governing Body regarding Planning and Zoning Commission recommendation: Proposed Zone Change from A-R to R-1 for 555 Country Lane legally described as Tract 15 Bosque Farms Unit 15 MRGCD Property Map 63 Sec. 2 T7N, R2E, N.M.P.M.

Dear Madam Clerk/Administrator, Mayor, and Governing Body,

Anchor Engineering LLC as Agent for Mr. Steve Davis, Owner of said property hereby appeals the recommendation from the Planning and Zoning Commission in accordance with Bosque Farms Ordinance 10-1-22 (1) and (2) for said case based on the following:

Reason For Appeal:

The applicant believes there was an error or abuse of discretion where the interpretation, decision, or action taken was not supported by evidence in the matter.

Background:

The application made for the zone change from A-R to R-1 was made in consultation with the Village Planning and Zoning Coordinator and in accordance with Village of Bosque Farms Ordinance 10-1-15. As part of the application, it was noted that the zone change was being requested in anticipation of submission of a subdivision request.

The 8-acre property currently zoned A-R has historically been occupied by two residences and outbuildings, and approximately 6-acres has been farmed for Alfalfa. The properties surrounding the property to the north and south are currently zoned R-1 and are 1/2-acre on the North side and 2/3-acre on the South side.

This application appeared before the Planning and Zoning Commission on March 2, 2026.

During the Planning and Zoning Commission meeting statements were made from members of the commission that did not align with the recommendations from the Village of Bosque Farms Comprehensive Plan, Bosque Farms Ordinance 10-1-5, 10-1-8 and Ordinance 10-1-9, and 10-1-15 specifically:

Ordinance 10-1-5 (B) clearly states that Agricultural activities are permitted in A-R, R-1 and R-1A zone districts only. Ordinance 10-1-8 A-R Agricultural/Residential zone states that its intent is to maintain agricultural and related activities and to provide for low-density residential uses that are conducive to the rural atmosphere. Similarly, Ordinance 10-1-9 R-1 Conventional Single Family Residential Zone also states that its intent is to "provide for the



development of rural residential neighborhoods which is compatible with the rural residential character of the area”.

Ordinance 10-1-15 A states: “Intent. The major focus of any recommendation for change or endorsement of plans as presented **shall** be to promote the educational, cultural, and economic welfare of Village by preserving and protecting neighborhoods and a rural lifestyle and to strengthen the economy of the Village by stabilizing and improving the property values to help property owners avoid any action which might tend to decrease property values”.

The fact of the matter is that A-R zoning and R-1 Zoning are nearly one and the same with the primary difference being the lot size allowed. These points are being made because, the application submitted before the planning commission, aligned with these ordinances and strictly follows their intent.

In the opening statements from the Planning and Zoning Commission and several times thereafter, there were references made that were biased against the applicant as can be seen by reading the minutes but even more so by listening to the tape recording of the Public Hearing. Statements and questions made to the extent that it raises question whether proper due process was given to the applicant.



It raises question whether an impartial Public Hearing was held. The application submitted before the Planning and Zoning Commission, and now Bosque Farms Village Council, merits a fair evaluation.

The facts: Ordinance 10-1-15 encourages the development as it aligns with 10-1-15 (a). Ordinance 10-1-5, permits agricultural activities and 10-1-5 J (1) requires that 60% of the land be preserved as permeable open space (Agricultural).

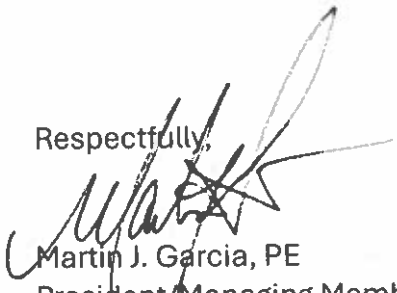
Ordinance 10-1-15 B (5) discourages “spot zoning”. When the Village was zoned in 1976, a spot zone was created on this property as it is surrounded on the north and south by R-1 Zoning. This application removes the spot zone and aligns the zoning with adjacent properties.

The change from A-R to R-1 zone will result in two (2) additional residence in the area and will align with the intent of 10-1-15 (A) by providing for affordable properties, maintaining the agricultural intent of the area, and helping the applicant avoid any action that might decrease property values.



In conclusion, many statement were made by the Planning and Zoning Commission during the public hearing that were either not related to the zone change request, were not backed by ordinance, or were misleading to other commissioners. As can be seen by the minutes of the meeting and listening to the tape recording, there was a lot of discussion that was not relevant to the zone change.

Respectfully,


Martin J. Garcia, PE
President/Managing Member
Anchor Engineering LLC
Agent for Steve Davis

26-003

VILLAGE OF BOSQUE FARMS

Post Office Box 660
Peralta, NM 87042

1455 West Bosque Loop
Bosque Farms, NM 87068

Phone: (505) 991-6611
Fax: (505) 505-869-3342
Email: pzadmin@bosquefarmsnm.gov



Sharon Eastman, Chair

Commission:
Dan Garrison
Joe J Hale
Michael Baber
William Richardson

DRAFT MINUTES MARCH 2, 2026

THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF BOSQUE FARMS
HELD ITS REGULAR MEETING ON MONDAY, MARCH 2, 2026 IN THE COUNCIL
CHAMBERS, 1455 WEST BOSQUE LOOP, BOSQUE FARMS, NM AT 6:30PM.

1. CALL TO ORDER & ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT FOR NON-AGENDA ITEMS

(Comments are limited to 3 Minutes, time cannot be distributed to peers in attendance)

5. REVIEW & TAKE ACTION ON FEBRUARY 2, 2026 MINUTES

6. CONDITIONAL USE:

- a. Gabriel Vazquez agent for Ezequiel Rojas requests a Conditional Use for Auto Vehicle service and/or commercial garages at 2820 Bosque Farms Blvd. Legally described as Tract: 6E1B S: 12 T: 7N R: 2E

7. VARIANCE REQUEST:

- a. Anchor Engineering agent for Justin Archibeque requests a variance to the allowed height of 4 feet solid wall in a front yard setback to allow a 6-foot-high solid wall at 925 Bosque Farms Blvd. Legally described as Lands Of Tabet Investments Company Tract: A2A

8. ZONE CHANGE REQUEST:

“PRESERVING RURAL AMERICA”

32 a. Anchor Engineering agent for Steven Davis is requesting a Zone Change
33 from A-R to R-1 at 555 Country Ln, legally described as Tract: 15 THE SW
34 8.00 AC S: 2 T: 7N R: 2E 8.00 Acres Map 63 Bosque Farms Unit #15

35 **Motion to open Public Hearing: Commissioner Baber Second: Commissioner Hale Vote to**
36 **approve: Unanimous**

37 Speakers Sworn in.

38 Steve Davis, 555 country lane.

39 Peter Johnson, 655 Foxcroft Loop.

40 **Martin Garcia:** We're here to rezone track 15 MRCD map 63, which is an existing 8 acre
41 parcel on 555 Country Ln. About 6 acres of the property have been used for farming purposes
42 and on the remaining property there are two existing homes, some outbuildings, four barns and
43 livestock, and those types of things. If the Zone change goes through the process and it gets
44 approved, we intend to request a major subdivision of the property, for 6 lots. We have looked at
45 the neighborhoods, the properties to the north are zoned R-1, Foxcroft Loop on the South side is
46 also zoned R-1. Across the clear ditch to the West is zoned R-1, so we wouldn't be creating a
47 spot zone. Explained the difficulty of farming including lack of water, dust and spraying
48 affecting the neighbors, and lower crop yields.

49 **Chair Eastman:** Historically, when this village was Zoned 1976. It was determined at that time
50 that other than lots that were already subdivided, maybe already have houses on that everything
51 north of the North Loop was going to be considered agricultural. Noted Bosque Farms was
52 incorporated with the slogan "Preserving rural America". We've had several five-year plans
53 done over the years and one of the very first things that people answer when we send out the
54 surveys is "keep it as rural as possible". This is an unusual request for us to consider taking a
55 piece of agricultural land in an agricultural zone and allowing the zone to be changed. I'm not
56 saying it wouldn't happen. So therefore I think we need to discuss it.

57 **Commissioner Hale:** Are you farming it now? Can you do any kind of farming?

58 **Steve Davis:** Explained that they are still doing some farming but, there are several issues
59 including lack of water, smaller harvest, land is depleted, and having to fertilize to try and revive
60 the land even when not farming. The County also raised his property taxes when not growing
61 anything.

62 **Commissioner Hale:** It's your intention to go to residential is obviously, how big of a lot are you
63 guys thinking about doing?

64 **Martin Garcia:** It disappoints me that you took the subdivision off the agenda because a lot of
65 the questions you're going to ask us is the sister project that we had submitted and there was a
66 purpose for that. We know that the plat can't get approved until the zone change is approved. Mr.
67 Pierson and I talked about that when we first came into the pre application meeting. Logistically
68 this has to go through the public hearing process and the final plat won't be approved until there
69 are construction in place and all the things....

70 **Chair Eastman:** OK, we are not discussing the subdivision at this time.

71 **Martin Garcia:** I understand it, but to answer Commissioner Hale's question, we are proposing
72 4-1 acre lots in the north half of the property and 2-1.5 acre lots in the South. Half of the
73 property.

"PRESERVING RURAL AMERICA"

74 **Martin Garcia:** There are currently two homes on the property, Mr. Davis and his son live on
75 their property. They do intend to build new homes for each one of them.
76 Discussion about two homes on one property and the legality of that issue and the plan to build
77 two new homes on the south lots bringing the property into compliance.
78 **Commissioner Garrison:** Asked for clarification on bug spraying.
79 **Martin Garcia:** Explained that the spraying was needed to protect the crops from pests which
80 can cause a major crop loss. Stated that the continuing development of adjacent lots plus high
81 winds in spring makes it difficult to spray pesticide. Added that the soil is in poor condition and
82 the farm is not producing efficiently anymore.
83 **Commissioner Garrison:** Thanks for clarifying that because I was interpreting that as the
84 residential spray was affecting the farming.
85 **Steven Davis:** Noted that the pest are destroying the crops, compounding it with the lack of
86 water.
87 **Chair Eastman:** How long has the land lay fallow?
88 **Martin Garcia:** It lay fallow for two years. It is back in production.
89 Discussion about what was being grown and weeds present on the property.
90 **Commissioner Baber:** Concerned about the two signs. One for the Zone Change which showed
91 the "no zone change request" marked out and the Subdivision request showing no zone change
92 was requested.
93 **APZM:** There were two actions, one a zone change and one a subdivision. The subdivision
94 cannot move forward without the zone change, so the subdivision is not associated with a zone
95 change. Note the letters sent to surrounding property owners clearly stated both a zone change
96 and subdivision were being requested.
97 **Commissioner Baber:** Felt it was misleading because the subdivision required the Zone
98 Change. A solution would have been to indicate R-1 on the Subdivision as it required the zone
99 change to be done first.
100 (This did not end up being an issue as the Subdivision was removed from the agenda)
101 **Commissioner Baber:** Expressed concern that the signs were not clear to neighbors that may
102 have viewed them.
103 **APZM:** If the subdivision is readvertised the sign will show R-1. (it is dependent on Council
104 Approving the Zone Change)
105 **Commissioner Baber:** Expressed concern about the zone change allowing for more lots to be
106 created (which would be the only reason for the zone change) and could have a negative impact
107 on traffic in the area. Noted that people do walk and take their dogs for a walk along Country Ln.
108 and that traffic was already a safety issue especially due to road width.
109 **Martin Garcia:** Not to improve Country Lane, now, that's a Village roadway.
110 **Commissioner Baber:** How do you envision the road being impacted by the increase of traffic,
111 whether we're two lots, 5 lots, it's like we don't know that yet because that's we're assuming that
112 it's going to be subdivided.
113 **Martin Garcia:** If the plans we're proposing move forward, at some point there'll be four
114 additional homes accessing that roadway past the intersection off of a roadway that meets the
115 Village Ordinances that a 40-foot wide right of way with the cul-de-sac at the end and the
116 paved roadway, because that's what the ordinance requires. But as far as Country Ln is
117 concerned. We have no proposed upgrade.
118 **Commissioner Baber:** What do you think's going to happen to the traffic there at 6:00? What do
119 you think it might look like, if there's no change to Country Ln.

Steve Davis: Expressed concern about the pedestrians and noted he had asked the Police Department to set up in his driveway to run a speed trap. He told The Council they need to improve the road and second the street needs speed bumps.

Commissioner Baber: I'm not talking about the proposed subdivision. Would you be happy with the proposed increase in traffic counts created by new homes?

Martin Garcia: The proposed subdivision isn't going to generate much of a percentage of the existing traffic that's out there. We have not done traffic counts, Village ordinances require that when you reach 20 lots, you do a traffic study. So, we have not counted vehicles out there, but we are be able to demonstrate to this Commission that the amount of traffic that we would be generating with four additional homes, is minimal compared to the background traffic that's already there, so we're not having a major impact on that street the impacts already there.

Chair Eastman: Noted that the road floods when it rains on the portion of the road prior to the applicant's property, but that is an unaddressed Village problem.

Martin Garcia: There was an opportunity to address it not that long ago when that pretty substantial compound on the first curve was constructed. Noted the properties contained significant hardscape with no retention.

Chair Eastman: That's required by ordinance. They have to keep fugitive water on their property.

Discussion about how drainage has changed in the area and its effects.

Commissioner Baber: You are aware that if it were to stay A-R that you can still subdivide into two acre lots. That would be 4 two acre lots.

Martin Garcia: Yes, we are. We couldn't do that. We'd have to do 3-2 acre lots because the roadway itself to access them takes about an acre.

Chair Eastman: A variance possibly could be approved to make, for instance, the lots 1.9 or something.

Commissioner Richardson: You said we have an ordinance now. It says everything north of the North Loop stays agriculture.

Chair Eastman: Yeah.

Commissioner Richardson: How many large properties are north of this property that may be subdivided? If we allow this would we be setting a precedent?

Chair Eastman: Yes, we would be.

Commissioner Richardson: I don't think I want to do that. Because if you subdivide that one and you set a precedent, then there are other large properties can come in and say, we want to do the same thing and Country Rd. is going to have more and more traffic. The Village is going to have to do something to the road. And we're losing our rural ancestry.

Martin Garcia: Madam Chair, I don't know if that can be considered. It's not in the ordinance. That is a point for us to consider and be able to debate.

Discussion about a how a zone change effects other properties.

Peter Johnson: Wanted to know if a road was proposed behind his lot, where the road would be and how large the lots and houses would be. Was shown the proposed plat but was told that the subdivision was not going to be discussed tonight. (he did look at the proposed plat and that answered most of his questions)

166 **Chair Eastman:** Is there any further discussion for the information about this possible subject.

167 **Commissioner Garrison:** I'm in a quandary because I agree with Commissioner Richardson that

168 we need to preserve the rural heritage. At the same time, looking at this map, we've already, lost

169 the rural heritage by allowing the other you know properties on either side to become residential.

170 **Chair Eastman:** But they were residential before we incorporated, these were in existence. So

171 we can't change what was in existence.

172 **Commissioner Garrison:** Stated he understood the problems of the applicant including potential

173 liability for spraying near residential homes.

174 **Chair Eastman:** Stated that spraying fertilizer and pesticides is something going on all over the

175 Village.

176 **Commissioner Garrison:** Pointed out the sprays used by the applicant would be stronger than

177 what most residents could get their hands on.

178 **Chair Eastman:** Maybe.

179 **Commissioner Hale:** He's farming a piece of land that abuts 9 other backyards, and it's almost

180 like he's the one that's out of place in there, not the other way around. I don't know that the

181 intention of preserving rural America is to stick up armor and not allow him to do anything else

182 with his land, especially if he's struggling to farm it as it is.

183 **Chair Eastman:** Have you been down Country LN. there? Oh, you live on Country Ln. So you

184 know that there are properties that are quite large down County Ln.

185 **Commissioner Hale:** Yes. And I also know that at looking at this map, I mean we've all got the

186 same property, that's a lot of little yellow squares and what he's proposing is not near as

187 detrimental to the rural values as any of those pieces of land that are neighboring him.

188 **Commissioner Baber:** You can subdivide the way it is without changing the zone. He can still

189 subdivide into.

190 **Commissioner Hale:** Into three lots, that is less they're proposing. The six lots that is public

191 knowledge, the public walked by that same sign and see that request for 6 lots.

192 **Commissioner Baber:** He can still subdivide. There's no one's saying that they can't subdivide

193 it. It's a matter of how small the potential of subdivision is and how large.

194 **Commissioner Hale:** He's wanting to stay on it and for him and his family to still live next to

195 each other, they can subdivide it and that's about it. There is no other income to come in. There's

196 no revenue from any of that property to, to subsidize the building of that house to get to that

197 retirement. They're not looking to put in a mobile Home Park.

198 **Chair Eastman:** We don't know what they're going to put in.

199 **Commissioner Richardson:** Brought up the flood zone and required elevation above

200 grade. And the trucks that would need to be brought into complete that and the damage to the

201 road.

202 Discussion about development of communities over time and being allowed to take advantage of

203 your property to help with your income.

204 **Chair Eastman:** Noted that there is the issue of is more appropriate to fit in with surrounding

205 lots or preserve the larger lot requirements of A-R.

206 **Commissioner Garrison:** Stated the denial of the Zone Change does not preclude other uses of

207 the property including subdivision.

208 **Chair Eastman:** Ours is not the final word. We make a random recommendation to the

209 governing body.

210 **Motion to exit the hearing: Commissioner Baber Second: Commissioner Garrison Vote to**

11 **approve: Unanimous**

212 Commissioner Hale: I make a motion that we approve the zone change request.

213 Chair Eastman: Is there a second? Motion dies for lack of a second. Is there another motion?

214 Motion to recommend denial of the zone change: Commissioner Baber Second:

215 Commissioner Richardson Vote to approve: Garrison, Baber, Richardson, Eastman Vote
216 against: Commissioner Hale.

217
218 9. SUBDIVISION REQUEST:

- 219 a. Anchor Engineering agent for Steven Davis is requesting a Major
220 Subdivision at 555 COUNTRY LN, legally described as Tract: 15 THE SW
221 8.00 AC S: 2 T: 7N R: 2E 8.00 ACRES MAP 63 BOSQUE FARMS UNIT #15
222

223
224 10. OTHER BUSINESS:

- 225 a. Review and amendment or approval of RES 992-22 Planning Commission
226 Meeting Policy and Guidelines
227

228 11. DEPARTMENTAL REPORTS

229
230 12. CHAIR & COMMISSION REPORTS

231
232 13. ADJOURNMENT
233

234 TIME AND PLACE OF NEXT MEETING

235 THE NEXT MEETING OF THE VILLAGE OF BOSQUE FARMS PLANNING & ZONING
236 COMMISSION WILL BE HELD ON MONDAY, APRIL 6, 2026.
237

238 **PLEASE NOTE:** *The Planning & Zoning Commission may revise the order of the agenda items*
239 *considered at this Open Meeting. If you are an individual with a disability who needs a reader,*
240 *qualified sign language interpreter, or any other form of auxiliary aid or service to attend or*
241 *participate in the hearing or meeting, please contact the office of the Village Clerk at (505) 991-*
242 *6611 at least three (3) calendar days prior to the meeting. Public documents including the*
243 *agenda and minutes can be provided in digital or hardcopy format. The Village of Bosque Farms*
244 *strictly prohibits any form of unlawful discrimination based on race, color, religion, gender*
245 *identity, sexual orientation, sex, national origin, age, disability, or political affiliation in any*
246 *program, activity, or service sponsored by the Village. Contact the office of the Village*
247 *Clerk/administrator for more information*
248

249
250
251 Planning and Zoning Administrator

555 Country Ln Zone Change

555 Country Ln Zone Change Draft Minutes

VILLAGE OF BOSQUE FARMS



Post Office Box 660
Peralta, NM 87042

1455 West Bosque Loop
Bosque Farms, NM 87068

Phone: (505) 991-6611
Fax: (505) 505-869-3342
Email: pzadmin@bosquefarmsnm.gov



Sharon Eastman, Chair

Commission:

Dan Garrison

Joe J Hale

Michael Baber

William Richardson

DRAFT MINUTES MARCH 2, 2026

THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF BOSQUE FARMS
HELD ITS REGULAR MEETING ON MONDAY, MARCH 2, 2026 IN THE COUNCIL
CHAMBERS, 1455 WEST BOSQUE LOOP, BOSQUE FARMS, NM AT 6:30PM.

1. CALL TO ORDER & ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT FOR NON-AGENDA ITEMS

(Comments are limited to 3 Minutes, time cannot be distributed to peers in attendance)

5. REVIEW & TAKE ACTION ON FEBRUARY 2, 2026 MINUTES

6. CONDITIONAL USE:

- a. Gabriel Vazquez agent for Ezequiel Rojas requests a Conditional Use for Auto Vehicle service and/or commercial garages at 2820 Bosque Farms Blvd. Legally described as Tract: 6E1B S: 12 T: 7N R: 2E

7. VARIANCE REQUEST:

- a. Anchor Engineering agent for Justin Archibeque requests a variance to the allowed height of 4 feet solid wall in a front yard setback to allow a 6-foot-high solid wall at 925 Bosque Farms Blvd. Legally described as Lands Of Tabet Investments Company Tract: A2A

8. ZONE CHANGE REQUEST:

“PRESERVING RURAL AMERICA”

- 32 a. **Anchor Engineering agent for Steven Davis is requesting a Zone Change**
33 **from A-R to R-1 at 555 Country Ln, legally described as Tract: 15 THE SW**
34 **8.00 AC S: 2 T: 7N R: 2E 8.00 Acres Map 63 Bosque Farms Unit #15**

35 **Motion to open Public Hearing: Commissioner Baber Second: Commissioner Hale Vote to**
36 **approve: Unanimous**

37 Speakers Sworn in.

38 Steve Davis, 555 country lane.

39 Peter Johnson, 655 Foxcroft Loop.

40 **Martin Garcia:** We're here to rezone track 15 MRCD map 63, which is an existing 8 acre
41 parcel on 555 Country Ln. About 6 acres of the property have been used for farming purposes
42 and on the remaining property there are two existing homes, some outbuildings, four barns and
43 livestock, and those types of things. If the Zone change goes through the process and it gets
44 approved, we intend to request a major subdivision of the property, for 6 lots. We have looked at
45 the neighborhoods, the properties to the north are zoned R-1, Foxcroft Loop on the South side is
46 also zoned R-1. Across the clear ditch to the West is zoned R-1, so we wouldn't be creating a
47 spot zone. Explained the difficulty of farming including lack of water, dust and spraying
48 affecting the neighbors, and lower crop yields.

49 **Chair Eastman:** Historically, when this village was Zoned 1976. It was determined at that time
50 that other than lots that were already subdivided, maybe already have houses on that everything
51 north of the North Loop was going to be considered agricultural. Noted Bosque Farms was
52 incorporated with the slogan "Preserving rural America". We've had several five-year plans
53 done over the years and one of the very first things that people answer when we send out the
54 surveys is "keep it as rural as possible". This is an unusual request for us to consider taking a
55 piece of agricultural land in an agricultural zone and allowing the zone to be changed. I'm not
56 saying it wouldn't happen. So therefore I think we need to discuss it.

57 **Commissioner Hale:** Are you farming it now? Can you do any kind of farming?

58 **Steve Davis:** Explained that they are still doing some farming but, there are several issues
59 including lack of water, smaller harvest, land is depleted, and having to fertilize to try and revive
60 the land even when not farming. The County also raised his property taxes when not growing
61 anything.

62 **Commissioner Hale:** It's your intention to go to residential is obviously, how big of a lot are you
63 guys thinking about doing?

64 **Martin Garcia:** It disappoints me that you took the subdivision off the agenda because a lot of
65 the questions you're going to ask us is the sister project that we had submitted and there was a
66 purpose for that. We know that the plat can't get approved until the zone change is approved. Mr.
67 Pierson and I talked about that when we first came into the pre application meeting. Logistically
68 this has to go through the public hearing process and the final plat won't be approved until there
69 are construction in place and all the things....

70 **Chair Eastman:** OK, we are not discussing the subdivision at this time.

71 **Martin Garcia:** I understand it, but to answer Commissioner Hale's question, we are proposing
72 4-1 acre lots in the north half of the property and 2-1.5 acre lots in the South. Half of the
73 property.

"PRESERVING RURAL AMERICA"

74 **Martin Garcia:** There are currently two homes on the property, Mr. Davis and his son live on
 75 their property. They do intend to build new homes for each one of them.
 76 Discussion about two homes on one property and the legality of that issue and the plan to build
 77 two new homes on the south lots bringing the property into compliance.
 78 **Commissioner Garrison:** Asked for clarification on bug spraying.
 79 **Martin Garcia:** Explained that the spraying was needed to protect the crops from pests which
 80 can cause a major crop loss. Stated that the continuing development of adjacent lots plus high
 81 winds in spring makes it difficult to spray pesticide. Added that the soil is in poor condition and
 82 the farm is not producing efficiently anymore.
 83 **Commissioner Garrison:** Thanks for clarifying that because I was interpreting that as the
 84 residential spray was affecting the farming.
 85 **Steven Davis:** Noted that the pest are destroying the crops, compounding it with the lack of
 86 water.
 87 **Chair Eastman:** How long has the land lay fallow?
 88 **Martin Garcia:** It lay fallow for two years. It is back in production.
 89 Discussion about what was being grown and weeds present on the property.
 90 **Commissioner Baber:** Concerned about the two signs. One for the Zone Change which showed
 91 the "no zone change request" marked out and the Subdivision request showing no zone change
 92 was requested.
 93 **APZM:** There were two actions, one a zone change and one a subdivision. The subdivision
 94 cannot move forward without the zone change, so the subdivision is not associated with a zone
 95 change. Note the letters sent to surrounding property owners clearly stated both a zone change
 96 and subdivision were being requested.
 97 **Commissioner Baber:** Felt it was misleading because the subdivision required the Zone
 98 Change. A solution would have been to indicate R-1 on the Subdivision as it required the zone
 99 change to be done first.
 100 (This did not end up being an issue as the Subdivision was removed from the agenda)
 101 **Commissioner Baber:** Expressed concern that the signs were not clear to neighbors that may
 102 have viewed them.
 103 **APZM:** If the subdivision is readvertised the sign will show R-1. (it is dependent on Council
 104 Approving the Zone Change)
 105 **Commissioner Baber:** Expressed concern about the zone change allowing for more lots to be
 106 created (which would be the only reason for the zone change) and could have a negative impact
 107 on traffic in the area. Noted that people do walk and take their dogs for a walk along Country Ln.
 108 and that traffic was already a safety issue especially due to road width.
 109 **Martin Garcia:** Not to improve Country Lane, now, that's a Village roadway.
 110 **Commissioner Baber:** How do you envision the road being impacted by the increase of traffic,
 111 whether we're two lots, 5 lots, it's like we don't know that yet because that's we're assuming that
 112 it's going to be subdivided.
 113 **Martin Garcia:** If the plans we're proposing move forward, at some point there'll be four
 114 additional homes accessing that roadway past the intersection off of a roadway that meets the
 115 Village Ordinances that a 40-foot wide right of away with the cul-de-sac at the end and the
 116 paved roadway, because that's what the ordinance requires. But as far as Country Ln is
 117 concerned. We have no proposed upgrade.
 118 **Commissioner Baber:** What do you think's going to happen to the traffic there at 6:00? What do
 119 you think it might look like, if there's no change to Country Ln.

Steve Davis: Expressed concern about the pedestrians and noted he had asked the Police Department to set up in his driveway to run a speed trap. He told The Council they need to improve the road and second the street needs speed bumps.

Commissioner Baber: I'm not talking about the proposed subdivision. Would you be happy with the proposed increase in traffic counts created by new homes?

Martin Garcia: The proposed subdivision isn't going to generate much of a percentage of the existing traffic that's out there. We have not done traffic counts, Village ordinances require that when you reach 20 lots, you do a traffic study. So, we have not counted vehicles out there, but we are be able to demonstrate to this Commission that the amount of traffic that we would be generating with four additional homes, is minimal compared to the background traffic that's already there, so we're not having a major impact on that street the impacts already there.

Chair Eastman: Noted that the road floods when it rains on the portion of the road prior to the applicant's property, but that is an unaddressed Village problem.

Martin Garcia: There was an opportunity to address it not that long ago when that pretty substantial compound on the first curve was constructed. Noted the properties contained significant hardscape with no retention.

Chair Eastman: That's required by ordinance. They have to keep fugitive water on their property.

Discussion about how drainage has changed in the area and its effects.

Commissioner Baber: You are aware that if it were to stay A-R that you can still subdivide into two acre lots. That would be 4 two acre lots.

Martin Garcia: Yes, we are. We couldn't do that. We'd have to do 3-2 acre lots because the roadway itself to access them takes about an acre.

Chair Eastman: A variance possibly could be approved to make, for instance, the lots 1.9 or something.

Commissioner Richardson: You said we have an ordinance now. It says everything north of the North Loop stays agriculture.

Chair Eastman: Yeah.

Commissioner Richardson: How many large properties are north of this property that may be subdivided? If we allow this would we be setting a precedent?

Chair Eastman: Yes, we would be.

Commissioner Richardson: I don't think I want to do that. Because if you subdivide that one and you set a precedent, then there are other large properties can come in and say, we want to do the same thing and Country Rd. is going to have more and more traffic. The Village is going to have to do something to the road. And we're losing our rural ancestry.

Martin Garcia: Madam Chair, I don't know if that can be considered. It's not in the ordinance. That is a point for us to consider and be able to debate.

Discussion about a how a zone change effects other properties.

Peter Johnson: Wanted to know if a road was proposed behind his lot, where the road would be and how large the lots and houses would be. Was shown the proposed plat but was told that the subdivision was not going to be discussed tonight. (he did look at the proposed plat and that answered most of his questions)

166 **Chair Eastman:** Is there any further discussion for the information about this possible subject.

167 **Commissioner Garrison:** I'm in a quandary because I agree with Commissioner Richardson that

168 we need to preserve the rural heritage. At the same time, looking at this map, we've already, lost

169 the rural heritage by allowing the other you know properties on either side to become residential.

170 **Chair Eastman:** But they were residential before we incorporated, these were in existence. So

171 we can't change what was in existence.

172 **Commissioner Garrison:** Stated he understood the problems of the applicant including potential

173 liability for spraying near residential homes.

174 **Chair Eastman:** Stated that spraying fertilizer and pesticides is something going on all over the

175 Village.

176 **Commissioner Garrison:** Pointed out the sprays used by the applicant would be stronger than

177 what most residents could get their hands on.

178 **Chair Eastman:** Maybe.

179 **Commissioner Hale:** He's farming a piece of land that abuts 9 other backyards, and it's almost

180 like he's the one that's out of place in there, not the other way around. I don't know that the

181 intention of preserving rural America is to stick up armor and not allow him to do anything else

182 with his land, especially if he's struggling to farm it as it is.

183 **Chair Eastman:** Have you been down Country LN. there? Oh, you live on Country Ln. So you

184 know that there are properties that are quite large down County Ln.

185 **Commissioner Hale:** Yes. And I also know that at looking at this map, I mean we've all got the

186 same property, that's a lot of little yellow squares and what he's proposing is not near as

187 detrimental to the rural values as any of those pieces of land that are neighboring him.

188 **Commissioner Baber:** You can subdivide the way it is without changing the zone. He can still

189 subdivide into.

190 **Commissioner Hale:** Into three lots, that is less they're proposing. The six lots that is public

191 knowledge, the public walked by that same sign and see that request for 6 lots.

192 **Commissioner Baber:** He can still subdivide. There's no one's saying that they can't subdivide

193 it. It's a matter of how small the potential of subdivision is and how large.

194 **Commissioner Hale:** He's wanting to stay on it and for him and his family to still live next to

195 each other, they can subdivide it and that's about it. There is no other income to come in. There's

196 no revenue from any of that property to, to subsidize the building of that house to get to that

197 retirement. They're not looking to put in a mobile Home Park.

198 **Chair Eastman:** We don't know what they're going to put in.

199 **Commissioner Richardson:** Brought up the flood zone and required elevation above

200 grade. And the trucks that would need to be brought into complete that and the damage to the

201 road.

202 Discussion about development of communities over time and being allowed to take advantage of

203 your property to help with your income.

204 **Chair Eastman:** Noted that there is the issue of is more appropriate to fit in with surrounding

205 lots or preserve the larger lot requirements of A-R.

206 **Commissioner Garrison:** Stated the denial of the Zone Change does not preclude other uses of

207 the property including subdivision.

208 **Chair Eastman:** Ours is not the final word. We make a random recommendation to the

209 governing body.

210 **Motion to exit the hearing: Commissioner Baber Second: Commissioner Garrison Vote to**

211 **approve: Unanimous**

“PRESERVING RURAL AMERICA”

212 **Commissioner Hale:** I make a motion that we approve the zone change request.

213 **Chair Eastman:** Is there a second? Motion dies for lack of a second. Is there another motion?

214 **Motion to recommend denial of the zone change:** Commissioner Baber **Second:**

215 **Commissioner Richardson Vote to approve:** Garrison, Baber, Richardson, Eastman **Vote**

216 **against:** Commissioner Hale.

217
218 **9. SUBDIVISION REQUEST:**

- 219 a. **Anchor Engineering agent for Steven Davis is requesting a Major**
220 **Subdivision at 555 COUNTRY LN, legally described as Tract: 15 THE SW**
221 **8.00 AC S: 2 T: 7N R: 2E 8.00 ACRES MAP 63 BOSQUE FARMS UNIT #15**
222

223
224 **10. OTHER BUSINESS:**

- 225 a. **Review and amendment or approval of RES 992-22 Planning Commission**
226 **Meeting Policy and Guidelines**
227

228 **11. DEPARTMENTAL REPORTS**

229
230 **12. CHAIR & COMMISSION REPORTS**

231
232 **13. ADJOURNMENT**
233

234 **TIME AND PLACE OF NEXT MEETING**

235 THE NEXT MEETING OF THE VILLAGE OF BOSQUE FARMS PLANNING & ZONING
236 COMMISSION WILL BE HELD ON MONDAY, APRIL 6, 2026.
237

238 **PLEASE NOTE:** *The Planning & Zoning Commission may revise the order of the agenda items*
239 *considered at this Open Meeting. If you are an individual with a disability who needs a reader,*
240 *qualified sign language interpreter, or any other form of auxiliary aid or service to attend or*
241 *participate in the hearing or meeting, please contact the office of the Village Clerk at (505) 991-*
242 *6611 at least three (3) calendar days prior to the meeting. Public documents including the*
243 *agenda and minutes can be provided in digital or hardcopy format. The Village of Bosque Farms*
244 *strictly prohibits any form of unlawful discrimination based on race, color, religion, gender*
245 *identity, sexual orientation, sex, national origin, age, disability, or political affiliation in any*
246 *program, activity, or service sponsored by the Village. Contact the office of the Village*
247 *Clerk/administrator for more information*
248

249
250
251

Planning and Zoning Administrator



555 Country Ln Zone Change Original Application and Staff Summary



Case 3

Proposed Zone Change 555 Country Ln

The applicant is requesting Zone Change and must comply with the following: (the ordinance has been abbreviated to remove steps required to be done by Village Staff or related to application fees)

Map amendment procedures.

- (1) Amendment. Application for amendment to the Zone Map may be made by any landowner or his agent or by the Village of Bosque Farms or any official or body thereof.
- (2) Application. Each application for an amendment to the Zone Map shall be accompanied by an accurate site plan, building plan, sketch, evidence of interest in property, and other related information as required by this Section 10-1, the Commission or the governing body. Submission of inaccurate information with an application is grounds for denial.
- (3) Preliminary public meeting. The Commission shall hold a public meeting to evaluate proposed zone changes or amendments to this Section 10-1 and shall submit its recommendation in writing to the governing body.
- (4) Posting. Applicants requesting a zone change shall post a copy of the prescribed form on the property at the applicant's expense. Posting shall be in the form of a sign structure at least three feet high and large enough to receive the form. The sign shall be placed, at least 15 days prior to preliminary public meeting, in such a location that it can readily be viewed from the nearest roadway.
- (5) Spot zoning. Any request for a change of zoning for a relatively small area which would establish a zone district that is inconsistent or incompatible with the surrounding area, and which might bring about a detriment to the surrounding area, shall be considered an inappropriate zone change and shall be given a negative recommendation from the Commission to the governing body, unless it is demonstrated that the public welfare will be served.
- (6) Commission recommendation. All applications for an amendment to this Section 10-1 shall first be reviewed by the Commission, which shall submit a written recommendation concerning the application to the governing body.
- (7) Final public hearing. The governing body shall conduct a public hearing at which all parties in interest and citizens shall have an opportunity to be heard. Notification of the time and place of the public hearing shall be in accordance with the Open Meetings Act (NMSA 1978, §§ 10-15-1 to 10-15-4) at least 15 days prior to the hearing. The notice of public meeting published 15 days before the Commission meeting shall be considered sufficient notice if it also has included the time and place of the public hearing to be held

by the governing body. Whenever a change in a zoning district boundary is proposed, notice of the public hearing shall be mailed by certified mail, return receipt requested, to the owners of land within the area proposed to be changed by a zoning regulation and within 100 feet, excluding public right-of-way, of the area proposed to be changed by zoning regulation.

(8) Decision. If the owners of 20% or more of the area of the lots and of land included in the area proposed to be changed by a zoning regulation or within 100 feet, excluding public right-of-way, of the area proposed to be changed by a zoning regulation protest in writing to the proposed change in the zoning regulation, the proposed change in zoning shall not become effective unless the change is approved by a majority vote of all the members of the governing body.

Summary

The applicant has indicated that changed conditions exist, including the loss of farming land on adjacent properties which has made the continuation of farming difficult on this property, due to the use of pesticides spraying, dust from heavy equipment, having a negative effect on the surrounding properties. Drought and limited irrigation water have also negatively affected the farming activities.

The applicant noted the property has smaller lots located to the north, west and south (which are zoned R-1).

Review

The zone change would be consistent with the abutting R-1 Zoning to the south, west and north of the subject property. The request does not create a spot zone as a result of the abutting R-1 Zoning.

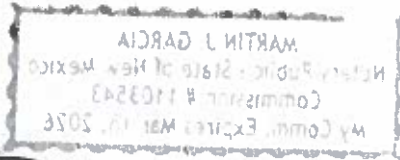
Findings for Approval:

1. The request for a Zone Change is Consistent with the Zoning Code requirements for a Zone Change.
2. The application is consistent with Zoning Code Section 10-1-2 Purpose.
3. The application is consistent with abutting R-1 Zoning and does not create a spot zone.

Findings for Denial:

1. The request is inconsistent with the Zoning Code and would be injurious to the surrounding properties.

- 
2. The request is inconsistent with the surrounding area and is a detriment to the surrounding area.



Village of Bosque Farms
1455 West Bosque Loop/ PO Box 660
Bosque Farms, NM 87068/ Peralta, NM 87042
(505) 869-2358
(505) 869-3342 Fax

10-1-15 Zone Change Application

Instructions: Submit this form with the applicable administrative fee along with any additional information to the Village Planning & Zoning Administrator/Officer at least twenty (20) days prior to the scheduled Planning & Zoning meeting.

Applicant: STEVEN DAVIS
If applicant is not the property owner, a notarized statement from the property owner must accompany this application.

Mailing Address 555 COUNTRY LANE BOSQUE FARMS NM 87068

Zone Change Address SAME AS ABOVE

Phone # 505-948-0025
Day Evening

Agent/Representative: ANCHOR ENGINEERING LLC - MARTIN J. GARCIA, PE
(If applicable)

Address 575 BOSQUE FARMS BOULEVARD, BOSQUE FARMS NM 87068

Phone # 505-362-1530
Day Evening

Directions to Property FROM NORTH BOSQUE LOOP TRAVEL NORTH ON COUNTRY LANE, PROPERTY IS JUST PAST THE SECOND CURVE ON THE WEST SIDE OF COUNTRY LANE.

Purpose of Zone Change SEE ATTACHED LETTER

I DO BY HEREBY CERTIFY that the statements I have made on this application are true and correct to the best of my knowledge.

Steven M. Davis 01/30/2026
Signature of Applicant Date

SUBSCRIBED AND SWORN TO ME JANUARY 30, 2026



575 Bosque Farms Blvd, Bosque Farms, NM 87068
505-362-1530

January 29, 2026

Mr. Robert Pierson, P& Z Administrator
Village of Bosque Farms Planning and Zoning Commission
1455 West Bosque Loop
Bosque Farms, NM 87068

RE: Zone Change Request for Tract 15 Bosque Farms Unit 15 MRGCD Property
Map 63 Sec. 2, T7N, R2E NMPM

Mr. Pierson, Members of the Planning and Zoning Commission,

Mr. Steve Davis, Owner of Tract 15 Bosque Farms Unit 15 MRGCD Property Map 63 has retained Anchor Engineering LLC to represent him in requesting a Zone Change on this parcel from A-R (Agricultural/Residential) to R-1 (Conventional Single-Family Residential as per Ordinance 10-1-15.

Background:

This 8-Acre Parcel located at 555 Country Lane is currently occupied with two residences, and a series of out buildings used for an agricultural operation. Approximately 6 of the 8-acres is farmland. Adjacent properties to the north and the southwest of this property are developed with Single Family Dwellings, and a parcel adjacent to the southeast corner of the property is still being used for agricultural purposes.

Justification:

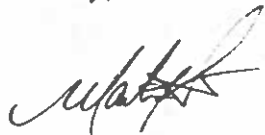
This primary use of this property historically has been for production of hay and alfalfa. Over the past several years, it has become very difficult to continue with the production of hay due to drought, adjacent lot development and limitation of use of pesticides and herbicides, and fertilizers normally used in hay production due to the proximity of adjacent residences, and concerns of health and safety. In addition, at least the past 10 years have been under severe drought conditions with limited ability to irrigate and produce adequate amounts of hay to sustain the agricultural business. The owner would now like to rezone the property to be used as a Residential subdivision. We feel it appropriate to rezone from A-R to R-1 with 1-acre minimum lot sizes (although the zoning ordinance 10-1-9E allows as low as $\frac{3}{4}$ acre lots sizes).

The 1-Acre minimum lot size is compatible with the zoning of the adjacent neighborhood as the lots to the north of the property are currently $\frac{1}{2}$ acre lots, and the parcels on the southwest side of the property that access Toy Lane are either $\frac{1}{2}$ acre or $\frac{3}{4}$ acre.

Rezoning the property to R-1 will not be harmful to the village, will be in alignment with adjacent property and will ensure all the property will be properly developed with single family homes.

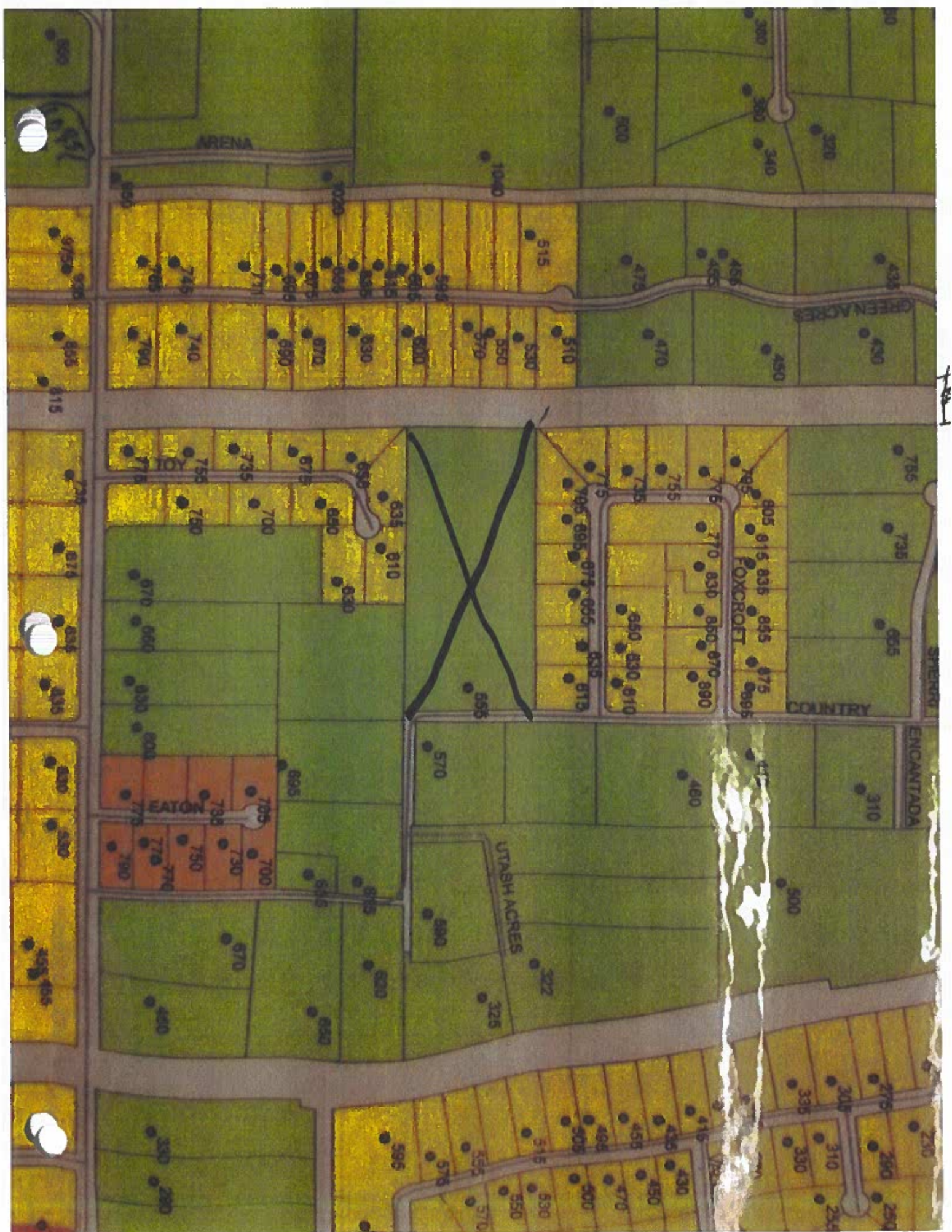
Please place us on the first available Planning and Zoning Meeting. I am available to answer any questions you may have. I can be reached by e-mail at martin@anchoreng.net or by phone at 505-362-1530.

Sincerely,



Martin J. Garcia, PE
Anchor Engineering LLC
Agent for Steve Davis, Owner

26-003



Steve Davis

555 Country Ln

Bosque Farms, NM 87068

Date: February 7, 2026

To:

Robert Pierson

Village of Bosque Farms

Planning & Zoning Department

Subject: Authorization of Agent – Anchor Engineering LLC

To Whom It May Concern,

I, **Steve Davis**, Owner of the property better described as Section-02, Township-07N, Range-02E, 8 acres, a portion of Unit #15 of the Bosque Farms Project hereby authorize **Anchor Engineering LLC**, including its representative **Martin J. Garcia**, to act as my agent in all matters related to the **Subdivision Application and Re-zoning Application** submitted for consideration of the property at **555 Country Ln, Bosque Farms, NM 87068**.

This authorization includes, but is not limited to:

- Signing and submitting applications or forms
- Communicating with the Village of Bosque Farms on our behalf
- Providing or receiving required documentation
- Representing Steve Davis in concert and singular before Planning & Zoning as needed

If any additional information or verification is required, please contact me at

(505) 948-0025 or **ESD1972@Outlook.com**.

Please call with questions or concerns.

Thank you and

Best Regards,
Steve Davis

DAVIS Authorization Letter

OTERO DRAIN

LOT 12
FOURTEEN ACRES
PLAT BK E PG 122
6/28/1983

LOT 11
FOURTEEN ACRES
PLAT BK E PG 122
6/28/1983

LOT 14
FOURTEEN ACRES
PLAT BK E PG 122
6/28/1983

LOT 15
FOURTEEN ACRES
PLAT BK E PG 122
6/28/1983

LOT 16
FOURTEEN ACRES
PLAT BK E PG 122
6/28/1983

LOT 17
FOURTEEN ACRES
PLAT BK E PG 122
6/28/1983

TRACT 15
MIRGCD MAP 63
PLAT BK E PG 35
1986

820.99

LOT 6
TEN ACRES 2
PLAT BK E PG 17
6/19/1983

LOT 7
TEN ACRES 3
PLAT BK E PG 17
6/19/1983

TRACT A
LAND OF THE ROBERT E BLAKE
PLAT BK E PG 15
1986

21.33

119.41

49.00

3.68

COUNTRY LANE

SITE PLAN - 555 COUNTRY LANE

SCALE: 1" = 80'





PATILLO, BROWN & HILL, L.L.P.
Certified Public Accountants & Business Consultants



2025 Audit Results

April 22, 2026

Our Responsibility under U.S. and Government Auditing Standards

As stated in our engagement letter, our responsibility, as described by professional standards, is to form and **express an opinion** about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities.

Our responsibility is to plan and perform the audit in accordance with generally accepted auditing standards issued by the AICPA and the Comptroller General of the United States, and to design the audit to obtain **reasonable, rather than absolute, assurance** about whether the financial statements are free of material misstatement.

Our audit of financial statements includes **consideration of internal control** over financial reporting as a basis for designing audit procedures **but not for the purpose of expressing an opinion** on the effectiveness of the entity's internal control over financial reporting. Accordingly, we considered the entity's internal control for the purpose of determining our audit procedures and not to provide assurance concerning such internal control.

We are also responsible for **communicating significant matters related to the financial statement audit** that, in our professional judgment, are relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Auditor's Report on the Financial Statements

Unmodified Opinion - "Clean Opinion"

- Financial Statements are presented *fairly* in accordance with accounting principles generally accepted in the United States of America.



Other Reports

GAGAS Report on Internal Control
Over Financial Reporting and on
Compliance and Other Matters

Findings

Communication with Governing Body

Matters to Be Communicated

Management Judgments and Accounting Estimates

- The Council should be informed about the process used by management in formulating particularly sensitive accounting estimates and about the basis for the auditor's conclusions regarding the reasonableness of those estimates.

PBH's Comments

Management's judgments and accounting estimates are based on knowledge and experience about past and current events and assumptions about future events. We apply audit procedures to management's estimates to ascertain whether the estimates are reasonable under the circumstances and do not materially misstate the financial statements.

Significant management estimates impacting the financial statements include the following: *Significant estimates relate to the comp absences, lives of capital assets, pensions under GASB 68 and RHC under GASB 75.*

Communication with Governing Body

Matters to Be Communicated

Difficulties Encountered in Performing the Audit

- The Council should be informed of any significant difficulties encountered in dealing with management related to the performance of the audit.

PBH's Comments

No difficulties encountered during our audit

Communication with Governing Body

Matters to Be Communicated

Significant Audit Adjustments and

Unadjusted Differences Considered by Management to be Immaterial

- The Council should be informed of all significant audit adjustments arising from the audit. Consideration should be given to whether an adjustment is indicative of a significant deficiency or a material weakness in the Village's internal control over financial reporting, or in its process for reporting interim financial information, that could cause future financial statements to be materially misstated. The Council should also be informed of uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented that were determined by management to be immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

PBH's Comments

Cash to accrual adjustments

No corrected misstatements

Current Year Findings

- 2023-002 Timely Deposits of Cash Receipts
 - 3/25 not deposited within 24 hours
- 2024-002 Fuel Cards
 - 1/10 missing receipt
- 2025-003 Travel and Per Diem
 - 1/10 mileage done at the incorrect rate



PATTILLO, BROWN & HILL, L.L.P.
Certified Public Accountants & Business Consultants

Thank you!

P.O. Box 660
Peralta, NM 87042
(505) 869-2358
(505) 869-3342 Fax



Mayor Chris Gillespie

VILLAGE OF BOSQUE FARMS

1455 West Bosque Loop • Bosque Farms, NM 87068

April 15, 2026

Department of Finance and Administration
Bataan Memorial Building
407 Galisteo St., Ste 202
Santa Fe, New Mexico 87501

Re: Village of Bosque Farms FY25 Audit Findings Responses

Below are the FY25 audit findings along with the cause and management responses to findings for the Village of Bosque Farms. Also attached is Resolution 1089-26.

2025-001 (2022-003) Timely Deposits of Cash Receipts (Other Non-Compliance)

Condition: During testing of cash receipts, it was noted on 3 out of 25 transactions tested that the Village did not deposit the funds totaling \$2,243 within 24 hours.

Cause: Due to the lack of personnel and distance of banking institution, there have been circumstances in which the Village is unable to deposit cash receipts within the required 24 hour time period.

Management Response: The Village will establish policies and procedures to ensure the timely deposits of all funds received to be compliance with NMSA 1978, section 6.10-3.

2025-002 (2024-002) Fuel Cards (Other Non-Compliance)

Condition: During testwork over fuel card transactions, it was noted 1 out of 10 fuel transactions tested did not have receipts in the amount of \$69.

Cause: The Village failed to ensure all fuel card transactions were properly supported, reviewed and approved.

Management Response: The Village will implement procedures to ensure that all transactions are properly being approved/submitted prior to payments.

2025-003 Travel and Per Diem (Other Non-Compliance)

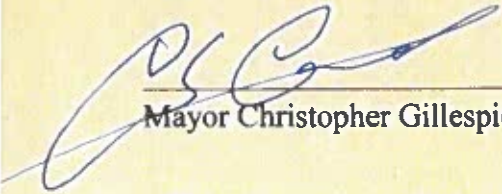
Condition: During testwork over travel and per diem testwork we noted 1 out of 10 mileage reimbursements were done using the incorrect mileage per diem rate resulting in an over payment in the amount of \$5.



Cause: The Village is not reviewing NMAC 2.42.2 and yearly IRS mileage rate changes.

Management Response: The Village will implement procedures to ensure that the Village is reimbursing the most current/accurate mileage rate.

Thank you,



Mayor Christopher Gillespie



VILLAGE OF BOSQUE FARMS

RESOLUTION NO. 1089-26

A RESOLUTION ACCEPTING AND APPROVING THE FISCAL YEAR 2025 AUDIT

WHEREAS the Village of Bosque Farms' Governing Body is required by Section 12-6-3 NMSA 1978 to have an annual financial audit and agreed-upon procedures performed by an independent auditor; and

WHEREAS the Village of Bosque Farms contracted with an OSA-approved Independent Public Accountant (IPA), **PATTILLO, BROWN & HILL, L.L.P.** to accomplish the Fiscal Year 2025 Audit; and

WHEREAS the Fiscal Year 2025 Audit has been completed as indicated in a letter received from the IPA; and

WHEREAS five (5) calendar days have passed since the release of the letter in compliance with 2.2.2.10(M)(4) NMAC; and

WHEREAS on April 22, 2026 the completed audit report and audit findings were presented to a quorum of the Village of Bosque Farms' Governing Body; and

WHEREAS the New Mexico Department of Finance and Administration requires a formal resolution of acceptance.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the governing body of the Village of Bosque Farms, New Mexico that:

1. The completed audit report and findings for the Fiscal Year ending June 30, 2025, is hereby accepted and approved as indicated within this document.
2. A corrective action plan addressing the findings will be created, implemented, and approved.

PASSED, ADOPTED AND APPROVED this 22 day of April, 2026.

Chris Gillespie, Mayor

ATTEST:

Erica Martinez, Clerk Administrator



New Mexico
Department of Finance
and Administration

Michelle Lujan Grisham
Governor

Wayne Propst
Cabinet Secretary

March 30, 2026

The Honorable Chris Gillespie
Village of Bosque Farms
PO Box 660
Peralta, NM 87042

Dear Mayor Gillespie,

The Department of Finance and Administration (DFA), Local Government Division (LGD) has completed a preliminary review of your published audit report for Fiscal Year 2025 (FY25). Based on the review, in order for LGD to obtain the most concise financial status of your local government, the following items are required:

1. Backup documentation to substantiate the corrective action that has been completed or the status of the progress made in completing the corrective action on the following findings:
 - a. **2025-001 (2022-003) Timely Deposits of Cash Receipts (Other Non-Compliance)**
 - b. **2025-002 (2024-002) Fuel Cards (Other Non-Compliance)**
 - c. **2025-003 Travel and Per Diem (Other Non-Compliance)**
 - d. **2025-004 Improper classification of Volunteer Firefighters as Independent Contractors (Other Matters)**
2. Reasons why repeat findings have not been addressed and the progress made on the corrective actions to be taken to address these findings.
3. Copy of the governing body approved resolution acknowledging the FY25 audit findings and accepting management's responses for correcting the findings.

For resolution requirement reference Memorandum #BFB-24-01 dated 01/04/2024 found here:
<https://www.nmdfa.state.nm.us/local-government/budget-finance-bureau/budget-memos/>

We ask that you submit the information requested above within two weeks of the date of this letter.

Additionally, further information may be required upon LGD receipt and review of your entity's interim budget documentation for FY 2026-2027.

If you have any questions regarding this matter, please call Bryce Roth of my staff at 505-470-7041 or via email Bryce.Roth@dfa.nm.gov.

Sincerely,

DocuSigned by:

Haile Brown
Deputy Director
Local Government Division

xc: file
Alison M. Nichols (anichols@nmml.org)