

**COUNCIL OF THE VILLAGE OF BOSQUE FARMS, NM
MINUTES OF THE REGULAR MEETING
DECEMBER 18, 2025**

1. CALL TO ORDER & ROLL CALL

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

Present were Mayor Chris Gillespie, Mayor Pro Tem Ronita Wood, Councilor Cheromiah, Councilor Tim Baughman, and Councilor Erica De Smet was absent. Quorum present.

2. PLEDGE OF ALLEGIANCE

Council Elect Zamora led the Pledge of Allegiance.

3. FORMAL RECTIFICATION OF THE NEW MEXICO DEPARTMENT OF JUSTICE OPEN MEETING ACT VIOLATION ATTORNEY MARK JARMIE

Attorney Mark Jarmie apologized for an incomplete statement after the closed session discussion at the last meeting. All discussions in the closed session were in conformity with 10-15-1H (2) was a correct statement about what occurred. What he should have added was the only items discussed were those on the agenda approved by the council as a condition for going into a closed session and that no other items were discussed.

4. COUNCIL TO REVIEW & TAKE ACTION PREVIOUS MINUTES

November 20, 2025, Regular Meeting Minutes

Councilor Baughman made a motion to approve the minutes for the November 20, 2025, Regular Meeting. Councilor Cheromiah seconded the motion.

Roll call as follows: Mayor Pro Tem Wood, for; Councilor De Smet, absent; Councilor Cheromiah, for; and Councilor Baughman, for. **Motion carried unanimously.**

5. PRESENTATION

BFPD Toy Drive

Chief Owen stated BFPD collected over seven hundred dollars (\$700.00) in donations. They were able to take care of roughly forty (40) kids in Bosque Farms and Peralta. Chief Owen presented letters of appreciation and gifts to a couple of local children that helped raise the donations.

6. DEPARTMENTAL REPORTS

Fire Chief Brogden reported the BFFD participated in the Bosque Farms Christmas Light Parade and wrapped up a coat and shoe drive.

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Vernon Abeita gave an update for the EMS department. There were two inspections on Tuesday. EMS will be up and running soon.

Police Chief Owen presented November 2025 police and animal control reports.

Clerk/Administrator Martinez advised that we have new legal counsel through New Mexico Municipal League. We applied for ten million dollars in Legislative Capital Funding for the Water/Wastewater Treatment System. We have completed the FY25 Annual Audit, which was submitted to the State by December 15, 2025, with minimal findings.

7. MAYOR & COUNCILOR'S REPORTS

Councilor Baughman thanked village residents for letting him serve them on this council. He thanked mayor and council, village employees, Prodigy and everyone for everything they have done for the village.

Councilor Cheromiah thanked mayor and council, village employees and everyone at the meeting. He stated this community will not fail as long as we have people that care about it that are willing to put in their time.

Mayor Pro Tem Wood thanked the Kettle's and everyone that helped with the parade, including the police department and fire department. She thanked Councilor Cheromiah for all his work with the library board and Councilor Baughman for his work with the sewer system, the well and all his expert advice on the equipment.

Mayor Gillespie gave an update regarding the Peralta annexation of 2500 Bosque Farms Blvd. Questions remain as to the actual value of the possible GRT revenue that may be lost to the Village of Bosque Farms if that annexation is allowed to happen. He also informed that the Village has received threatening to sue messages regarding the Beehive light display.

8. COUNCIL TO REVIEW & TAKE ACTION ON TREASURER'S REPORT

Treasure Maes presented the treasurer's report for the month of November 2025.

Councilor Baughman made a motion to approve the treasurers reports for the month of November 2025. Mayor Pro Tem Wood seconded the motion.

Roll call as follows: Mayor Pro Tem Wood, for; Councilor De Smet, absent; Councilor Cheromiah, against and Councilor Baughman, for. **Motion carried.**

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9. PUBLIC COMMENT FOR NON-AGENDA ITEMS

(Comments are limited to 1 ½ Minutes, time cannot be distributed to peers in attendance)

Charles Lowery is concerned about the number of vehicles on the road that are not registered or road worthy. He is asking that the community, through residents, mayor and council could have a conversation through the county and ultimately through the state.

Martin Garcia raised concerns about the maintenance of a storm drainage pond next to his business. It has many trees that are starting to break over his fence affecting his business and building.

Mayor Gillispie explained it is an NMDOT retention pond they are responsible for the maintenance of all three in the Village.

Stef Scanland asked to get an update on why high priority items are not making it to the agenda.

Lily McNabb wished everyone a Merry Christmas and thanked the outgoing councilors. She thanked the fire department, the police department and all the people that started to make this a family again.

10. DISCUSSION OF MINOR SUBDIVISION REQUESTED BY MARK PODEYN (FROM 1 PARCEL TO 2) OF LANDS OF BOGGESS TRACT: 3C1 S: 1 T: 7N R: 2E 4.25 ACRES LOCATED TO THE WEST OF 1210 BOSQUE FARMS BLVD AND IMMEDIATELY EAST OF BOSQUE FARMS BLVD.

Mr. Martin spoke on behalf of Mr. Podyne. requesting land-split of Parcel 3C Lands of Boggess from one to two parcels. This case was before the Planning and Zoning Commission. Mr. Podyne was advised by a planning and zoning individual that this application should come in as a minor subdivision instead of a land-split. They are still of the opinion and ask this council to consider this to be a land-split and not a minor subdivision. The reason for that is the ordinance 10-2-15 allows a land-split with the understanding that the property shall not be further divided as a land-split subdivision. Also, item B(2) specifies it's all based off the zoning regulations. The zoning for this parcel is commercial and allows down to half acre minimum lots. Any further subdivision on this property would have to come in as either a minor or major subdivision beyond this point. Mr. Martin and Mr. Podyne certainly understand the requirements for the improvements that are required as far as the land-split access for the property vs the minor subdivision. The minor subdivision requires that it connects to a public right-of-way. It also says in the ordinance that if you come in with a minor subdivision you cannot create that right-of-way as far as the subdivision. It already must be in place.

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Mr. Pierson informed there is one caveat to the land split, that is those two lots cannot be further subdivided. This would be a lock-in type of decision. The initial thought was that they were going to pursue the minor subdivision and talk to council about exceptions of substantial right-of-way. If they change their minds, this will have to be remanded to the Planning and Zoning Commission. The decision was based on recommendations from the Commission based on a minor subdivision.

Mr. Martin disagreed with Mr. Pierson. Ordinance says "The land-split subdivision shall divide the track into two lots. These two lots or any part thereof shall not be further divided as a land-split subdivision." It does not prohibit it as a major subdivision or a minor subdivision. There is a 40-foot private access easement that this property would and currently accesses. It's on the south side of the property.

Chair Eastman explained this was presented first as a land-split then as a minor subdivision. As a minor subdivision, which is what was recommended for approval, there are many more options for the property owner. She respectfully disagrees with Mr. Garcia because the ordinance is very plain that once there is a land-split then the plat has to stay on the plat that is recommended to the county it cannot be further subdivided. That puts a big limit on someone who might buy two acres of this land. As a minor subdivision much more development could be in the future on this property.

Mr. Martin clarified they are not opposed to a minor subdivision they are opposed to creating right-of-way as part of this minor subdivision.

Chair Eastman added, one caveat that has not been mentioned for the land-split is that both lots must face on a village right-of-way and if you look at the drawing, one lot does not.

Mr. Martin disagrees with Chair Eastman stating the ordinance says on the land-split, B(3), "adequate ingress and egress to and from both lots must be provided by the subdivider by either a public dedicated roadway or a private roadway easement of at least 40 feet in width," and we meet that. Mr. Martin addressed the mayor and council; they are not opposed to doing right, they are opposed to making all the improvements. There is going to be a lot of construction, the last thing they want to do is build a roadway and damage it during construction and need to repair and build it again.

There was discussion of it being remanded back to the Planning and Zoning Commission.

Attorney Winters clarified, because this was a discussion item and the applicant is changing his request, the Planning and Zoning officer is planning to re-notice and repost this for February, the motion was not called for given it is only a discussion item and there is a solution in the works.

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**11. COUNCIL TO REVIEW AND HAVE ADDITIONAL DISCUSSION ON
ANNEXATION REQUEST BY THE TOWN OF PERALTA**

Councilor Baughman started the discussion. He doesn't disagree with the annexations. This property has not received any GRT in years the Town of Peralta just like the Village of Bosque Farms does not pay any GRT's. There does need to be an agreement with them. It's fair that they do the paving on that road as an inter-governmental MOU in exchange for the annexation. His concern is he doesn't understand what other GRT's are because Bosque Farms will not get them from Peralta. There is some cost that Peralta would have to absorb as part of the inter-governmental agreement such as the map and cost of the re-plat. If Peralta wants the property, they can pay for any cost associated with the switch.

Mayor Pro Temp asked if we get any GRT's if they put in a commercial event and rent that out?

Attorney Winter clarified that assuming the building is renovated or there is construction going on the contractor would pay GRT. Assuming if there are events sponsored there catering, rentals there would be GRT on that usage.

Mayor added he spoke to an upper auditor at Taxation Revenue. She came back with FYI240 which has a set of circumstances where GRT's would be paid by that building into a government pool. Bosque Farms would receive some of that GRT if it is in our jurisdiction. Once it moves to Peralta's jurisdiction, they would not have to charge that GRT and would collect any that was due from that property. That is the reason it was not put on a for action for this evening and hasn't yet because there are still more questions.

Mr. Bruin asked if the GRT's from that building offset the cost to maintain that road and repave that road.

Mr. Pierson responded with roads are not paved and repaved out of the Gross Receipts Tax, that's more of an operational budget. Bonds and various other things repave roads. One is not necessarily going to pay for the other. They are two different funding sources.

Steve Robbens, resident of Bosque Farms and Treasure and Deputy Clerk of Peralta, has also spoke with Taxation and Revenue. He gave an example of what Bosque Farms would receive from GGRT and GRT.

There was more discussion regarding road maintenance versus GRT's between the residents and council.

Mayor Gillespie stated if there is nothing further, we are going to conclude this meeting.

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TIME AND PLACE OF NEXT MEETING

THE NEXT MEETING OF THE VILLAGE OF BOSQUE FARMS GOVERNING BODY
WILL BE HELD ON THURSDAY, JANUARY 15, 2026.

Adjournment

Mayor Gillespie adjourned the meeting at 7:45 p.m.

PASSED, APPROVED AND ADOPTED THIS 15TH DAY OF JANUARY 2026

Chris Gillespie, Mayor

(SEAL)

ATTEST:

Erica A. Martinez, Clerk/Administrator