

**COUNCIL OF THE VILLAGE OF BOSQUE FARMS, NM
MINUTES OF THE REGULAR MEETING
JANUARY 15, 2026**

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 Erica De Smet, Councilor James Bruhn, and Councilor Manuel Zamora. Quorum present.

2. PLEDGE OF ALLEGIANCE

Councilor Zamora led the Pledge of Allegiance.

3. APPROVAL OF THE AGENDA

Councilor De Smet made a motion to amend the agenda by removing item twelve (12) Door-to-Door Solicitation from tonight's agenda. Councilor Zamora seconded the motion.

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

Councilor De Smet made a motion to adhere to 2-2-2C and add New Business and Other Business to the agenda. Councilor Bruhn seconded the motion.

There was discussion. Attorney Winter advised the agenda has been published in its current form and adding new items at this time would be in violation of state law. In the future the agendas will be more reflective of what is required by ordinance and/or resolution.

Mayor Pro Tem Wood made a motion to approve the agenda with the removal of item twelve (12) for January 15, 2026. Councilor De Smet seconded the motion.

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

4. COUNCIL TO REVIEW & TAKE ACTION PREVIOUS MINUTES

December 18, 2025, Regular Meeting Minutes

Councilor De Smet made a motion to approve the minutes for the December 18, 2025, Regular Meeting. Mayor Pro Tem Wood seconded the motion.

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

Council Meeting
01/15/2026 page 2

5. DEPARTMENTAL REPORTS

Police Chief Owen presented the police department report for December 2025. He presented the animal control report for December 2025. He also included the annual report for 2025.

Fire Chief Schnider gave an update on community involvement opportunities. A couple of members hosted a group of about twenty (20) homeschoolers from both Bosque Farms and Los Lunas at the station. They covered things like fire safety. The fire department transported Santa to Beehive Homes and spent time with the residents. He also gave an overview for the year.

Drew Padilla of Prodigy introduced himself as the contract operator for water and wastewater public works for the Village of Bosque Farms. Some challenges are in staffing, the service of life of the equipment at the wastewater plant, and remote monitoring. They met with the Volunteer Fire Department to talk about the testing of all the fire hydrants. He also gave an update on arsenic levels in the water. His recommendation is to put together workshops with the Council and Molzen Corbin to get the required funding to bring the equipment reliability.

Clerk/Administrator Martinez validated and verified through the State Attorney General regarding the audits, they are all one hundred percent (100%) up to date. Next week, there is meeting with the Department of Transportation on the CRP grant. That's to upgrade the lighting within the boundaries of Bosque Farms. Clerk Martinez meets with Roberta from Prodigy every week. She is working on all the outstanding projects and grants to get them up and running.

6. MAYOR & COUNCILOR'S REPORTS

Mayor Gillespie proposed a new system to give people out in the community a voice. Any citizen of the Village of Bosque Farms, or any council member that sees a need for revision or amendment to any ordinance, bring those issues forward to an open meeting. Proposals for change or amendment must be presented to the Clerk/Administrator in a written document at least twenty-four (24) hours in advance of the council meeting. There will be allocated time to read the suggestions and solutions during an ordinance change public comment section of the meeting, which will be added to the agenda. There will also be allocated time to interact with council members on the proposal. The Council already has a voice to a certain extent. This change will give the community a voice.

Councilor Bruhn introduced himself. He and Councilor Zamora spent the last three days training in Santa Fe learning a lot. If he can help in any way let him know.

Councilor Zamora introduced himself. He was with Councilor Bruhn for the last three days in training. He thanked everyone for their support and is also here to help.

Council Meeting
01/15/2026 page 3

Councilor De Smet nothing to report.

Mayor Pro Tem Wood informed we lost several Bosque Farms residents, including our 95-year-old Mr. Cox this week. We have lost two or three others that have been around for a long time. Just think about their families.

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

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

Councilor Zamora made a motion to approve the treasurers reports for the month of December 2025. Councilor Bruhn seconded the motion.

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

8. PUBLIC COMMENT FOR NON-AGENDA ITEMS

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

Jess Weston, resident, thanked mayor and council for the opportunity to speak. He hopes to see good work coming out of the new council. Mr. Weston appreciates council taking door-to-door off the agenda and leaving it as is. Secondly, he provided mayor and council with a packet on the formal opposition to allowing secondary dwellings on rural residential lots here in the village. RVs are accessory structures; it's clearly stated in the ordinance.

Celestino Landavazo left.

Tom Neckbone Mraz left.

John & Andrea Gordon, resident, thanked the council for everything they do. He appreciates the new councilors for stepping up and helping the community.

Kieth Miller was here to address item eleven (11) on the agenda.

Joseph P Chavez introduced himself as the new mayor of the Town of Peralta. He looks forward to working with everyone. Mayor Chavez thanked Bosque Farms and their residents for sharing their law enforcement with the Town of Peralta. He thanked the Bosque Farms Fire Department for working with the Perata Fire Department and vice versa. It is essential and mandatory that there is safety in both the village and town.

Michael and Doddie Webb, residents, are there to comment on item twenty (20).

Council Meeting
01/15/2026 page 4

Russell Walkup commented, it's great to see all the new faces. Middle Rio Grand Conservancy waterers may have received a survey in the mail. Please open it, review it, fill it out and return it. It is from UNM Department of Economics. He encourages everyone to fill it out the best they can. Something really good may come from this. He thanked the council for putting forth the effort and being diligent in what you're doing.

Stef Scanland, resident, congratulated the new council. She explained as a resident she has been here numerous times and asks for updates on what's happening in the village on projects. When she gets up and asks questions she doesn't get answers. She asked Attorney Winters when the appropriate time is for mayor and council to answer the questions she has.

Attorney Winters responded. Public comment is sometimes not offered in some jurisdictions, here it's offered. Sometimes it's limited in time. There is the option to request inspection of records. Generally, most jurisdictions don't allow a dialogue between a public commenter and governing body. What she observes here feels like more of a dialogue and less like strict public comment.

Russ Walkup came up again and requested we get a new PA system.

Lee Wharton, resident, would really appreciate it if all the councilors had their contact information and emails on the website.

Lillie McNabb thanked everyone that was there. She said we are finally starting to act like a family again. It's going to take all of us to build this village back to what it used to be.

Robbie Smith asked about the status of the EMS service.

9. COUNCIL TO REVIEW AND TAKE ACTION ON RULES OF PROCEDURE RESOLUTION 1081-26

Councilor De Smet moved to postpone item nine (9) Council to Review and Take Action on Rules of Procedure Resolution 1081-26 until the next meeting.
Councilor Zamora seconded the motion.

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

10. COUNCIL TO REVIEW AND TAKE ACTION ON RESOLUTION 1082-26 OPEN MEETINGS ACT.

Attorney Winters explained this is an organizational meeting. It must happen after every election. At this meeting you adopt your Rules of Procedure and your Open Meetings Act Resolution. There's an appointment of a Pro Tem, officials are nominated and selected again.

Council Meeting
01/15/2026 page 5

The Open Meetings Act resolution is almost identical to what was passed a year ago. The only change was to say the notice is to be published three (3) days before the meeting, which is State Law.

Councilor De Smet made a motion to approve Resolution 1082-26 Open Meetings Act. Councilor Bruhn seconded the motion.

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

11. COUNCIL TO TAKE ACTION ON CONSIDERATION OF WATER RIGHTS LEASE WITH ELDRIDGE MILLER.

Eldridge Miller explained they have had an eight-year lease with the Village of Bosque Farms for water rights, and it is up to the four-year renewal now. He submitted a letter for four more years on the same terms.

There was discussion. Mayor Pro Tem Wood asked if they raised the price for the last person they renewed a water lease with. Mayor Gillispie stated the other one was seventy-five dollars per acre-feet for two acer feet.

Councilor Bruhn made a motion to approve of water rights lease with Eldridge Miller to match the existing water rights lease that's already in place for J. Miller. Zamora seconded the motion.

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

12. COUNCIL TO REVIEW AND TAKE ACTION ON DOOR-TO-DOOR SALES ACTIVITIES.

Item was removed from Agenda.

13. CONSIDERATION OF APPOINTMENT OF MAYOR PRO TEMPORE.

Councilor De Smet clarified procedure with Attorney Winters.

Attorney Winters responded, generally, there would be a nomination and then a vote on that nomination. For the record, anyone of you can nominate yourself or anyone, and you can vote for yourself.

Mayor nominated Ronita Wood as Mayor Pro Tempore.
Mayor Pro Tem Wood seconded the motion.

Council Meeting
01/15/2026 page 6

Roll call as follows: Mayor Pro Tem Wood, for; Councilor De Smet, against; Councilor Bruhn, against; and Councilor Zamora, against. **Nomination failed.**

Bruhn nominated Erica De Smet as Mayor Pro Tempore.
Councilor Zamora seconded the motion.

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

14. CONSIDERATION OF APPOINTMENT OF CLERK/ADMINISTRATOR.

Mayor nominated Erica A. Martinez as Clerk/Administrator.
Mayor Pro Tem Wood seconded the motion.

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

15. CONSIDERATION OF APPOINTMENT OF TREASURER.

Councilor Bruhn asked if Item 15 and 16 could be postponed until next meeting.

Attorney Winter clarified this is supposed to be happening at your organizational meeting. The council can consider it or postpone it and turn down the mayor's selection, but that doesn't remove that person from that position. That person continues and the mayor would bring it back again next month. It is his selection. The council does have to approve it, but council's approval or disapproval does not discontinue that person's service to the village.

Councilor Zamora asked to open a discussion for the consideration of the treasurer. He asked Treasurer Maes what kind of background she has as far as anything that has to do with budgeting or finance.

Treasurer Maes gave her background and explained when she first started her position consisted of payroll and paying bills. With the lack of a clerk for the last couple of years she stepped up and took on the role of the budget. She worked with the previous Clerk Gayle Jones. She took classes and received her CPO. She has taken more CMP classes through New Mexico Edge. She does not currently have a degree in accounting her degree is in nursing. Her job description is payroll and accounts payable and that's it. She took on being the CPO so the Village could continue to operate. Last year the Village was on the verge of not having a budget so she stepped up and put together a budget the best she could.

Mayor Pro Tem Wood added that Treasurer Maes has stepped up so many times to help this Village it is unbelievable.

Council Meeting
01/15/2026 page 7

Mayor Gillispie added what this young lady is capable of being you would not even believe. She has done a tremendous job for this Village and demonstrated a tremendous amount of commitment for this Village.

Councilor Bruhn just wanted to make sure because in training he learned the Council is the fiscal manager, so they are going to be watching everything that goes in and out of here. He wanted to postpone for a little bit to have time to talk and figure it out.

Councilor Zamora added he knows she stepped up and she has done a lot for the community so far. It's a big role and he thinks we need to really step up in that part for our community.

Mayor appointed Yvonne Maes as Treasurer.
Mayor Pro Tem Wood seconded the motion.

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

16. CONSIDERATION OF APPOINTMENT OF POLICE CHIEF.

Mayor appointed Andrew Owen as Police Chief.
Mayor Pro Tem Wood seconded the motion.

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

17. COUNCIL SELECTION OF ONE MEMBER TO SERVE ON THE PERSONNEL BOARD IN ACCORDANCE WITH SECTION 9.2 OF THE PERSONNEL POLICY (ADOPTED BY THE MAYOR AND COUNCIL OF THE VILLAGE OF BOSQUE FARMS 2-20-1992 BY ORD. NO 92-2; AMENDED IN ITS ENTIRETY 9-16-2021).

Councilor Bruhn nominated Councilor Zamora to serve on the Personnel Board.
Mayor Pro Tem Wood seconded the motion.

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

18. MAYOR'S APPOINTMENT OF TWO VILLAGE RESIDENTS TO THE PERSONNEL BOARD IN ACCORDANCE WITH SECTION 9.2 OF THE PERSONNEL POLICY (ADOPTED BY THE MAYOR AND COUNCIL OF THE VILLAGE OF BOSQUE FARMS 2-20-1992 BY ORD. NO 92-2; AMENDED IN ITS ENTIRETY 9-16-2021). THERE IS CURRENTLY ONE (1) VACANCY ON THE PERSONNEL BOARD.

Council Meeting
01/15/2026 page 8

Stan Franklin introduced himself as a resident of Bosque Farms for forty-five (45) years. His background is in Facilities Manager for X-ray Associates of New Mexico and Heart Hospital in New Mexico and St. Joe's Healthcare.

Councilor De Smet asked if he had any background with personnel.

He managed at the St Joe's Hospital over sixty to sixty-eight people and at X-ray Associates as well.

Mayor appointed Stan Franklin to the Personnel Board for a two-year term.
Mayor Pro Tem Wood seconded the motion.

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

19. COUNCIL SELECTION OF ONE MEMBER TO SERVE ON THE LIBRARY BOARD IN ACCORDANCE WITH SECTION 9.2 OF THE PERSONNEL POLICY (ADOPTED BY THE MAYOR AND COUNCIL OF THE VILLAGE OF BOSQUE FARMS 2-20-1992 BY ORD. NO 92-2; AMENDED IN ITS ENTIRETY 9-16-2021).

Councilor Bruhn nominated Mayor Pro Tem Wood to serve on the Library Board.
Councilor Zamora seconded the motion.

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

20. APPEALS: MICHAEL AND BECKY PAYNE ARE APPEALING A DENIAL OF A CONDITIONAL USE BY THE PLANNING AND ZONING COMMISSION TO ALLOW AN RV TO BE USED AS A DWELLING UNIT. LOCATED AT 1935 EL DORADO LP. LEGALLY DESCRIBED AS BOSQUE DEL RIO ADD B-5-11 LOT; 55.

Robert Pierson gave a summary of the appeal by Michael and Becky Payne of the denial by the Planning and Zoning Commission. They were requesting an RV to be used as a dwelling for their son. Their zoning does allow for accessory living quarters. He read the definitions for accessory living quarters, accessory uses and structures, structure and vehicle from the ordinance.

Michael Payne introduced himself. He said he has been dealing with this since May of last year with the previous administrators. He talked to them about his son's mental health, which a letter was given to mayor and council from his shrink, as a part of the hardship request. He stated this issue never came up until the next-door neighbor was asked to cut a tree to the left of his yard. The neighbor started to complain about privacy. The RV is located ten (10) feet away from the wooden fence. Mr. Payne has lived here for five (5) years, he has never had

Council Meeting
01/15/2026 page 9

any issues, his son has never had any issues. He says he is not trying to be a bad neighbor; he is trying to protect his son.

Michael Webb explained this is his fourth time here it should have been resolved the first day. The ordinance specifically says you can't live in an RV. The tree was on the property line of both properties. Mr. Payne parked the RV next to the property line and now he wants the tree down because limbs fall. There was nothing under the tree until he parked the RV there. If the Village is going to allow people to live in their RV's get rid of the ordinance. He also asked why the son couldn't live in the house instead of the RV. The RV has not been moved away from the fence, and it is so high it looks down into Mr. Webb's yard.

Jess Weston introduced himself. His background is a former Code Enforcement Officer for the Village of Los Lunas for nine (9) years. He put together a packet for mayor and council that clearly outlines this is an accessory structure. Recreational vehicles are titled and licensed they are not structures. Ordinance of the Village of Bosque Farms specifically states an accessory use structure, not accessory use recreational vehicle. If this is allowed it will be opened up to every single property in the Village of Bosque Farms. He understands their situation, but it doesn't mean we need to open up our ordinance.

Pam Mitchell wanted to make mayor and council aware that if you allow one, you have to allow everyone. Now anyone can come in here and say I've got a medical condition.

Robert Pierson reiterated as he read from the ordinance, it does allow for an accessory living quarters for purpose of hardship. It is up to the Commission and the Council to determine if a particular applicant meets the definition of hardship. This is an accessory structure this is a somewhat different conversation and interpretation of the law.

Councilor Zamora made a motion to deny the Appeal of Conditional Use. Mayor Pro Tem Wood seconded the motion.

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

TIME AND PLACE OF NEXT MEETING

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

Adjournment

Mayor Gillespie adjourned the meeting at 9:20 p.m.

Council Meeting
12/18/2025 page 10

PASSED, APPROVED AND ADOPTED THIS 19TH DAY OF FEBRUARY 2026

Chris Gillespie, Mayor

(SEAL)

ATTEST:

Erica A. Martinez, Clerk/Administrator