



**MINUTES**  
**VILLAGE OF BOSQUE FARMS**  
**REGULAR COUNCIL MEETING**  
**THURSDAY, OCTOBER 24, 2024 AT 6:00 P.M.**  
**COUNCIL CHAMBERS**

1. **Call to Order**

Meeting called to order at 6:00

Please turn off cell  
phones or set to silent  
mode

2. **Pledge of Allegiance**

Councilor Michael Cheromiah led those in attendance in the Pledge of Allegiance.

3. **Roll Call/Determination of Quorum**

|                |   |     |    |    |   |    |   |
|----------------|---|-----|----|----|---|----|---|
| RW             | ✓ | MC  | ✓  | ED | ✓ | TB | ✓ |
| Quorum present |   | Yes | No |    |   |    |   |

4. **Approval of Agenda**

|                            |                 |                                  |        |                                                                                                 |
|----------------------------|-----------------|----------------------------------|--------|-------------------------------------------------------------------------------------------------|
| A<br>C<br>T<br>I<br>O<br>N | Motion          | Approval of Agenda as presented. |        |                                                                                                 |
|                            | Made by:        | Baughman                         |        | Councilor Wood-Yes<br>Councilor Cheromiah-Yes<br>Councilor DeSmet-Yes<br>Councilor Baughman-Yes |
|                            | Second by:      | DeSmet                           |        |                                                                                                 |
|                            | Motion carried? | PASSED                           | FAILED |                                                                                                 |

5. **Public Comment**

Resident James Jones stated his concern regarding the light outages on Hwy 47. The resident described his tenure in Bosque Farms as a total of 17 years and shared concern of the dangers of driving on dark roads without proper lighting and requested that Staff & Village Council seek funding urgently so that this matter could be addressed.

Resident Lily McNabb shared her thanks to the police department of Bosque Farms for its observations performed during early voting and it's work done with cops & rodders.

Cambry Sanchez representing Sanchez Dumpsters wished to inquire if she could meet with the Governing Body and the Village staff to discuss the possibility of doing business with the Village for Roll off dumpsters.

Mayor Pro Tem Wood informed Mr. Jones that the Village is currently working on searching for grant funding for addressing the lights on 47.

Clerk Administrator Limon stated to Cambry Sanchez that the Village is currently in agreement with UWS for dumpster services however would schedule a meeting to discuss other ways Sanchez could assist the Village.

## 6. **Departmental Reports**

- a. Police Chief
  - i. LT. Dominguez provided Bosque Farms Police Statistics for the month of September.
- b. Court
  - i. Deputy Clerk Shaline read updates on behalf of Judge Eldridge regarding court cases and citations.
  - ii. Judge Eldridge addressed Council to see if there were any specific updates they would inquire of her however Council had no questions at this time.
- c. Clerk
  - iii. Clerk Limon shared the following updates:
  - iv. Final Walkthrough for the West Loop occurred with Molzen & Corbin & Star Paving. All pay applications have been approved and submitted, pending closeout documentation is awaiting Mayor's Signature, if needed documentation can be edited to take Mayor Pro Tem's signature.
  - v. Deputy Clerk Lopez renewed our SAM registration which is needed for all funding sources.
  - vi. Budget for Fiscal Year 2024 is entered in our incode.
  - vii. Deputy Clerk Lopez recently had grinder pump purchases approved by the state for grant reimbursement
  - viii. An applicant for our Water / Wastewater utilities Supervisor Position has been interviewed and submitted for background. This applicant will appear before the council on November 21<sup>st</sup>.
  - ix. Both Clerk Administrator & Deputy Clerk have completed CPO training and can now serve as back up to Treasurer for procurement purposes.
  - x. During attendance of this week's Municipal clerk training, Staff was made aware of three overhauls to policy that the NMML is actively

- pursuing and requires aid from local entities. 1. Remodeling the Municipal Code – matters related to the Clerk & Mayor’s positions. 2. Inspections of Public Record pricing and limitations regarding frequent inspections. 3. Repurposing MVD taxes to fund road projects.
- xi. Sixteen properties have been served with criminal complaints regarding weeds. Those cases will be heard in our court on October 31st, 2024.
  - xii. Seven properties have been served with their second warning regarding weeds, if not taken care of property owners will be summoned to court in November.
  - xiii. A Public hearing will be held at the next planning and zoning commission meeting for a variance of structure setbacks regarding 1680 Carpenter Drive. Measurements were not accurate to design nor by the measurements of the Clerk therefore resident has requested variance due to costs.
  - xiv. Another Tattoo/Art Studio wishes to open up shop in the Village of Bosque Farms – Name Wyckd(Wicked) kitty Ink LLC Public hearing for Planning & Zoning will be held November 4th before Council with recommendation of Planning and Zoning on November 21st.
  - xv. 5 New permits have been approved via the administrator for the month of October 4 deal with sheds, one is a whole new garage accessory structure. There are no current Planning & Zoning Applications Pending as of 10/24/24. (Property on Foxcroft Loop filed a permit for a new patio – Property on Willow Trail will have a new carport – Property on Sandin Drive will have solar panels – carport on Velvet Drive – Property on the west loop will have a storage shed.)
  - xvi. In the month of September new code enforcement officer Fermin Otero and Commissioner Joe Hale attended in Carlsbad
  - xvii. Village staff as of October 15,2024 are working with FEMA regarding Village records that were requested. A total of 13 properties were identified to be missing elevation certificates and missing applications with construction performed. Code Enforcement and Clerk Administrator are working with property owners to identify information and review Village records.
  - xviii. A New Panni shop is planning on opening on the Blvd. within Bosque Farms. The owner’s name is Nicolette Quesada. Will look to have more information by next Council meeting
  - xix. Two Cannabis shops are interested in having public hearings for their businesses to operate in bosque farms. The Clerk Administrator

is currently working with the two owners to see if they could co – exist or due to limitations in Village Ordinance if one would have to relocate OR not operate at all. The first public hearing for these shops shall be in December.

## 7. Mayor & Council Reports

### a. Mayor

#### i. *Absent from Meeting*

### Council

- ii. Councilor Baughman stated his dissatisfaction with finding the Well gates unlocked after already addressing the issue with Prodigy. Councilor Baughman asked Clerk Limon to address this issue immediately.
- iii. Councilor Cheromiah had no updates.
- iv. Councilor DeSmet recapped the Trunk or Treat event and thanked all who attended and participated. Councilor DeSmet also shared updates to those in attendance to become educated on Lithium fires and proper disposal of those batteries.
- v. Mayor Pro Tem Wood shared updates regarding the Cops and Rodders event and stated her interest in Chief Owen's recap upcoming in the next meeting.

## 8. Council to Review and Take Action Previous Minutes.

|                            |                 |                                                                                                                                                                |        |                                                                                                    |
|----------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------------------------------------------------------------------------------------------|
| A<br>C<br>T<br>I<br>O<br>N | Motion          | Approval of Minutes 08-15-24 with Amendments to missing Call to Order Time and punctuation of a missing comma on the clerk's updates describing the West loop. |        |                                                                                                    |
|                            | Made by:        | Cheromiah                                                                                                                                                      |        | Councilor Wood-Yes<br>Councilor Cheromiah- Yes<br>Councilor DeSmet- Yes<br>Councilor Baughman- Yes |
|                            | Second by:      | Baughman                                                                                                                                                       |        |                                                                                                    |
|                            | Motion carried? | PASSED                                                                                                                                                         | FAILED |                                                                                                    |

## 9. Council to Review and Take Action on Treasurer's Report.

Deputy Clerk Shaline Lopez shared two updates regarding the Treasurer's report.

One that her personal health had caused a delay in the results of the report as she has been out of the office sick and could not process Bank reconciliation in time, two that there are several lingering deposits that are throwing off the overall balance in incode. These predate as far as 2005. Deputy Clerk Lopez is currently trying to contact incode to reconcile these amounts and assist her with new errors that have occurred due to customers on the utility side charging back amounts late into the month effecting the Village's accounting.

|                            |                 |                              |                                                                                                  |  |
|----------------------------|-----------------|------------------------------|--------------------------------------------------------------------------------------------------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion          | Table of Treasurer's Report. |                                                                                                  |  |
|                            | Made by:        | Baughman                     | Councilor Wood- Yes<br>Councilor Cheromiah- No<br>Councilor DeSmet-Yes<br>Councilor Baughman-Yes |  |
|                            | Second by:      | Cheromiah                    |                                                                                                  |  |
|                            | Motion carried? | PASSED                       |                                                                                                  |  |

10. **Memorandum of Understanding Between the Department of Homeland Security and Emergency Management, State Fire Marshal's Office and Local Government's Operating New Mexico Fire Department.**

Clerk Administrator Limon advised Council that the Fire Chief provided him with the presented MOU, and together they came to the agreement that the Village can function under it's guidelines however will not inspect the local schools and the school district provides it's own inspections.

Clerk Administrator Limon advised the Council that staff recommendation is approval.

Former Mayor Russell Walkup called for a point of order from the audience and requested that the item be postponed due to a motion not being implied on the agenda.

Clerk Administrator Limon disagreed with the Former Mayor's statement and requested that Point of order calls be limited to current Council as a decorum would call for.

|                            |                 |                          |                                                                                                    |  |
|----------------------------|-----------------|--------------------------|----------------------------------------------------------------------------------------------------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion          | Council to Postpone Item |                                                                                                    |  |
|                            | Made by:        | Baughman                 | Councilor Wood- Yes<br>Councilor Cheromiah- Yes<br>Councilor DeSmet- Yes<br>Councilor Baughman-Yes |  |
|                            | Second by:      | Cheromiah                |                                                                                                    |  |
|                            | Motion carried? | PASSED                   |                                                                                                    |  |

11. **Council to Review and Take Action on Resolution 1055-24 Participation in Local Government Road Fund Program Administered by NMDOT.**

Deputy Clerk Lopez stated that these funds are for the road project labeled for Winchester Road. Deputy Clerk Lopez further stated that these funds cannot be reallocated to any other roads and were awarded to the Village prior to her tenure however she would like to have approval of the resolution prior to their expiration.

Councilor DeSmet questioned the Deputy Clerk as to why these funds were only allocated to Winchester as she felt that other streets were a higher priority. Deputy Clerk Lopez

responded that this allocation was prior to both her and the Administrator's Tenure, Council or the Treasurer would be the best resource of that knowledge.

Councilor Wood stated that Melina from Molzen & Corbin had prepared a presentation at a previous Council meeting showcasing the need for improvements, however could not recall a date or those who were in attendance.

Councilor Baughman motioned for the Funds to be approved however was left without a Second.

Clerk Administrator Limon addressed the Council stating he would identify where the funds sit exactly in the budget, at the current time he calls entering these funds in the budget for reporting however could not produce the exact line item from memory. Clerk Limon went further to state he would contact Molzen & Corbin about the previously mentioned presentation and if identified have them present at the November meeting for an update & summary.

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|----------------------------|-----------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion          | Table Item to allow Clerk Limon to perform Research |                                                                                                    |  |
|                            | Made by:        | Wood                                                | Councilor Wood- Yes<br>Councilor Cheromiah- Yes<br>Councilor DeSmet- Yes<br>Councilor Baughman-Yes |  |
|                            | Second by:      | Baughman                                            |                                                                                                    |  |
|                            | Motion carried? | <div>PASSED</div> <div>FAILED</div>                 |                                                                                                    |  |

12. **Council to Enter Public Hearing Regarding Title Transfer for Perry Song Lee (Kelly Liquors)**

|                            |                 |                                 |                                                                                                    |  |
|----------------------------|-----------------|---------------------------------|----------------------------------------------------------------------------------------------------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion          | Council to Enter Public Hearing |                                                                                                    |  |
|                            | Made by:        | Baughman                        | Councilor Wood- Yes<br>Councilor Cheromiah- Yes<br>Councilor DeSmet- Yes<br>Councilor Baughman-Yes |  |
|                            | Second by:      | Cheromiah                       |                                                                                                    |  |
|                            | Motion carried? | PASSED                          |                                                                                                    |  |

Clerk Administrator Limon addressed the Council stating that he received a letter from NMRLD (New Mexico Regulation & Licensing Department) in late September regarding the request from Mr. Lee to transfer the business from a relative's name to his own as he would be taking over ownership in Bosque Farms.

Clerk Administrator Limon went into further detail how the hours of operation or the operation itself would not undergo any changes this is merely for the title transfer.

13. **Council to Conclude Public Hearing and Take Action on Title Transfer for Perry Song Lee (Kelly Liquors)**

|                            |                 |                            |        |                                                  |
|----------------------------|-----------------|----------------------------|--------|--------------------------------------------------|
| A<br>C<br>T<br>I<br>O<br>N | Motion          | Approval of title transfer |        |                                                  |
|                            | Made by:        | Baughman                   |        | Councilor Wood- Yes                              |
|                            | Second by:      | Cheromiah                  |        | Councilor Cheromiah- Yes                         |
|                            | Motion carried? | PASSED                     | FAILED | Councilor DeSmet- Yes<br>Councilor Baughman- Yes |

14. **Council to Hold a Public Hearing for Approval of Business License Black Sheep Tattoo Studio.**

Clerk Administrator Limon recapped the application timeline for Mr. Martinez. Clerk Administrator Limon shared that the Planning & Zoning Commission had recommended approval on the condition that nothing in Village Ordinance limits this regulated business from being within 1000 ft of Kelly Liquors.

Clerk Administrator Limon performed research and concluded that in 2001 the Village Council had removed alcohol as a regulated business. Therefore, the distance between Kelly's Liquor or the planned License Black Sheep Tattoo Studio would not be an issue.

*(Clerk Administrator Limon Swore in Erik Martinez prior to Council asking questions regarding his business.)*

Mr. Erik Martinez (Applicant) discussed how his business would be family owned and operated. He shared the history of his apprenticeship in the City of Albuquerque and how has decided to go into business for himself due to his mistreatment from his prior mentor.

Councilor Baughman requested that the applicant get in touch with someone in the State to see if they could provide Mr. Martinez with an inspection of his shop to prove it is within state regulations. Both the Clerk & the Applicant stated that they are working together to have this inspection performed.

Councilor DeSmet questioned how long the applicant has been licensed to which the applicant stated he has been in practice 13 years and has been approved and licensed by the state for 1 year.

Councilor DeSmet questioned which shop Mr. Martinez held apprenticeship prior, the applicant stated it was at True Love tattoo from City of Albuquerque.

Councilor DeSmet questioned if the applicant would be public or private artist to which the applicant answered he would be public.

Councilor DeSmet questioned if the applicant would have more artists on staff to which the Applicant answered it would be himself at the time.

|                            |                 |                                                   |                                                                                                     |  |
|----------------------------|-----------------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------|--|
| A<br>C<br>T<br>I<br>O<br>N | Motion          | Approval of License for Black Sheep Tattoo studio |                                                                                                     |  |
|                            | Made by:        | Wood                                              | Councilor Wood- Yes<br>Councilor Cheromiah- Yes<br>Councilor DeSmet- Yes<br>Councilor Baughman- Yes |  |
|                            | Second by:      | Baughman                                          |                                                                                                     |  |
|                            | Motion carried? | <div>PASSED</div> <div>FAILED</div>               |                                                                                                     |  |

**15. Council to Nominate and Select One Member of Council and Member of the Public for RFP Selection Committee for Engineering Services.**

Clerk Administrator Limon stated that two residents requested to nominated. The two residents were CJ Kittle & Rick Babcock.

Councilor Baughman nominated Councilor DeSmet & Rick Babcock for the Committee for Engineering services.

|                            |                 |                                                                                               |        |                                                                                                    |
|----------------------------|-----------------|-----------------------------------------------------------------------------------------------|--------|----------------------------------------------------------------------------------------------------|
| A<br>C<br>T<br>I<br>O<br>N | Motion          | Approval of Rick Babcock & Erica DeSmet for RFP Selection Committee for Engineering Services. |        |                                                                                                    |
|                            | Made by:        | Baughman                                                                                      |        | Councilor Wood- Yes<br>Councilor Cheromiah- No<br>Councilor DeSmet- Yes<br>Councilor Baughman- Yes |
|                            | Second by:      | Wood                                                                                          |        |                                                                                                    |
|                            | Motion carried? | PASSED                                                                                        | FAILED |                                                                                                    |

**ADJOURNMENT**  
**7:44 PM**

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 is in need of 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 office of the Village Clerk at (505) 991-6611 at least four (4) 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.

The proceeding minutes were transmitted to Village Council for the Hearing on November 21, 2024. The Village Council requested changes be made to the minutes and the Village Council voted to approve them as amended. The requested changes are reflected in the proceeding minutes.

The amendments are:

1. Capitalize Bosque Farms under Departmental Reports, Clerk, Item 19.