



VILLAGE OF LOS LUNAS
REGULAR COUNCIL MEETING AGENDA
Thursday, June 25, 2026 | 6:00PM
Council Chambers | 660 Main Street
Los Lunas, NM, 87031

ATTENTION:

Village Council meetings are also streamed live via Microsoft TEAMS. You may connect with codes that are available on our website (www.loslunasnm.gov) and/or <https://www.loslunasnm.gov/meeting>.

The Village of Los Lunas Council is pleased to have residents of the community take time to attend Village Council Meetings. Attendance and participation is encouraged. Individuals wishing to be heard during Public Input and Public Hearing proceedings are encouraged to be prepared and will be ***limited to three (3) minutes*** to allow everyone the opportunity to be heard. *Public comments are expected to be constructive and devoid of character assassination.* Questions raised on non-agenda items may be answered at a later date to facilitate proper research. Written comments are welcome and should be given to the Village Administrator prior to the start of the meeting. Written materials will not be accepted during regular agenda items in the interest of time.

Please turn off or mute all electronic devices during the meeting. Your cooperation is appreciated.

- Call Meeting to Order
- Pledge of Allegiance
- Public Input Forum

Alex Ochoa **1. Public Hearing: 26-02-R 560 Don Ernesto Ln SW Zone Map Amendment**
TAB 1.
ACTION REQUESTED OF COUNCIL: Public Hearing/Approve or disapprove.

Alex Ochoa **2. Public Hearing: Teofilo's Restaurante 144 Main St NW Liquor License**
TAB 2.
ACTION REQUESTED OF COUNCIL: Public Hearing/Approve or disapprove.

Michael Jaramillo **3. Relocation Agreement between the Village of Los Lunas and Public Service Company of New Mexico (PNM)**
TAB 3.
ACTION REQUESTED OF COUNCIL: Approve or disapprove.

Cheryl Cates **4. Resolution 26-09 - Acceptance and Approval of the Fiscal Year 2025 Audit**
TAB 4.
ACTION REQUESTED OF COUNCIL: Approve or disapprove.

Brittany Armijo **5. Resolution 26-11 Adopting the 2028-2032 Infrastructure Capital Improvement Plan (ICIP)**
TAB 5.
ACTION REQUESTED OF COUNCIL: Approve or disapprove.

If you are an individual with a disability who needs a reader, amplifier, 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 Deputy Clerk five (5) days prior to the meeting or hearing at (505) 839-3840.

Gregory Martin

6. Appoint Voting Delegate & Alternate – 2026 New Mexico Municipal League (NMML) Annual Conference

TAB 6.

ACTION REQUESTED OF COUNCIL: Approve or disapprove.

Gregory Martin

7. Agreement between Valencia County and the Village of Los Lunas to provide housing and care of municipal detainees.

TAB 7.

ACTION REQUESTED OF COUNCIL: Approve or disapprove.

8. Executive Session – pursuant to NMSA 1978 Section §10-15-1(H), the following matters may be discussed in closed session:

TAB 8.

- a. Hire Division Chief of Emergency Management & Fire Prevention/Fire Marshal – Fire Department
- b. Hire DWI Compliance Coordinator – LDWI Division – Administration Department
- c. Hire Permit Technician – Planning Division – Community Development Department
- d. Hire Utility Billing Specialist – Utility Billing Division – Finance Department
- e. Hire three (3) Utility Billing Clerks – Utility Billing Division – Finance Department
- f. Hire Lead Construction Inspector – Public Works Department
- g. Hire Streets Laborer – Streets Division – Public Works Department

9. Approval of Minutes.

TAB 9.

- a. Minutes from June 11, 2026, Council Meeting.

10. Adjournment.



VILLAGE COUNCIL AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Title: 26-02-R 560 Don Ernesto Ln SW Zone Map Amendment

Presenter: Alex Ochoa

Department: Community Development

Meeting Date: Click or tap to enter a date.

Action Requested: ☒ Approval/Disapproval ☐ Informational
☒ Public Hearing ☐ Other

OVERVIEW/ ANALYSIS

The applicant is requesting a zone change from A-R to R-R in order to develop the parcel into 3 separate parcels for the construction of single-family dwellings.

POSSIBLE ACTIONS

- Approve item
- Approve item, with changes
- Deny item
- Postpone item to a future meeting (direct staff to conduct further research)
- Table item for future discussion (direct staff to conduct further research)
- No action at this time

STRATEGIC PRIORITIES ALIGNMENT

- ☐ I-25 Interchange/Los Lunas Boulevard Corridor Project
- ☐ Quality of Life Improvements
- ☐ Infrastructure Improvements
- ☐ Economic Development
- ☐ Personnel
- ☒ N/A

BUDGET IMPACT

N/A

LEGAL REVIEW

- ☐ Yes, by:
- ☒ Not applicable

ATTACHMENTS

Council Agenda Packet to include:

- Staff Report and Review
- Supporting Documents
- Planning and Zoning Commission Recommendation
- Draft Ordinance



STAFF REPORT

Village of Los Lunas Community Development

PROPERTY INFORMATION

Project Name: 26-02-R
Applicant Name: Ranchos Don Ernesto LLC
Property Address: 560 Don Ernesto Ln SW

Application Date: 04/23/26
Application Type: Zone Map Amendment
P & Z Hearing Date: 06/03/26
Council Hearing Date: 06/25/26

Property Owner: Ranchos Don Ernesto LLC

Legal Description: Subd: PROPERTY OF RANCHOS DON ERNESTO, LLC Tract: 1B3 S: 28 T: 7N R: 2E 1.72 ACRES PLAT M-520

Summary of Applicant's Explanation of Request:

The applicant is requesting a zone change from A-R to R-R in order to develop the parcel into 3 separate parcels for the construction of single-family dwellings.

Proposed Use:

Single-family residential dwellings.



ZONING INFORMATION

Council District: 3 | Councilor Matthew D. Chavez
Current Zoning: A-R
Zoning to the North: A-R | SFD
Zoning to the South: A-R | SFD

Flood Zone: X
Area Plan: N/A
Current Land Use: AG
Zoning to the East: R-1 | SFD
Zoning to the West: A-R | Vacant

NEIGHBORHOOD INPUT

Publication: Valencia County News-Bulletin
05/14/26

Certified Mail: 200ft.

Neighborhood Input: The Community Development Department has received 0 calls or letters in favor and 0 calls or letters in opposition of the request.

STAFF COMMENTS

***Municipal Code:** Compliant

***Comprehensive Plan:** Compliant

Staff reviewed the application and included comments in agenda packet.

*Staff reviews certain aspects of the Village of Los Lunas Municipal Code (completeness of application, conformance with land use plan, conformance with comprehensive plan, etc.). The review is prepared prior to the scheduled public hearing in which additional evidence may be presented. Evidence provided may or may not support staff's determination on whether an application is or is not compliant with the Municipal Code and other applicable documents. Depending on the case, the Planning and Zoning Commission and/or Village Council has the final decision based on all evidence submitted.

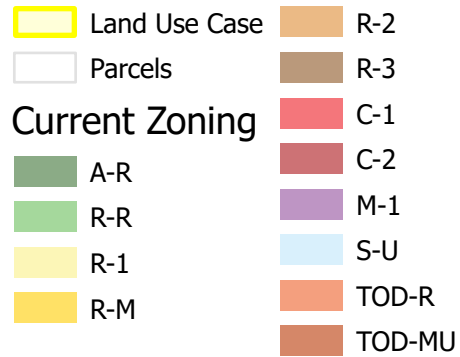
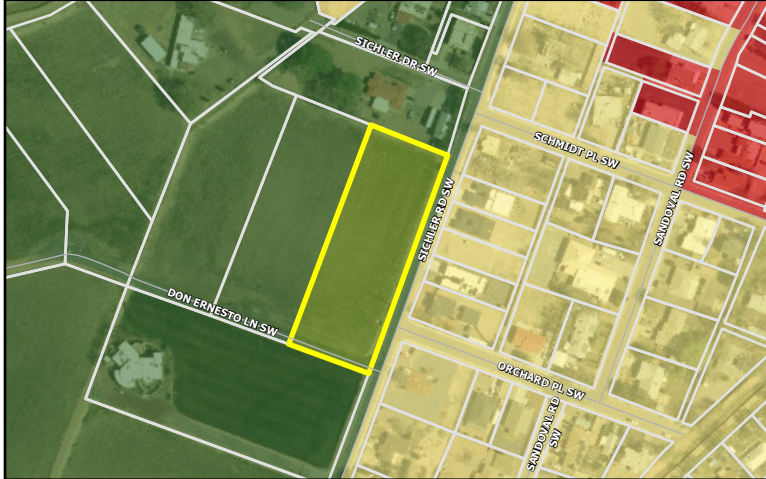
PLAN SET

PROPOSED LOT SPLIT

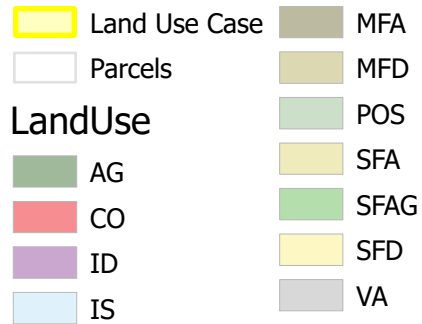
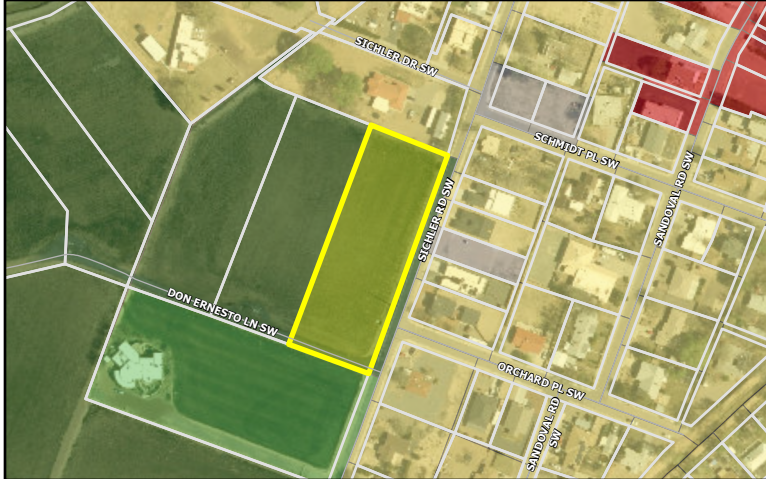
Property of Ranchos Don Ernesto LLC
R303039 / 1009038135348
Parcel 1B3 as filed with Valencia County Clerk Cabinet M, Page 520



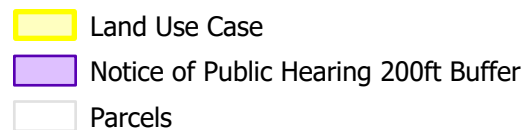
ZONING MAP



LAND USE MAP



NOTICE OF PUBLIC HEARING MAP





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COMMUNITY DEVELOPMENT DEPARTMENT

ZONE CHANGE REQUEST STAFF REVIEW

Project Name: 26-02-R
Project Address: 560 Don Ernesto Ln SW
Project Status: Proposed
Scheduled P&Z Hearing Date: 6/3/2026
Scheduled Council Hearing Date: 6/25/2026
***Staff Review Completed:** 5/5/2026

Zoning Request: Zone map amendment from A-R to R-R
Current Zoning: A-R
Proposed Zoning: R-R
Proposed Use: Single-Family Residential Dwellings

Applications, Permitting, and Enforcement:

This application is for a Zone Map Amendment from A-R to R-R to allow for the subdivision of the parcel into three parcels for single-family detached dwellings. Village records show that a Minor Subdivision to subdivide into four parcels and create a 10-foot public utility easement was requested, approved and recorded in November of 2011. In November of 2020, Chris Sichler, on behalf of Ranchos Don Ernesto, LLC, submitted a Minor Subdivision application to subdivide and dedicate a right-of-way, but the application was withdrawn before Village Council heard the request. In August of 2021, Chris Sichler, on behalf of Ranchos Don Ernesto, LLC, submitted a Summary Plat to subdivide parcel 1B1 and 1B2 to create three new parcels.

On April 23, 2026, the applicant, Ranchos Don Ernesto, LLC, submitted a Zone Map Amendment application to request a change of zone from A-R to R-R to prepare to subdivide the Tract 1B3 from one to three, to prepare for the development of single-family detached dwellings.

The Planning and Zoning Commission heard this application on June 3, 2026, and unanimously recommended approval as presented.

Code Enforcement Concerns:

At the time of application submittal, Code Enforcement has no violations or citations regarding the subject property.

Applicable Codes:

17.06.030 Zone Districts Established

The zone districts and overlay zones listed in Table 17.06.030(1) are hereby established. These zone districts shall have the boundaries shown on the Official Zoning Map, be maintained in electronic format by the Village Community Development Department, and available for viewing on the Village of Los Lunas website.



A. The zone districts are categorized into six types, including residential zone districts; commercial and office zone districts; industrial and manufacturing zone districts; transit-oriented zone districts; special use district; and Main Street overlay districts.

B. The overlay zone districts supplement, but do not replace, the underlying zone districts. Where there is a conflict between the provisions of a zone district and the provisions of an overlay zone see Section 17.04.090.

17.06.040 Residential Zone Districts

A. Agricultural and Residential Zone District (A-R):

The purpose of the A-R zone district is to accommodate and encourage agricultural and rural residential land uses on large lots where residents engage in agricultural, horticultural, and animal husbandry activities; and in areas served by public water and sewer facilities or as applicable in consultation with the Public Works Department.

Table 17.06.040(1): A-R Zone District Dimensional Standards	
Lot size, minimum	1 acre (43,560 square feet)
Lot width, minimum	100 feet
Front setback, minimum	25 feet
Rear setback, minimum	25 feet
Side setback, minimum	10 feet
Building height, maximum	30 feet

A-R District Standards.

- i. A maximum of one primary dwelling unit shall be allowed on an A-R zoned lot.
- ii. Accessory structures shall be allowed on an A-R zoned lot provided they meet the setback standards listed in Table 17.06.040(1) and separation standards contained in Section 17.10.060(B) Accessory Structure.
- iii. One accessory dwelling unit (ADU) shall be allowed on an A-R zoned lot provided it meets the setback standards in Table 17.06.040(1) and the standards listed in Section 17.10.060(A) Accessory Dwelling Unit.

B. Rural Residential (R-R):

The purpose of the R-R zone district is to accommodate and encourage agricultural and rural residential land use on large lots in areas served by public water and sewer facilities.

Table 17.06.040(2): R-R Zone District Dimensional Standards	
Lot size, minimum	½ acre (21,780 square feet)
Lot width, minimum	75 feet
Front setback, minimum	25 feet
Rear setback, minimum	20 feet
Side setback, minimum	10 feet
Building height, maximum	30 feet

R-R District Standards.

- i. A maximum of one primary dwelling unit shall be allowed on an R-R zoned lot.
- ii. Accessory structures shall be allowed on an R-R zoned lot provided they meet the



setback standards in Table 17.06.040(2) and separation standards listed in Section 17.10.060(B) Accessory Structure.

- iii. One accessory dwelling unit (ADU) shall be allowed on an R-R zoned lot provided it meets the setback standards in Table 17.06.040(2) and the standards listed in Section 17.10.060(A) Accessory Dwelling Unit.

Authority:

Zone Map Amendment.

An application for a Zone Map Amendment shall be submitted to the Community Development Department for review and recommendation by the Planning and Zoning Commission and final action by the Village Council. These procedures shall also apply to an application for a Special Use. However, in cases where an existing Special Use has a proposed change in land use, a project to add, remove, alter, or expand any structures or site infrastructure such as parking, drive isles, ponding, and similar a new application shall be submitted to the Community Development Department.

An application for a Zone Map Amendment shall be approved if it meets all of the following criteria:

1. The application is considered complete; and,

Staff Comment: The application submitted is considered complete per the requirements of the Municipal Code.

2. The property meets the minimum lot size of the requested zone district;
 - a. If the premises consists of multiple lots, they shall be combined through a subdivision procedure to meet, at least, the minimum standard: and,

Staff Comment: The R-R zone requires a minimum lot size of 21,780 sq/ft (approximately 0.5 acre). The subject property is approximately 1.75 acre. If the zone amendment is approved, any lot created would have to meet the minimum requirements of the zone.

3. The Zone Map Amendment shall not cause a significant adverse impact on adjacent or nearby properties or materially endanger the public health, safety, or welfare; and,

Staff Comment: There is nothing in the application to indicate this will be case.

4. The Zone Map Amendment shall be in general conformance with the goals and policies within the Comprehensive Plan and/or other plans adopted by Village Council; and,

Staff Comment: Future land use shows this property remaining agricultural residential (A-R); however, the properties in the general area are residential, with a mix of R-1, and future land use showing Mixed Use Residential and Single-Family Detached Residential uses.

5. The existing zone district is inappropriate because:

- a. There was a mapping error when the existing zoning district was applied to the subject property; or



Staff Comment: This does not appear to be the case for this property.

b. There has been a significant change in neighborhood or community conditions relevant to the subject property; or

Staff Comment: The area has continued to develop as a mix of single family residential and continued agricultural uses.

c. A different zone district is more beneficial to the Village social, economic, or environmental interests than the existing zoning district; or

Staff Comment: The proposed R-R zone would allow for smaller lots and the development of more single family structures than the A-R zone would allow.

d. The zone district boundary divides a lot into two or more zoning districts thereby making development of the subject property difficult.; and,

Staff Comment: N/A

6. The permissive or conditional uses allowed in the requested zone shall not be harmful to adjacent or nearby properties unless the applicable Supplementary Standards for Specific Uses or conditions imposed by the Planning and Zoning Commission or Village Council adequately mitigate those impacts: and,

Staff Comment: The permissive and conditional uses in the A-R and R-R zones are similar. However, the R-R zone is not designed for larger agricultural uses as with the A-R zone.

7. Financial gain or loss to the applicant shall not be the determining factor in the decision whether to approve a Zone Map Amendment: and,

Staff Comment: There is nothing in this application to indicate this is the case.

8. The existing infrastructure adjacent to or in close proximity to the subject property has adequate capacity to serve a proposed development made possible by the Zone Map Amendment or will have adequate capacity once the applicant fulfills their infrastructure obligations per the Development Process Manual: and,

Staff Comment: Prior to subdivision and development on the property, the property owner would need to establish communication with Public Works regarding infrastructure and village utility services.

9. The Zone Map Amendment does not create a spot zone unless the proposed zone clearly facilitates the goals and policies of the Comprehensive Plan and/or other plans adopted by Village Council and meets one of the following criteria:

a. The subject property can function as a transition between zone districts; or



Staff Comment: The subject property does fall on the line between currently zoned R-1 zoned parcels and A-R zoned parcels.

b. The subject property is not suitable for the uses allowed in the existing zone district due to physical constraints, such as topography, traffic, access, or existing land uses adjacent to the subject property.

Staff Comment: There is nothing in the application to indicate this is the case.

Quasi-judicial Hearings/Due Process.

1. Quasi-judicial hearings held by the Planning and Zoning Commission and the Village Council are intended for discretionary decisions that result in changes to property rights or entitlements on a specific property or affecting a small area of the Village.

2. The applicant or agent shall make an appearance of record in a quasi-judicial hearing by being present at such hearing to provide testimony, answer questions, and participate in discussions.

3. All testimony at a quasi-judicial hearing given by Village staff, the applicant and/or agent, and members of the public shall be conducted under oath.

i. Members of the public providing testimony and/or evidence shall provide their full name and physical address.

4. All parties to the application shall be given an opportunity to present evidence and to question witnesses on relevant issues.

5. The decision-making body may impose reasonable limitations on the number of witnesses heard and the nature and length of their testimony.

6. The hearing body may decide to continue the hearing to a future hearing, provided a hearing date is stated, and may keep the hearing open to take additional information up to the point a final decision has been made by the hearing body. No further notice of a continued hearing need be published, except if a period of six weeks or more elapses between hearing dates.

7. A full record of the quasi-judicial hearing shall be created through recording or transcription, which shall be approved by the decision making body at the next scheduled meeting that is in session.

i. The complete record of the quasi-judicial hearing, once approved, shall be made available to the applicant, parties to the application, and interested members of the public.

8. Prior to hearing the application, making a decision, or during an appeal of a decision, the decision-making body shall refrain from:

i. Communicating, directly or indirectly, with any party or party representative in connection with the merits of any application, other than Village staff or the Village attorney.



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ii. Using or relying on any communication, reports, or other materials prepared in connection with the application outside of the Village Planning agenda packet or those made a part of the case record during the quasi-judicial hearing.

9. Inspecting any property applicable to the application individually or with any party or their representative outside of the quasi-judicial hearing.

10. The hearing body shall make findings based exclusively on the record of the application, conformity with this Ordinance and any other approved Village plan or document, and supplemented by any evidence allowed to be introduced at the hearing.

Public Input:

In Favor: 0

Opposed: 0

Documents:

Village of Los Lunas Municipal Code:

https://library.municode.com/nm/los_lunas/codes/code_of_ordinances

Village of Los Lunas Comprehensive Plan:

<https://www.loslunasnm.gov/DocumentCenter/View/11100/Village-of-Los-Lunas-2040-Comprehensive-Plan>

Village of Los Lunas Municipal Zone Code:

https://loslunasnm.gov/DocumentCenter/View/15178/Ordinance-481_Zoning-Code-Update-PDF

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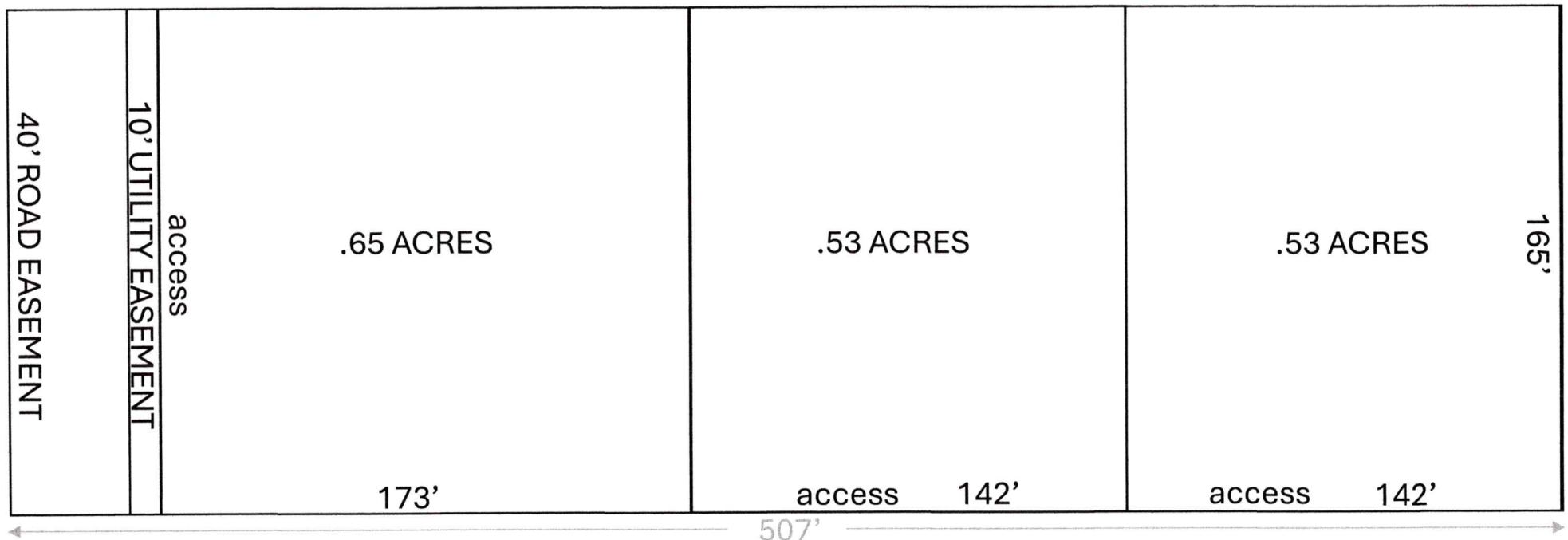
PROPOSED LOT SPLIT

Property of Ranchos Don Ernesto LLC

R303039 / 1009038135348

Parcel 1B3 as filed with Valencia County Clerk Cabinet M, Page 520

560 Don Ernesto Lane



SICHLER ROAD

Scale 1" = 50'



Ronald Saiz
Valencia County Treasurer
P.O. Box 939
Los Lunas, NM 87031-0939

PROPERTY TAX BILL - NOTICIA DE IMPUESTOS DE PROPIEDAD
INCORRECT ADDRESS - PLEASE RETURN TO SENDER

35135*131**G50**0.7915**1/4*****AUTO**ALL FOR AADC 870
RANCHOS DON ERNESTO LLC
PO BOX 66
SAN ANTONIO NM 87832-0066



2025 TAX BILL

(505) 866-2090

To pay online or by phone:

WWW.Co.Valencia.NM.US/226/County-Treasurer

1 (877) 690-3729

Jurisdiction Code 4111

ACCOUNT #

R303039

PARCEL #

1009038135348

Contact your Mortgage/Escrow to Confirm Payment

School District: LL01_NR

Subd: PROPERTY OF RANCHOS DON ERNESTO, LLC Tract: 1B3 S: 28T: 7N R: 2E 1.72 ACRES PLAT M-520



Go Paperless

Notices Online & ePay

AUTHORIZATION CODE

VAL-N7DCEAGP

PLEASE READ REMEDIES
AVAILABLE TO THE
TAXPAYERS AND TAXING
AUTHORITIES ON
THE BACK PAGE.

LL01_NR ◀ NET TAXABLE VALUES WILL BE ALLOCATED
TO THE GOVERNMENTAL UNITS IN SCHOOL DISTRICT

TAX RATES ARE EXPRESSED IN DOLLARS PER THOUSAND.
TAXABLE VALUE IS 33 1/3% OF FULL VALUE.

DISTRIBUTION	TAX RATES	TAX AMOUNTS	CLASSIFICATION TYPE	FULL VALUE	TAXABLE VALUE
SCHOOL NON-RES	13.651	3.64	AGRICULTURAL LA	800	267
COUNTY DEBT	0.702	0.19			
COUNTY OPERATIONAL NON-RE	11.850	3.17			
MUNICIPAL DEBT NON-RES	0.655	0.18			
MUNICIPAL OPERATIONAL NON	7.650	2.04			
STATE DEBT- R/NR	1.360	0.36			
UNM VALENCIA BLDG LEVY(2)	0.700	0.19			
UNM VALENCIA BRANCH- NR	1.978	0.53			
MRGCDNR	7.333	1.96			
SWCD	0.250	0.06			
VCAFC	0.500	0.14			
TOTAL 2025 TAX DUE ▶			TOTAL VALUE ▶		
\$12.46			267		

pd ck #
RIDE 1099

10-15-25_v1

PAST DUE TAXES,
IF ANY, MUST BE
PAID BEFORE
ACCEPTING CURRENT
YEAR PAYMENT

YEAR	TAX	INTEREST	PENALTY	PAST DUE AMOUNT



QUITCLAIM DEED

FOR CONSIDERATION PAID, and other good and valuable consideration, the receipt whereof is hereby acknowledged, **Christopher J. Sichler a married man dealing in his sole and separate estate**, whose address is Post Office Box 66, San Antonio, NM 87832, hereinafter referred to as Grantor, do hereby quitclaim unto **Ranchos Don Ernesto, LLC**, whose address is 111 Farm to Market Rd., San Antonio, NM 87832, a Limited Liability Company organized under the laws of the state of New Mexico on February 5, 2009, herein after Grantee, the following lands and property, together with all improvements located thereon, lying in the County of Valencia, State of New Mexico, to wit:

A parcel of land within Projected Section 28, T7N, R2E, NMPM, in the Village of Los Lunas, Valencia County, New Mexico being part of MRGCD Map 173 Tract 10E2A2B2A1A1, also being part of Tract A-1 as designated on Plat filed March 4, 1999 in Cabinet J, No. 265 in the Valencia County Clerk's office, and being more particularly described as follows:

Beginning at corner 1, the SW corner whence the U.S.B.R. Traverse Point B 9-24 bears S 46°41'41" W, a distance of 3811.30 feet;
Thence N 36°43'23" W, a distance of 376.04 feet to corner 2, the NW corner;
Thence N 59°57'00" E, a distance of 428.67 feet to corner 3;
Thence N 72°07'20" E, a distance of 112.38 feet to corner 4;
Thence N 59°40'50" E, a distance of 72.30 feet to corner 5;
Thence N 51°09'50" E, a distance of 2.38 feet to corner 6;
Thence S 40°10'55" E, a distance of 329.50 feet to corner 7;
Thence N 52°29'59" E, a distance of 297.00 feet to corner 8;
Thence S 68°04'53" E, a distance of 7.23 feet to corner 9;
Thence S 52°29'59" W, a distance of 141.03 feet to corner 10;
Thence S 57°22'48" E, a distance of 31.28 feet to corner 11;
Thence S 68°24'30" E, a distance of 371.17 feet to corner 12, the NE corner;
Thence S 19°54'56" W, a distance of 457.56 feet to corner 13, the SE corner;
Thence N 69°55'51" W, a distance of 631.42 feet to corner 14;
Thence S 77°37'18" W, a distance of 289.72 feet to corner 1, the point of beginning.

Also described on the Land Division Survey of Land of Christopher J. Sichler plat, as Parcel 1A, and 1B filed with the Valencia County Clerk, on the 19th Day of December, 2008, in Cabinet L, on Page 1009. The said parcel contains 11.4800 acres more or less.

Prior instrument reference: Book L, Page 1009, of the Records of Socorro County, New Mexico.

Subject to subsequent year taxes, easements, restrictions, and reservations of record or apparent.

With warranty covenants.

WITNESS Grantors hand this 23 day of March, 2009.

Christopher J. Sichler
Christopher J. Sichler/Grantor

ACKNOWLEDGMENT

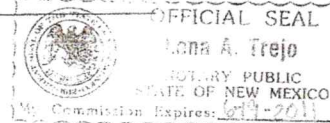
STATE OF)
) :ss
CONUTY OF)

This instrument was acknowledged before me this 23 day of March, 2009, by Christopher J. Sichler, a married man dealing in his sole and separate estate.

My commission expires:
6-19-2011

Lena A. Trejo
Notary Public

VALENCIA COUNTY
SALLY PEREA, CLERK
200903620
Book 363 Pg 3620
1 of 1
03/23/2009 03:15:36
BY SARAGON





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COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

The Village of Los Lunas Planning & Zoning Commission will hold a public hearing at 6:00 p.m. on June 03, 2026, in the Village Council Chambers located at 660 Main St NW, Los Lunas, New Mexico to consider the following application.

CHRIS SICHLER, REPRESENTING RANCHOS DON ERNESTO, LLC, HAS APPLIED FOR A ZONE MAP AMENDMENT FROM A-R TO R-R, FOR THE PROPERTY DESCRIBED AS TRACT: 1B3 S: 28 T: 7N R: 2E 1.72 ACRES PLAT M-520 WITH A STREET ADDRESS OF 560 DON ERNESTO LN SW, FOR THE PURPOSE OF SUBDIVIDING THE LAND FOR SINGLE-FAMILY DWELLINGS WITHIN THE REQUESTED ZONE, R-R. THE SUBJECT PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF SICHLER RD SW AND DON ERNESTO LN SW.

The Village of Los Lunas Council will subsequently hear and decide this case at 6:00 p.m. on June 25, 2026, in the Chambers located at 660 Main St. NW, Los Lunas, NM.

The full agenda will be available no later than 72 hours prior to the scheduled meeting, on the Village website – loslunasnm.gov – and also posted at the Village of Los Lunas Council Chambers.

All persons have a right to attend this public hearing. Property owners who received notice of this hearing by certified mail have legal standing for their opposition or support of the item to be included in the public record. For statements of opposition or support to be included in the agenda packet, they must be received in written form by May 25, 2026, for the Planning and Zoning Commission hearing and June 15, 2026, for the Village Council hearing. Submit written statements in person, via mail or via email to the contact information listed below. Statements can also be made during the public hearings.

Questions? Contact the Village of Los Lunas Community Development Department at (505)352-7659, 660 Main St. NW Los Lunas, NM 87031, or at planning@loslunasnm.gov.

Publish: May 14, 2026

Valencia County News Bulletin

CHARLES GRIEGO
MAYOR

GINO ROMERO
COUNCILOR

JAMES T. RUNYON
COUNCILOR

MATTHEW D. CHAVEZ
COUNCILOR

CHRISTOPHER S. ORTIZ
COUNCILOR

GREGORY D. MARTIN
VILLAGE ADMINISTRATOR

VILLAGE OF LOS LUNAS
660 MAIN ST NW
LOS LUNAS NM 87031
(505)839-3840
benavidezra@loslunasnm.gov

Account: 1002618
Ad Number: 403550

Sales Rep: David Montoya
Words: 320
Lines: 123

Cost of Ad

100.98

Payments

0.00

Total Due

100.98

Class: 3000 LEGAL ADS

SubClass: 3001 GOVERNMENT LEGALS

Valencia County News Bulletin

May 14



NOTICE OF PUBLIC HEARING

The Village of Los Lunas Planning & Zoning Commission will hold a public hearing at 6:00 p.m. on June 03, 2026, in the Village Council Chambers located at 660 Main St NW, Los Lunas, New Mexico to consider the following application.

CHRIS SICHLER, REPRESENTING RANCHOS DON ERNESTO, LLC, HAS APPLIED FOR A ZONE MAP AMENDMENT FROM A-R TO R-R, FOR THE PROPERTY DESCRIBED AS TRACT: 1B3 S: 28 T: 7N R: 2E 1.72 ACRES PLAT M-520 WITH A STREET ADDRESS OF 560 DON ERNESTO LN SW, FOR THE PURPOSE OF SUBDIVIDING THE LAND FOR SINGLE-FAMILY DWELLINGS WITHIN THE REQUESTED ZONE, R-R. THE SUBJECT PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF SICHLER RD SW AND DON ERNESTO LN SW.

The Village of Los Lunas Council will subsequently hear and decide this case at 6:00 p.m. on June 25, 2026, in the Chambers located at 660 Main St. NW, Los Lunas, NM.

The full agenda will be available no later than 72 hours prior to the scheduled meeting, on the Village website - loslunasnm.gov - and also posted at the Village of Los Lunas Council Chambers. All persons have a right to attend this public hearing. Property owners who received notice of this hearing by certified mail have legal standing for their opposition or support of the item to be included in the public record. For statements of opposition or support to be included in the agenda packet, they must be received in written form by May 25, 2026, for the Planning and Zoning Commission hearing and June 15, 2026, for the Village Council hearing. Submit written statements in person, via mail or via email to the contact information listed below. Statements can also be made during the public hearings. Questions? Contact the Village of Los Lunas Community Development Department at (505)352-7659, 660 Main St. NW Los Lunas, NM 87031, or at planning@loslunasnm.gov.

News-Bulletin: May 14, 2026

Owner	CAREOF	OwnerAddre	OwnerCity	OwnerState	OwnerZip	Case
PADILLA TOBIAS		315 N ROMAN ST	NEW ORLEANS	LA	70112	26-02-R_560 Don Ernesto Ln SW_ZC
GARCIA AMANDA SUZANNE		330 SICHLER RD SW	LOS LUNAS	NM	87031	26-02-R_560 Don Ernesto Ln SW_ZC
MADRY M AND N TRUST	MADRY MICHAEL K & MADRY NANCY R TRUSTEE	338 SICHLER RD	LOS LUNAS	NM	87031	26-02-R_560 Don Ernesto Ln SW_ZC
MONNET ELISA M		436 SICHLER RD SW	LOS LUNAS	NM	87031	26-02-R_560 Don Ernesto Ln SW_ZC
HARRIS PATRICIA JEAN		247 SICHLER DR SW	LOS LUNAS	NM	87031	26-02-R_560 Don Ernesto Ln SW_ZC
WESTFALL KATHRYN LEE		243 SICHLER DR SW	LOS LUNAS	NM	87031	26-02-R_560 Don Ernesto Ln SW_ZC
VALENCIA ROBERT E		201 SICHLER DR SW	LOS LUNAS	NM	87031	26-02-R_560 Don Ernesto Ln SW_ZC
MEYER JON & MEYER BENNETTE		436 SCHMIDT PLACE SW	LOS LUNAS	NM	87031	26-02-R_560 Don Ernesto Ln SW_ZC
MCCHESNEY NICHOLAS T & MCCHESNEY KEVIN T & MCCHESNEY KRISTI		414 SICHLER ROAD SW	LOS LUNAS	NM	87031	26-02-R_560 Don Ernesto Ln SW_ZC
M & N MADRY FAMILY TRUST	MADRY MICHAEL K & MADRY NANCY R TRUSTEE	338 SICHLER RD SW	LOS LUNAS	NM	87031	26-02-R_560 Don Ernesto Ln SW_ZC
TRUJILLO JOSEPH E		440 ORCHARD PL SW	LOS LUNAS	NM	87031	26-02-R_560 Don Ernesto Ln SW_ZC
SNIDER ROBERTAND SNIDER DELORES J		477 SICHLER ROAD SW	LOS LUNAS	NM	87031	26-02-R_560 Don Ernesto Ln SW_ZC
COX MARY ANN		304 SICHLER RD	LOS LUNAS	NM	87031	26-02-R_560 Don Ernesto Ln SW_ZC
RANCHOS DON ERNESTO LLC		PO BOX 66	SAN ANTONIO	NM	78832	26-02-R_560 Don Ernesto Ln SW_ZC
HAMMER DOWN CONSTRUCTION LLC		108 CARSON DRIVE	LOS LUNAS	NM	87031	26-02-R_560 Don Ernesto Ln SW_ZC

NOTICE OF HEARING

FOR A ZONE MAP

AMENDMENT

The Village of Los Lunas has received an application requesting a Zone Map Amendment from A-R to R-R for the property described below, for the proposed use of single-family residential dwellings.

Address: 560 Don Ernesto Ln SW

Parcel ID: 1009038135348

Legal Description: Subd: PROPERTY OF RANCHOS DON ERNESTO, LLC Tract: 1B3 S: 28 T: 7N R: 2E 1.72 ACRES PLAT M-520

The Village or Los Lunas Planning & Zoning Commission will hold a public hearing at 6:00 p.m. on **June 3, 2026**, at the Village Council Chambers located at 660 Main St., NW, Los Lunas, NM to hear and decide this case.

The Village of Los Lunas Council will subsequently hear and decide this case at 6:00 p.m. on **June 25, 2026**, in the Chambers located at 660 Main St. NW, Los Lunas, NM.

All persons have the right to appear at this meeting. For more information on this case, you may call the Community Development Department at (505) 839-3842. Refer to File Number: 26-02-R

**NOTICE OF HEARING
FOR A ZONE MAP
AMENDMENT**

The Village of Los Lunas has received an application requesting a Zone Map Amendment from A-R to R-R for the property described below, for the proposed use of single-family residential dwellings.

Address: 540 Don Ernesto Ln SW
Parcel ID: 100963815348
Legal Description: Subd; PROPERTY OF RANCHOS DON ERNESTO, LLC Tract: 1B3 S: 28 T: 7N R: 2E 1.72 ACRES PLAT M-520

The Village or Los Lunas Planning & Zoning Commission will hold a public hearing at 6:00 p.m. on **June 3, 2026**, at the Village Council Chambers located at 660 Main St., NW, Los Lunas, NM to hear and decide this case.

The Village of Los Lunas Council will subsequently hear and decide this case at 6:00 p.m. on **June 25, 2026**, in the Chambers located at 660 Main St. NW, Los Lunas, NM.

All persons have the right to appear at this meeting. For more information on this case, you may call the Community Development Department at (505) 839-3842. Refer to File Number: 26-02-B.



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COMMUNITY DEVELOPMENT DEPARTMENT

May 7, 2026

Ranchos Don Ernesto, LLC
c/o Chris Sichler
PO Box 66
San Antonio, NM 87832
cjsichler@yahoo.com

Page 1 of 2

RE: Zone Map Amendment Application for 560 Don Ernesto Ln SW, Subd: PROPERTY OF RANCHOS DON ERNESTO, LLC Tract: 1B3 S: 28 T: 7N R: 2E 1.72 ACRES PLAT M-520

Dear Mr. Sichler,

This letter is to inform you that the Community Development Department has received your Zone Map Amendment application for a zone change from A-R to R-R.

The Development Review Committee has met regarding your application and has the following comment:

- *Prior to development, please contact Public Works regarding fiber optic infrastructure adjacent to Sichler Rd.*

The Village of Los Lunas Planning & Zoning Commission will hold a public hearing at 6:00 p.m. on June 03, 2026, in the Village Council Chambers located at 660 Main St. NW, Los Lunas, NM to consider your application.

The Village of Los Lunas Council will subsequently hear and decide this case at 6:00 p.m. on June 25, 2026, in the Chambers located at 660 Main St. NW, Los Lunas, NM.

Notice of application must be posted on site and visible from the roadway at least seven days before the public hearing. The notice card is ready for pick up at Village Hall front desk. Please post the notice card on site and send pictures of the posting to planning@loslunasnm.gov no later than May 22, 2026.

Enclosed is a fee grid for the Notices of Public Hearing publications in the Valencia County News-Bulletin and certified mail. Please ensure the fees are paid no later than May 22, 2026.

CHARLES GRIEGO
MAYOR

GINO ROMERO
COUNCILOR

JAMES T. RUNYON
COUNCILOR

MATTHEW D. CHAVEZ
COUNCILOR

CHRISTOPHER S. ORTIZ
COUNCILOR

GREGORY D. MARTIN
VILLAGE ADMINISTRATOR



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COMMUNITY DEVELOPMENT DEPARTMENT

Mr. Chris Sichler

Page 2 of 2

May 7, 2026

Please be prepared to present your case to the Planning and Zoning Commission and Village Council. If you have a visual presentation, please supply it to staff no later than May 22, 2026. Should you have any further questions, please do not hesitate to contact my office at (505)352-7659 or planning@loslunasnm.gov.

Sincerely,

M.E. Ryan

Matthew E. Ryan
Current Planner

CC: Alex Ochoa, ochoaa@loslunasnm.gov; Sonia Walker, walkers@loslunasnm.gov; Theodore Standridge tstandridge@loslunasnm.gov

CHARLES GRIEGO
MAYOR

GINO ROMERO
COUNCILOR

JAMES T. RUNYON
COUNCILOR

MATTHEW D. CHAVEZ
COUNCILOR

CHRISTOPHER S. ORTIZ
COUNCILOR

GREGORY D. MARTIN
VILLAGE ADMINISTRATOR



ZONE MAP AMENDMENT APPLICATION

Community Development Department

VILLAGE OF LOS LUNAS
660 Main Street NW
Los Lunas, NM 87031
(505) 839-3842

1. CONTACT INFORMATION

Applicant(s) or Agent(s) Ranchos Don Ernesto LLC

Address PO Box 66

City San Antonio

State NM

Zip 87832

Email cjsichler@yahoo.com

Phone 505-610-2838

Are you the property owner? ☒ Yes ☐ No *If no, please complete the following section:*

Property Owner(s) _____

Phone _____

Address _____

City _____

State _____

Zip _____

2. PARCEL INFORMATION

PARCEL ONE: Property Identification Number (UPC) R303039 / 1009038135348

Legal Description Property of Ranchos Don Ernesto LLC Tract 1B3

Street Address or Location 560 Don Ernesto Ln., Los Lunas, NM 87031

Acreage 1.72 Lot Width 165 Present Land Use Agriculture Council District 3

PLEASE ATTACH INFORMATION ABOUT ADDITIONAL PARCELS ON A SEPARATE SHEET OF PAPER

3. EXPLANATION OF REQUEST AND PROPOSED USE

Current Zone AR

Proposed Zone RR

Comprehensive Plan Future Land Use Designation AG

Main Street Overlay District? ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ N/A

Are you in the Transit Oriented District area? ☐ Yes ☒ No

Proposed Land Use Residential Home Sites

Please provide a brief explanation:

I would like to divide this property into 3 lots which would be used for upper scale housing.

4. SIGNATURE OF OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):

Accompanying this application are all required documents. I have examined and am familiar with the zoning regulations - Title 17 - as adopted by the Village of Los Lunas. I understand the Village Council will not assume any liability for possible lack of understanding on my part. Application requires public hearings and a fee. I understand that in addition to the application fees listed below, the Village of Los Lunas will subsequently bill the applicant for public notice mailing and newspaper publication costs. **Signatures are required for ALL owners of record for a property proposed for a zone change. Please attach additional signatures on a separate sheet of paper.**

Printed name Rancho's Don Ernesto by Signature CC Sull Date 23 April 26

Printed name Chris Sichler Signature _____ Date _____

OFFICE USE ONLY

Case: 26-2-R 560 Don Ernesto Ln SW

Received Date: 4/23/26

APPLICATION FEE: \$200.00

P & Z REVIEW DATE: 06/03/26
(6:00 pm, Council Chambers, Village Hall Building)

COUNCIL REVIEW DATE: 06/25/26
(6:00 pm, Council Chambers, Village Hall Building)

For Cashier's Use Only

PAID

CK. NO. CC
DATE 4/23/26
RECEIPT #: 1.000058110

Village of Los Lunas
660 Main St NW
PO Box 1209
Los Lunas NM 87031

(505) 839-3841

Receipt No: 1.000058110

Apr 23, 2026

26-02-R
RANCHOS DON ERNESTO
PO BOX 66
LOS LUNAS NM 87031

COMMUNITY DEVELOPMENT PROJECTS	
COMMUNITY DEVELOPMENT PROJECTS	200.00

Total:	200.00
--------	--------

XBP - CREDIT CARDS - UTILITY	
Check No: 312838294	200.00

Payor:	
RANCHOS DON ERNESTO	
Total Applied:	200.00

Change Tendered:	.00
------------------	-----

04/23/2026 11:01 AM

ACCT: XXXXXXXXXXXX
APPROVAL: 312838294

X_____

RANCHOS DON ERNESTO

Attachment to Zone Map Amendment Application

Ranchos Don Ernesto Response to Zone Map Amendment Criteria for 560 Don Ernesto Ln. SW Los Lunas:

i. An application for a Zone Map Amendment shall be approved if it meets all of the following criteria:

a. The application is considered complete.

Yes, the application is complete.

b. The property meets the minimum lot size of the requested zone district.

Yes, the property meets the minimum lot size.

1. If the premises consists of multiple lots, they shall be combined through a subdivision procedure to meet, at least, the minimum standard.

The property is currently one lot.

c. The Zone Map Amendment shall not cause a significant adverse impact on adjacent or nearby properties or materially endanger the public health, safety, or welfare.

The proposed Zone Map Amendment will not cause adverse impact on adjacent properties as many are currently zoned AG or smaller.

d. The Zone Map Amendment shall be in general conformance with the goals and policies within the Comprehensive Plan and/or other plans adopted by Village Council.

The proposed Zone Map Amendment is in conformance with plans adopted by the Village Council.

e. The existing zone district is inappropriate because: **2**

1. There was a mapping error when the existing zoning district was applied to the subject property; or

2. *There has been a significant change in neighborhood or community conditions relevant to the subject property; or*

3. A different zone district is more beneficial to the Village social, economic, or environmental interests than the existing zoning district; or

4. The zone district boundary divides a lot into two or more zoning districts thereby making development of the subject property difficult.

f. The permissive or conditional uses allowed in the requested zone shall not be harmful to adjacent or nearby properties unless the applicable Supplementary Standards for Specific Uses or conditions imposed by the Planning and Zoning Commission or Village Council adequately mitigates those impacts.

Understood.

g. Financial gain or loss to the applicant shall not be the determining factor in the decision whether to approve a Zone Map Amendment.

Understood.

h. The existing infrastructure adjacent to or in close proximity to the subject property has adequate capacity to serve a proposed development made possible by the Zone Map Amendment or will have adequate capacity once the applicant fulfills their infrastructure obligations per the Development Process Manual.

Yes, the infrastructure adjacent to the property has adequate capacity to serve a development which would be made possible by the Zone Map Amendment.

i. The Zone Map Amendment does not create a spot zone unless the proposed zone clearly facilitates the goals and policies of the Comprehensive Plan and/or other plans adopted by Village Council and meets one of the following criteria:

1. The subject property can function as a transition between zone districts; or **The subject property can function as a transition property because adjacent properties are also zoned AG or may even be smaller lot sizes.**

2. The subject property is not suitable for the uses allowed in the existing zone district due to physical constraints, such as topography, traffic, access, or existing land uses adjacent to the subject property.



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COMMUNITY DEVELOPMENT DEPARTMENT

RECOMMENDATION 26-02

Village of Los Lunas
Planning and Zoning Commission

WHEREAS, Chris Sichler, representing Rancho Don Ernesto, LLC, has applied for a Zone Map Amendment from A-R to R-R for the property described as Subd: Property of Ranchos Don Ernesto, LLC Tract: 1B3 S: 28 T: 7N R: 2E 1.72 acres plat M-520, with a street address of 560 Don Ernesto Ln SW, for the purpose of allowing single-family residential dwellings.

WHEREAS, the Commission has held a public hearing and has met the public notice requirements;

NOW THEREFORE COMES THE VILLAGE OF LOS LUNAS PLANNING AND ZONING COMMISSION

Recommending that the Village of Los Lunas Council approve the Zone Change as presented with the following recommendations and findings:

- 1. The application as presented is compliant with the Village Municipal Code and Comprehensive Plan.*

CHARLES GRIEGO
MAYOR

GINO ROMERO
COUNCILOR

JAMES T. RUNYON
COUNCILOR

MATTHEW D. CHAVEZ
COUNCILOR

CHRISTOPHER S. ORTIZ
COUNCILOR

GREGORY D. MARTIN
VILLAGE ADMINISTRATOR



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COMMUNITY DEVELOPMENT DEPARTMENT

June 4, 2026

Ranchos Don Ernesto, LLC
c/o Chris Sichler
PO Box 66
San Antonio, NM 87832
cjsichler@yahoo.com

RE: 26-02-R 560 Don Ernesto Ln SW Zone Map Amendment Application Status

Dear Applicant,

This letter is to inform you that, as scheduled, on June 3, 2026, The Village of Los Lunas Planning and Zoning Commission heard your submitted application referenced above.

The Planning & Zoning Commission has recommended **approval** of the application as presented.

As scheduled, the Village Council will hear and decide the case on June 25, 2026, at the Village Council Chambers located at 660 Main St NW, Los Lunas, NM.

Please be prepared to present your case to the Village Council. If you have an updated visual presentation for the public hearing, please supply it to staff no later than **June 15, 2026**

Should you have any further questions, please do not hesitate to contact my office at (505)352-7659 or planning@loslunasnm.gov.

Sincerely,
M.E. Ryan
Matthew. E Ryan
Current Planner

CC: Michael Jaramillo, jaramillom@loslunasnm.gov; Brittany Armijo, pereab@loslunasnm.gov; Alex Ochoa, ochoaa@loslunasnm.gov; Sonia Walker, walkers@loslunasnm.gov; Mary Askew, askewm@loslunasnm.gov

CHARLES GRIEGO
MAYOR

GINO ROMERO
COUNCILOR

JAMES T. RUNYON
COUNCILOR

MATTHEW D. CHAVEZ
COUNCILOR

CHRISTOPHER S. ORTIZ
COUNCILOR

GREGORY D. MARTIN
VILLAGE ADMINISTRATOR



VILLAGE OF LOS LUNAS

ORDINANCE #481-2026-02

AN ORDINANCE PERMITTING A ZONE CHANGE OF A DESIGNATED AREA WITHIN THE MUNICIPALITY OF THE VILLAGE OF LOS LUNAS, COUNTY OF VALENCIA, STATE OF NEW MEXICO.

WHEREAS, Chris Sichler, representing Rancho Don Ernesto, LLC, has applied for a Zone Map Amendment from A-R to R-R for the property described as Subd: Property of Ranchos Don Ernesto, LLC Tract: 1B3 S: 28 T: 7N R: 2E 1.72 Acres Plat M-520, with a street address of 560 Don Ernesto Ln SW, for the purpose of subdividing the land for single-family residential dwellings;

WHEREAS, the Village of Los Lunas has established a procedure in Ordinance #481 to amend the Comprehensive Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE VILLAGE OF LOS LUNAS, COUNTY OF VALENCIA, STATE OF NEW MEXICO, AS FOLLOWS;

That the zone map amendment from A-R to R-R for the property described as Subd: Property of Ranchos Don Ernesto, LLC Tract: 1B3 S: 28 T: 7N R: 2E 1.72 Acres Plat M-520, with a street address of 560 Don Ernesto Ln SW, be approved based on the following findings:

1. *Council Findings*

PASSED, APPROVED AND ADOPTED by the Governing Body of the Village of Los Lunas this 25TH day of June 2026.

APPROVED:

VILLAGE SEAL:

Charles Griego, Mayor

ATTEST:

Gregory D. Martin, Village Administrator



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COMMUNITY DEVELOPMENT DEPARTMENT

RECOMMENDATION 26-02

Village of Los Lunas
Planning and Zoning Commission

WHEREAS, Chris Sichler, representing Rancho Don Ernesto, LLC, has applied for a Zone Map Amendment from A-R to R-R for the property described as Subd: Property of Ranchos Don Ernesto, LLC Tract: 1B3 S: 28 T: 7N R: 2E 1.72 acres plat M-520, with a street address of 560 Don Ernesto Ln SW, for the purpose of allowing single-family residential dwellings.

WHEREAS, the Commission has held a public hearing and has met the public notice requirements;

NOW THEREFORE COMES THE VILLAGE OF LOS LUNAS PLANNING AND ZONING COMMISSION

Recommending that the Village of Los Lunas Council approve the Zone Change as presented with the following recommendations and findings:

- 1. The application as presented is compliant with the Village Municipal Code and Comprehensive Plan.*

CHARLES GRIEGO
MAYOR

GINO ROMERO
COUNCILOR

JAMES T. RUNYON
COUNCILOR

MATTHEW D. CHAVEZ
COUNCILOR

CHRISTOPHER S. ORTIZ
COUNCILOR

GREGORY D. MARTIN
VILLAGE ADMINISTRATOR



VILLAGE OF LOS LUNAS

ORDINANCE #481-2026-02

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1. *Council Findings*

PASSED, APPROVED AND ADOPTED by the Governing Body of the Village of Los Lunas this 25TH day of June 2026.

APPROVED:

VILLAGE SEAL:

Charles Griego, Mayor

ATTEST:

Gregory D. Martin, Village Administrator



VILLAGE COUNCIL AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Title:

Teofilo's Restaurante 144 Main St NW Liquor License

Presenter:

Alex Ochoa

Department:

Community Development

Meeting Date:

Click or tap to enter a date.

Action Requested:

☒ Approval/Disapproval

☐ Informational

☒ Public Hearing

☐ Other

OVERVIEW/ ANALYSIS

Trois J, LLC dba. Teofilo's Restaurante located at 144 Main St NW, has applied with the New Mexico Regulation & Licensing Department (NMRLD) for a Restaurant A: Beer and Wine, license with on-site premises consumption with patio service. This is a historically approved liquor license where alcohol operations are currently being performed at the proposed premises by a business other than the applicant business.

POSSIBLE ACTIONS

- Approve item
- Approve item, with changes
- Deny item
- Postpone item to a future meeting (direct staff to conduct further research)
- Table item for future discussion (direct staff to conduct further research)
- No action at this time

STRATEGIC PRIORITIES ALIGNMENT

- ☐ I-25 Interchange/Los Lunas Boulevard Corridor Project
- ☐ Quality of Life Improvements
- ☐ Infrastructure Improvements
- ☐ Economic Development
- ☐ Personnel
- ☒ N/A

BUDGET IMPACT

N/A

LEGAL REVIEW

- ☐ Yes, by:
- ☒ Not applicable

ATTACHMENTS

Council agenda packet:

- Staff Report and Review
- Application
- Supplemental documentation



STAFF REPORT

Village of Los Lunas Community Development

PROPERTY INFORMATION

Project Name: Teofilo's_144 Main St NW_LL
Applicant Name: Trois J, LLC
Property Address: 144 Main st NW

Application Date: 5/12/2026
Application Type: Liquor License
P & Z Hearing Date: N/A
Council Hearing Date: 6/25/2026

Property Owner: H&P INVESTMENTS LLC

Legal Description: Tract: 7B S: 28 T: 7N R: 2E 0.50 ACRE MAP 73 TEOFILO'S

Summary of Applicant's Explanation of Request:

Trois J, LLC dba. Teofilo's Restaurante located at 144 Main St NW, has applied with the New Mexico Regulation & Licensing Department (NMRLD) for a Restaurant A: Beer and Wine, license with on-site premises consumption with patio service. This is a historically approved liquor license where alcohol operations are currently being performed at the proposed premises by a business other than the applicant business.

Proposed Use:

Restaurant A: Beer and Wine, license with on-site premises consumption with patio service.



ZONING INFORMATION

Council District: 2 | Councilor Gino Romero
Current Zoning: C-1
Zoning to the North: C-1 | Restaurant
Zoning to the South: C-1 | Luna Mansion, Blake's

Flood Zone: A | X
Area Plan: N/A
Current Land Use: Commercial
Zoning to the East: C-1 | Smoke Shop
Zoning to the West: C-1 | Parking

NEIGHBORHOOD INPUT

Publication: Valencia County News-Bulletin
5/21, 5/28/2026

Certified Mail: 200ft.

Neighborhood Input: The Community Development Department has received 0 calls or letters in favor and 0 calls or letters in opposition of the request.

STAFF COMMENTS

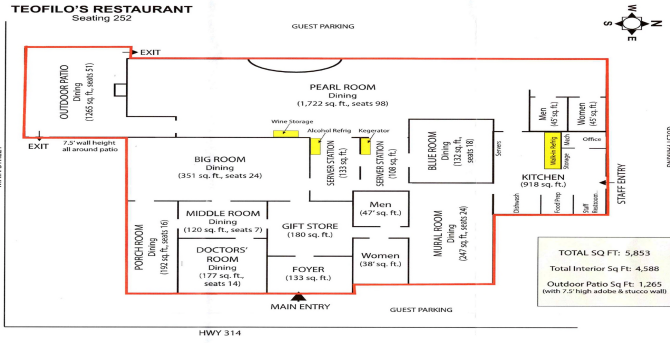
***Municipal Code:** Compliant

***Comprehensive Plan:** Compliant

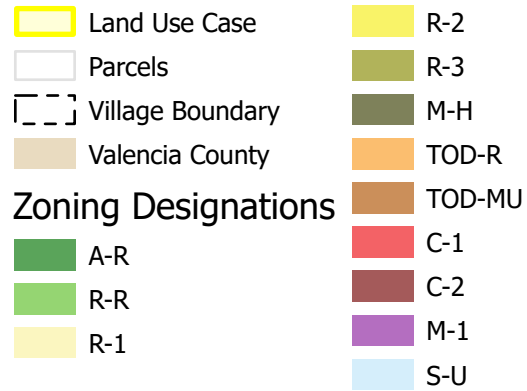
Staff reviewed the application and included comments in agenda packet.

*Staff reviews certain aspects of the Village of Los Lunas Municipal Code (completeness of application, conformance with land use plan, conformance with comprehensive plan, etc.). The review is prepared prior to the scheduled public hearing in which additional evidence may be presented. Evidence provided may or may not support staff's determination on whether an application is or is not compliant with the Municipal Code and other applicable documents. Depending on the case, the Planning and Zoning Commission and/or Village Council has the final decision based on all evidence submitted.

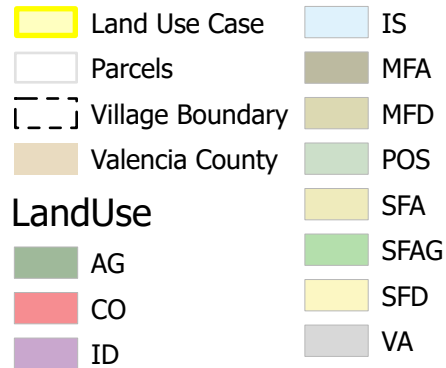
PLAN SET



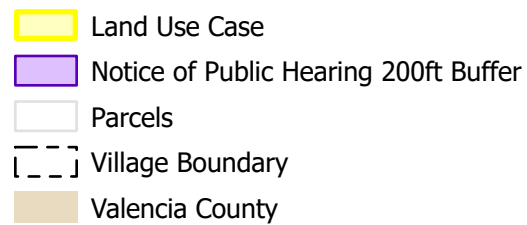
ZONING MAP



LAND USE MAP



NOTICE OF PUBLIC HEARING MAP





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COMMUNITY DEVELOPMENT DEPARTMENT

LIQUOR LICENSE REQUEST STAFF REVIEW

Project Name: Teofilo's 144 Main St NW LL

Project Address: 144 Main St NW

Project Status: Existing Use

Scheduled Council Hearing Date: 6/25/2026

***Staff Review Completed:** 6/16/2026

Request: Restaurant A – beer and wine license with on-premises consumption and with patio service.

Applications, Permitting, and Enforcement:

Trois J, LLC dba. Teofilo's Restaurante located at 144 Main St NW, has applied with the New Mexico Regulation & Licensing Department (NMRLD) for a Restaurant A: Beer and Wine, license with on-site premises consumption with patio service. This is a historically approved liquor license where alcohol operations are currently being performed at the proposed premises by a business other than the applicant business.

The applicant has stated that the nearest church/house of worship or school is more than 1000 feet from the premises, but during the staff review of the application it was determined that the House of my Father Beit Avi learning center is located approximately 235 feet from property line to property line. At the time of this review, it is unknown if worship services take place there. The website is offline and staff were unable to find any contact information.

The applicant has submitted the Village Application for Liquor license and paid the required fees.

At the time of this review the applicant has not paid the required fees for the Notice of Public Hearing and certified mail letters.

Applicable Codes:

5.16.010 - License—Required.

No person shall engage in the sale of alcoholic liquors as retailer, dispenser or club within the municipality of the village without first having obtained a license so to do from the municipality as provided in this chapter.

5.16.030 - License—Qualification.

No license shall be issued to any person or entity who is not qualified therefor under regulations of the Chief, Division of Liquor Control, New Mexico Bureau of Revenue, and who has not already obtained a pertinent license from the Division.

5.16.060 - Waiver of distance requirement between licensed premises for a liquor license and church or school.



A. The council may grant a waiver of the prohibition of a licensed premises within 300 feet of a church or school pursuant to Section 60-6B-10 NMSA 1978, provided:

1. In all zones that allow the sale or service of alcoholic beverages, the waiver is for the operation of a restaurant license as defined in the state Liquor Control Act;
2. A waiver may be requested for the operation of any state license authorized under Chapter 60, Article 6A of the Liquor Control Act; and further provided that;
3. The waiver will not be detrimental to the public health, safety, welfare or morals of the affected neighborhood, including residents;

B. Any person applying for the issuance or transfer of a liquor license shall notify the village council whether the proposed licensed premises is located within three hundred feet of any church or school and whether that person will seek from the city a waiver of the distance requirement.

C. Any person seeking a waiver for a liquor license shall apply for a waiver on a form prescribed by staff, and the Council of the Village of Los Lunas shall approve or disapprove the waiver in accordance with this section after a public hearing and prior to the approval or disapproval of the issuance or transfer of the liquor license.

D. After receiving the application for the waiver, staff shall submit the application for waiver to the Council of the Village of Los Lunas. Council will conduct a public hearing after notice has been provided in accordance with this section and prior to the hearing on the issuance or transfer of the license. Council shall conduct this hearing and accept documentary and testimonial evidence in accordance with such rules of procedure.

E. Notice of the public hearing shall be given in writing, at least fifteen days prior to such hearing, to the applicant and any church or school within three hundred feet of the proposed licensed premises. The notice of hearing shall set forth:

1. The name and address of the applicant;
2. The location of the applicant's proposed licensed premises; and
3. That the applicant has requested a waiver of the three hundred feet distance requirement.

F. A record shall be made of the public hearing.

G. Council, in approving or disapproving the waiver, shall take into consideration the following:

1. The type, attendance, hours of the church and/or school as related to the proposed license operation;
2. Existing natural or man-made barriers or access restrictions between the proposed licensed premises and the school and/or church in question;
3. The recommendation of the school board and/or recognized parent association in the case of a school, and the recommendation of the pastor, rabbi or other religious leader of the affected church;
4. The consistency of such use with the educational, cultural, social, religious, civic and community character of the area in which the license or licenses would be issued;
5. The impact of such license or licenses on other businesses, residents, schools or churches in the area in question;
6. The number and type of other applicants and/or licensed premises in the area;
7. Previous experience with similar licensed establishments in the area or similar areas;



8. The impact of the license on the area, including but not limited to crime, traffic control and regulation, fire protection, planning and zoning, parking, or other village ordinances, and the impact on the village concerning the enforcement of the same;
9. The type of structure, the exact location and the exact times of operation proposed by the applicant;
10. Previous experience with the applicant's operation of a liquor establishment, if any;
11. The benefit to the community or furtherance of village policy;
12. Any other relevant information.

H. Council shall also consider information solicited from the Police Department and the fire department. The information from those city agencies shall be provided to council at least seven days prior to the hearing on the waiver and made available to the applicant and members of the public at least five days prior to the hearing on the waiver.

I. If council approves the waiver, council may approve or disapprove the issuance or transfer of the license.

J. Any person aggrieved by any decision made by council as to the waiver may appeal to the district court by filing a petition in that court within 30 days from the date of the decision. The decision of council shall continue in force, pending a reversal or modification by the District Court, unless otherwise ordered by the court for good cause shown.

(Ord. 79 §§ 6, 7, 1968)

(Ord. No. 377, 7-12-2012)

Authority:

The Director of the Alcoholic Beverage Control Division has granted Preliminary Approval of the application. The application has been sent to the Local Option District for approval or disapproval of the liquor license.

Per the New Mexico Regulation and Licensing Department letter, “if the governing body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license”.

Public Input:

In Favor: 0

Opposed: 0

Documents:

Village of Los Lunas Municipal Code:

https://library.municode.com/nm/los_lunas/codes/code_of_ordinances

Village of Los Lunas Comprehensive Plan:

<https://www.loslunasnm.gov/DocumentCenter/View/11100/Village-of-Los-Lunas-2040-Comprehensive-Plan>



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COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

The Village of Los Lunas Council will hold a public hearing at 6:00 p.m. on June 25, 2026, in the Village Council Chambers located at 660 Main St. NW, Los Lunas, NM to consider the following application:

JOHNNAH TORRES, REPRESENTING TROIS J, LLC DBA TEOFILO'S RESTAURANTE, HAS APPLIED FOR A LIQUOR LICENSE FOR THE PROPERTY DESCRIBED AS TRACT: 7B S: 28 T: 7N R: 2E 0.50 ACRE MAP 73 TEOFILO'S, WITH A STREET ADDRESS OF 144 MAIN ST NW, FOR THE PURPOSE OF A RESTAURANT A – BEER AND WINE LICENSE WITH ON-PREMISES CONSUMPTION AND WITH PATIO SERVICE. THE SUBJECT PROPERTY IS LOCATED WEST OF HIGHWAY 314 NW AND NORTH OF MAIN ST NW.

The full agenda will be available no later than 72 hours prior to the scheduled meeting, on the Village website – loslunasnm.gov – and also posted at the Village of Los Lunas Council Chambers.

All persons have a right to attend this public hearing. For statements of opposition or support to be included in the agenda packet, they must be received in written form by June 15, 2026, for the Village Council hearing. Submit written statements in person, via mail or via email to the contact information listed below. Statements can also be made during the public hearings. Questions? Contact the Village of Los Lunas Community Development Department at (505)352-7659, 660 Main St. NW Los Lunas, NM 87031, or at planning@loslunasnm.gov.

Publish: May 28, 2026, June 4, 2026
Valencia County News Bulletin

CHARLES GRIEGO
MAYOR

GINO ROMERO
COUNCILOR

JAMES T. RUNYON
COUNCILOR

MATTHEW D. CHAVEZ
COUNCILOR

CHRISTOPHER S. ORTIZ
COUNCILOR

GREGORY D. MARTIN
VILLAGE ADMINISTRATOR

ALBUQUERQUE JOURNAL

Dept 880697
PO Box 29650
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 05/21/2026

Account: 1002618
Name: VILLAGE OF LOS LUNAS
Company: VILLAGE OF LOS LUNAS
Address: 660 MAIN ST NW
LOS LUNAS, NM 87031
Telephone: (505)839-3840

Ad ID: 412340
Description:
Run Dates: 05/28/2026 - 06/04/2026
Class: 3001
Orig User: master
Words: 245
Lines: 59
Agate Lines: 84
Depth: 5.98
Blind Box:

Total Ad Cost \$124.31
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	05/28/2026	06/04/2026	2	115.50

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The full agenda will be available no later than 72 hours prior to the scheduled meeting, on the Village website - loslunasnm.gov - and also posted at the Village of Los Lunas Council Chambers. All persons have a right to attend this public hearing. For statements of opposition or support to be included in the agenda packet, they must be received in written form by June 15, 2026, for the Village Council hearing. Submit written statements in person, via mail or via email to the contact information listed below. Statements can also be made during the public hearings. Questions? Contact the Village of Los Lunas Community Development Department at (505)352-7659, 660 Main St. NW Los Lunas, NM 87031, or at planning@loslunasnm.gov.

Journal: May 28 and June 4, 2026.

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Owner	CAREOF	FullOwnerA	OwnerAddre	OwnerCity	OwnerState	OwnerZip	Case
120 MAIN LLC	LEAHIGH TERI & LEAHIGH MARK	120 MAIN STREET, LOS LUNAS, NM 87031	120 MAIN STREET	LOS LUNAS	NM	87031	Teofilo's_144 Main St NW_LL
OTERO JAMES T TRUST	OTERO JAMES T TRUSTEE	6 KING CT, LOS LUNAS, NM 87031	6 KING CT	LOS LUNAS	NM	87031	Teofilo's_144 Main St NW_LL
MITCHELL DENNY & MITCHELL HOPE		103 MAIN ST SE, LOS LUNAS, NM 87031	103 MAIN ST SE	LOS LUNAS	NM	87031	Teofilo's_144 Main St NW_LL
LOS LENTES 19 LLC		PO BOX 3041, LOS LUNAS, NM 87031	PO BOX 3041	LOS LUNAS	NM	87031	Teofilo's_144 Main St NW_LL
SANCHEZ TOMMY R		PO BOX 1221, LOS LUNAS, NM 87031	PO BOX 1221	LOS LUNAS	NM	87031	Teofilo's_144 Main St NW_LL
TELLES JACOB R		198 CALLE DE LAS FAMILIAS NW, LOS LUNAS, NM 87031	198 CALLE DE LAS FAMILIAS NW	LOS LUNAS	NM	87031	Teofilo's_144 Main St NW_LL
MENINI RUDOLPH II		PO BOX 697, LOS LUNAS, NM 87031	PO BOX 697	LOS LUNAS	NM	87031	Teofilo's_144 Main St NW_LL
YOUNG DANNY DELBERT		201 CALLE DE LAS FAMILIAS, LOS LUNAS, NM 87031	201 CALLE DE LAS FAMILIAS	LOS LUNAS	NM	87031	Teofilo's_144 Main St NW_LL
ARAGON RONALD & ARAGON DOROTHY		1151 CRESTVIEW DR, LOS LUNAS, NM 87031	1151 CRESTVIEW DR	LOS LUNAS	NM	87031	Teofilo's_144 Main St NW_LL
H & P INVESTMENTS LLC		PO BOX 1756, LOS LUNAS, NM 87031	PO BOX 1756	LOS LUNAS	NM	87031	Teofilo's_144 Main St NW_LL
PHAM HUNG TAN & DANG CHI THI		3612 CHELWOOD BLVD NE, ALBUQUERQUE, NM 87111	3612 CHELWOOD BLVD NE	ALBUQUERQUE	NM	87111	Teofilo's_144 Main St NW_LL
MARTINEZ ANDREW & CORONADO JESUS		203 HIGHWAY 314, LOS LUNAS, NM 87031	203 HIGHWAY 314	LOS LUNAS	NM	87031	Teofilo's_144 Main St NW_LL
BLAKES LOTABURGER LLC	TETON OUTDOOR PRODUCTS	3205 RICHMOND DR NE, ALBUQUERQUE, NM 87107	3205 RICHMOND DR NE	ALBUQUERQUE	NM	87107	Teofilo's_144 Main St NW_LL
MARTINEZ ANDREW MARK & CORONADO JESUS		203 HIGHWAY 3149, LOS LUNAS, NM 87031	203 HIGHWAY 3149	LOS LUNAS	NM	87031	Teofilo's_144 Main St NW_LL
J LIGHT LLC		PO BOX 1172, LOS LUNAS, NM 87031	PO BOX 1172	LOS LUNAS	NM	87031	Teofilo's_144 Main St NW_LL



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COMMUNITY DEVELOPMENT DEPARTMENT

5/27/2026

Trois J, LLC.
c/o Johnnah Torres
P.O. Box 1756
Los Lunas, NM 87031
johnnaht@gmail.com

RE: Liquor License Application for 144 Main St NW, Los Lunas, NM 87031

Dear Ms. Torres,

This letter is to inform you that the Community Development Department has received your Liquor License application.

The Village of Los Lunas Council will hear and decide this case at 6:00 p.m. on June 25, 2026, in the Chambers located at 660 Main St. NW, Los Lunas, NM.

Enclosed is a fee grid for the Notices of Public Hearing publications in the Valencia County News-Bulletin and certified mail. Please ensure the fees are paid no later than June 12, 2026.

Please be prepared to present your case to Village Council. If you have a visual presentation, please supply it to staff no later than June 24, 2026.

Should you have any further questions, please do not hesitate to contact my office at (505)352-7658 or planning@loslunasnm.gov.

Sincerely,

M.E. Ryan

Matthew E Ryan
Current Planner

CC: Alex Ochoa, ochoaa@loslunasnm.gov; Sonia Walker, walkers@loslunasnm.gov

Enclosed: Fee Grid

CHARLES GRIEGO
MAYOR

GINO ROMERO
COUNCILOR

JAMES T. RUNYON
COUNCILOR

MATTHEW D. CHAVEZ
COUNCILOR

CHRISTOPHER S. ORTIZ
COUNCILOR

GREGORY D. MARTIN
VILLAGE ADMINISTRATOR



May 12, 2026

Certified Mail No.: 7021 2720 0001 2204 5531

Village of Los Lunas

Gregory Martin, Village Administrator
660 Main Street, NW
Los Lunas, NM 87031

Lic. No. /Appl. No.: BLA-0000016315
Name of Applicant: Trois J, LLC
Doing Business As: Teofilo's Restaurante
Proposed Location: 144 Main St., Los Lunas NM 87031

The Director of the Alcoholic Beverage Control Division (ABC) has reviewed the referenced Application and granted **Preliminary Approval**. It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

Notice of the Public Hearing required by the Liquor Control Act **shall be given by the governing body by publishing a notice** of the date, time, and place of the hearing **twice during the 30 days prior to hearing** in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing. Both publications must occur before a hearing can be conducted.** The notice shall include:

- (A) Name and address of the Applicant/Licensee.
- (B) The action proposed to be taken.
- (C) The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

While the law states that “within forty-five (45) days after receipt of a Notice from the Alcoholic Beverage Control, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or license”, we recognize the potential for conflict between the requirement for publication of 30-day notice and the 45-day hearing requirement.

With that in mind, when a local governing body receives a liquor license application from ABC, that governing body has a couple of options:

- 1) Hold a hearing on the license application within the statutory time frame of forty-five (45) days, as required by the Liquor Control Act, and comply with all other statutory and regulatory procedures and notify ABC of your decision within thirty (30) days of the hearing.
- 2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and regulatory procedures. After the extension is granted and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing.

ABC has no preference in the option you choose.

The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made** of the hearing.

THE APPLICANT IS SEEKING A RESTAURANT A – BEER AND WINE LICENSE WITH ON PREMISES CONSUMPTION AND WITH PATIO SERVICE.

Within thirty (30) days after the Public Hearing, the governing body shall notify ABC of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

If the Governing Body disapproves of the issuance or transfer of the license, it shall notify ABC within thirty (30) days, setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to ABC with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,

Trinidad Alderete

Digitally signed by Trinidad
Alderete
Date: 2026.05.12 10:14:50 -06'00'

Trinidad Alderete

Hearing Officer

NM Regulation & Licensing Department

Alcoholic Beverage Control Division

Phone: (505) 469-3172

Email: trinidad.alderete@rld.nm.gov

Enclosures:

1. Page 1 (Business Information Page) (*must be signed and returned w/notices of publication*)
2. Page 2 of the Application (Premises Information Page)
3. Copy of the Zoning Statement
4. Copy of Floor Plan



Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000016315



Business Information

Business Information

Business Name: Trois J LLC
Business Structure: Limited Liability Company
State Tax ID Number: XX-XXXXX5-00-3
Business Email: teofilosrestaurant@gmail.com

Type of Business: Alcohol
FEIN: XX-XXX6743
Business Phone: 5058655511

Contact Person Information

Contact Person Name: Johnnah Torres
Contact Person Email: johnnaht@gmail.com

Contact Person Phone: 5054591224

Business Mailing Address

Mailing Street: PO Box 1756
Mailing State: NM
Mailing Country: US

Mailing City: Los Lunas
Mailing Zip Code: 87031

Local Option District Use Only: Local Governing Body of _____ City, County, Village

Public Hearing held on _____ 20_____. Please check one: ☐ Approved ☐ Disapproved

Signature of City/County Official: _____ Title: _____

Alcoholic Beverage Control Division Use Only: ☐ Approved ☐ Disapproved _____

Signed by Director: _____ Date: _____



Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000016315



Premises Information

Premises DBA

Premises Doing Business As (DBA): Teofilo's Restaurante

Proposed Premises Physical Address

Physical Street: 144 Main St.,

Physical Zip Code: 87031

Physical County: Valencia

Local Option District: Valencia County

Physical City: Los Lunas

Physical State: New Mexico

"Local Option District" means a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality that falls within a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality of over five thousand population that has independently voted to approve the sale, serving or public consumption of alcoholic beverages under the terms of the Liquor Control Act or any former act.

Ownership

The land and building which is proposed to be the licensed premises is: Owned by Applicant

The following information is required to ensure the issuance of a license to this location will not result in the violation of a county or municipal ordinance.

Zoning

Is the proposed premises location zoned? Yes

You will be required to upload "Copy of Zoning Statement" issued by the local municipality or county. If not applicable, you will be required to upload "Copy of Zoning Statement" or Letter from local government to indicate that there is no zoning for the proposed location.

Specify the zone for proposed premises location (example C-1): C-1

Distance from nearest School

Name of School: Katherine Gallegos Elementary School

School City: Los Lunas

School Zip Code: 87031

School Distance (in feet): More than 1000

Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the school.

School Street: Don Pasqual Rd

School State: New Mexico

School Country: United States

Distance from nearest Church

Name of Church: San Clement

Church City: Los Lunas

Church Zip Code: 87031

Church Distance (in feet): More than 1000

Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the church.

Church Street: Luna Ave. NE

Church State: New Mexico

Church Country: United States



Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000016315



Premises Information 2

Please specify the appropriate option for the premises that you have specified in the application?

- ☐ A license has never been issued to the location of the proposed premises.
- ☐ A license was once issued to the location of the proposed premises but is no longer being operated at the location.
- ☐ Alcohol operations are currently being performed at the proposed premises by the applicant business.
- ☒ Alcohol operations are currently being performed at the proposed premises by a business other than the applicant business.

Please provide more details for the option selected in above question?

You can specify more details such as license has become expired non-renewable, business ownership has changed, planning to extend operations of existing premises or planning to buy premises etc.

Ownership Change

Licenses at Proposed Premises

Please specify the active New Mexico licenses currently held by the proposed premises.

If you need to view, edit, or delete any records, click the down arrow under action for that specific record.

License Number: 000712

License Type: Restaurant

Questions

Has the applicant business ever had a liquor license denied, suspended, revoked, surrendered, or had any other form of discipline or disciplinary action by a licensing agency in another state or jurisdiction?	No
Has the structure and/or ownership disclosure for the applicant business changed since last reported to the department?	Yes
Explain: Trois J, LLC will now be the owner of the license after approval.	
Does the applicant business own any (direct/indirect) interest in a liquor license?	No



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COMMUNITY DEVELOPMENT DEPARTMENT

9/11/2025

H &P Investments LLC
c/o Johnnah Torres
PO Box 1756
Los Lunas, NM 87031
johnnaht@gmail.com

RE: Zoning Verification for 144 Main St NW

Dear Johnnah Torres,

This letter is to inform you that the Community Development Department has received and reviewed your zoning verification request for the property described as **Tract: 7B S: 28 T: 7N R: 2E 0.50 Acre Map 73 Teofilo's**, with a street address of **144 Main St NW**, for the purpose of allowing a dispenser liquor license with off-premises consumption only. The property is currently zoned **C-1**, the purpose of which is to accommodate the neighborhood-scale commercial and office needs of the community in areas served by public water and sewer facilities.

Restaurants, Bars, and Nightclubs, to include liquor sales, are permissible within a **C-1** zone pursuant to *Table 17.08.020(1): Allowable Uses*, of the Village of Los Lunas Municipal Code.

Should you have any further questions, please do not hesitate to contact my office at (505)352-7659 or planning@loslunasnm.gov.

Sincerely,
M.E. Ryan
Matthew E Ryan
Current Planner

CC: Alex Ochoa, ochoaa@loslunasnm.gov; Sonia Walker, walkers@loslunasnm.gov

CHARLES GRIEGO
MAYOR

GINO ROMERO
COUNCILOR

JAMES T. RUNYON
COUNCILOR

CRUZ MUÑOZ
COUNCILOR

CHRISTOPHER S. ORTIZ
COUNCILOR

GREGORY D. MARTIN
VILLAGE ADMINISTRATOR

TEOFILO'S RESTAURANT

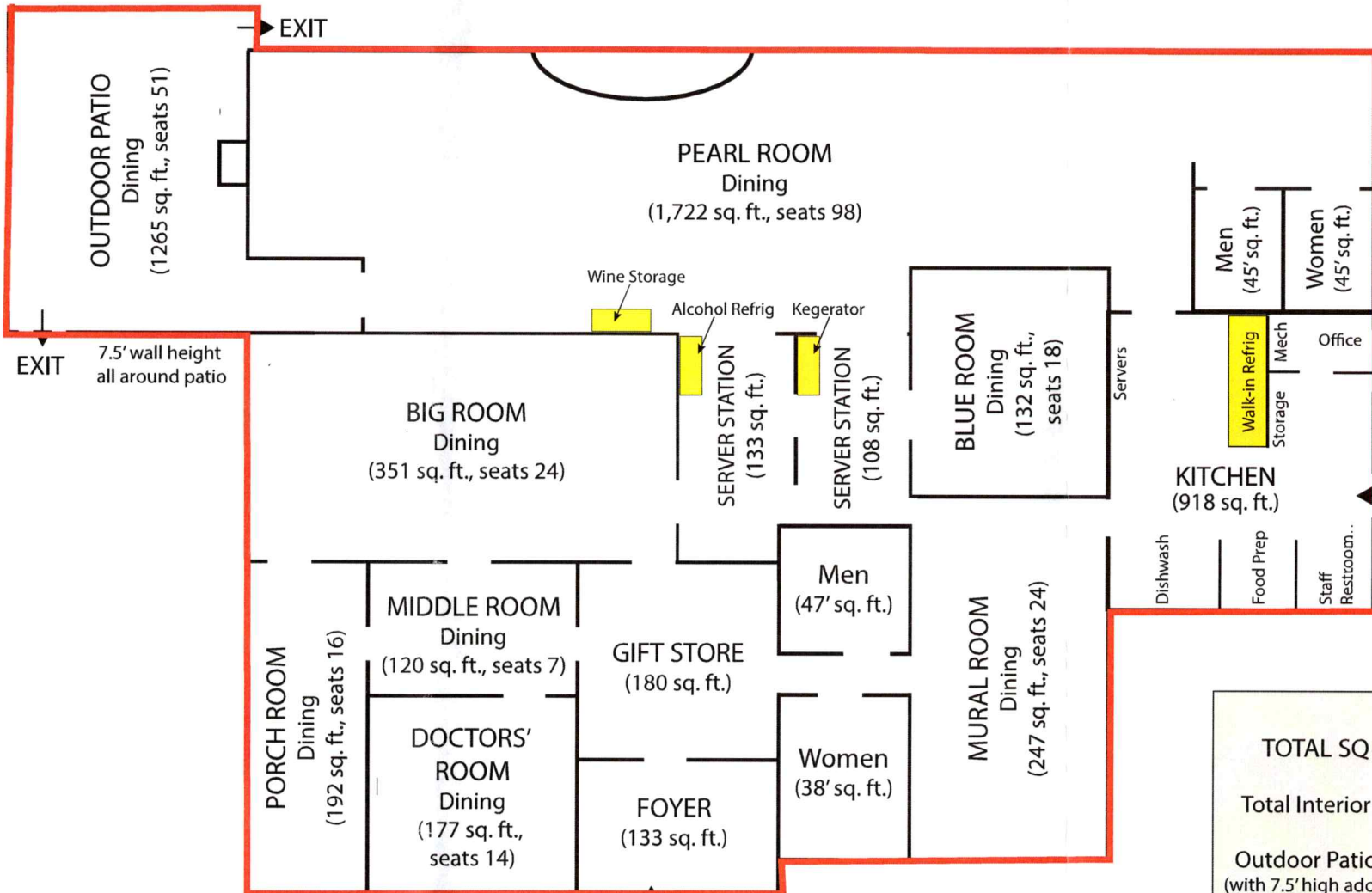
Seating 252



GUEST PARKING

MAIN STREET

GUEST PARKING



MAIN ENTRY

GUEST PARKING

HWY 314

TOTAL SQ FT: 5,853

Total Interior Sq Ft: 4,588

Outdoor Patio Sq Ft: 1,265
(with 7.5' high adobe & stucco wall)

Fee Number	Description	Quantity	Unit of Measurement	Amount	Balance	Due At
313	Notice of Public Hearing Publication		None	124.31	124.31	Setup
314	Notice of Public Hearing - Cert Mail	15.00	\$10.44/Letter	156.60	156.60	Setup
				280.91	280.91	



Re: Teofilo's Liquor License Application

From Matthew Ryan <mryan@loslunasnm.gov>
Date Fri 6/12/2026 1:51 PM
To johnnaht@gmail.com <johnnaht@gmail.com>

 2 attachments (415 KB)

Teofilos_144 Main St NW_LL_Fee Grid.pdf; Teofilos_144 Main St NW_LL_Notice Applicant Letter.pdf;

Good afternoon,

Reaching out to you regarding the fees due for your application. As well as a reminder if you haven't already to submit the Village application for Liquor License. The fees are due by the end of day today. I have attached the applicant letter and fee grid again for your review. The following link is to the Liquor License application. Feel free to reach out with any questions.

<https://www.loslunasnm.gov/DocumentCenter/View/11008/Liquor-License-Application---Rev-01272022-PDF?bidId=>

Thank you,



loslunasnm.gov

Matthew Ryan
Current Planner
Community Development Department
e: mryan@loslunasnm.gov
o: 505-352-7659
m: 505-868-1942

From: Matthew Ryan <mryan@loslunasnm.gov>
Sent: Wednesday, May 27, 2026 11:36 AM
To: johnnaht@gmail.com <johnnaht@gmail.com>
Subject: Teofilo's Liquor License Application

Good morning,

Please see the attached Application Letter and Fee Grid regarding your Liquor License application for Teofilo's Restaurante. Feel free to reach out with any questions.

Thank you,



loslunasnm.gov

Matthew Ryan

Current Planner

Community Development Department

e: mryan@loslunasnm.gov

o: 505-352-7659

m: 505-868-1942



VILLAGE COUNCIL AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Title:	Relocation Agreement and grant of easement between the Village of Los Lunas and Public Service Company of New Mexico
Presenter:	Michael Jaramillo, and Larry Guggino
Department:	Public Works
Meeting Date:	Click or tap to enter a date.
Action Requested:	☒ Approval/Disapproval ☐ Informational ☐ Public Hearing ☐ Other

OVERVIEW/ ANALYSIS

The attached Proposed Relocation Agreement and Easement Agreement is being proposed for approval in order for the Village of Los Lunas to be able to reimburse PNM for the relocation of their transmission power lines and relocate within an assigned new transmission easement necessity by the I-25/Los Lunas Blvd. Project. In accordance with New Mexico law, depending on the location of infrastructure owned by a utility company, if a government road project necessitates the relocation of the utility's infrastructure, the governmental entity would be required to reimburse the utility company for the costs it incurs to relocate its infrastructure. As part of the I-25/Los Lunas Blvd Corridor Project Public Service Company of New Mexico ("PNM") will be required to relocate a transmission power line. The relocation will be completed within an existing and a modified easement. Village staff and Village attorney are working with PNM to formalize.

POSSIBLE ACTIONS

- No action at this time

STRATEGIC PRIORITIES ALIGNMENT

- ☒ I-25 Interchange/Los Lunas Boulevard Corridor Project
- ☐ Quality of Life Improvements
- ☒ Infrastructure Improvements
- ☐ Economic Development
- ☐ Personnel
- ☐ N/A

BUDGET IMPACT

The estimate of the total relocation cost the Village of Los Lunas may be responsible to pay for the relocations is \$1 ,367,373.01.

LEGAL REVIEW

☒ Yes, by: Laurence P. Guggino, Jr.

☐ Not applicable

ATTACHMENTS

1. Draft Relocation Agreement;
2. Cost Estimate for relocation
3. Easement Agreement; and
4. Draft Easements maps.

PUBLIC SERVICE COMPANY OF NEW MEXICO
AGREEMENT TO RELOCATE ELECTRIC FACILITIES

(Conformed Primary Form Combining PNM and Village Reimbursement Provisions)

THIS AGREEMENT TO RELOCATE ELECTRIC FACILITIES ("Agreement") is effective as of the ____ day of _____, 20____ (the "Effective Date"), by and between PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM" or "Company"), a New Mexico corporation, and the VILLAGE OF LOS LUNAS, a New Mexico municipal corporation ("Village"). PNM and the Village may be referred to collectively as the "Parties" or individually as a "Party."

Contract No.: _____

Project: _____ (the "Project")

County: _____

State ID#: _____

Federal ID#: _____

Vendor #: _____

RECITALS

WHEREAS, the Village intends to undertake the Project and related construction, roadway, corridor, interchange, or other public improvements described in the plans, specifications, and exhibits attached to this Agreement;

WHEREAS, as part of the Project, the Village will require PNM to relocate, adjust, remove, replace, construct, and/or protect certain electric transmission and/or distribution facilities and complete other necessary associated tasks (collectively, the "Line Relocation Project");

WHEREAS, the Line Relocation Project is described in greater detail in the approved plans, preliminary scoping document, utility relocation plans, and/or specifications attached as Exhibit A (collectively, the "Project Documents");

WHEREAS, PNM may be required to purchase certain equipment and materials and perform certain services, including but not limited to engineering, design, right-of-way or easement acquisition, construction, inspection, and related project management work, in order to complete the Line Relocation Project; and

WHEREAS, the Parties desire to set forth their respective rights, duties, and obligations concerning performance, coordination, cost documentation, review, reimbursement, and payment for the Line Relocation Project.

NOW, THEREFORE, in consideration of the mutual terms, covenants, and conditions contained herein, the Parties agree as follows:

AGREEMENT

1. Line Relocation. PNM agrees to perform the Line Relocation Project as reasonably necessary to accommodate the Project, subject to the Project Documents, this Agreement, and all applicable laws, regulations, standards, and approvals. The technical scope, design assumptions, plans, and specifications for the Line Relocation Project are set forth in Exhibit A, which is incorporated herein by reference. To the extent Exhibit A includes both preliminary scoping information and final approved plans, the final approved plans shall control.

2. Easements and Property Rights. PNM may need to acquire, obtain, document, or use new easements, rights-of-way, licenses, permits, or other property rights necessary for completion of the Line Relocation Project and for future access, operation, service, maintenance, repair, replacement, and use of PNM-owned facilities. Unless otherwise stated in a written amendment, the cost of such easements and related acquisition work shall be included as part of the Line Relocation Project costs.

3. Cost Estimate; Eligible Costs. A summary of the estimated costs for the Line Relocation Project is attached as Exhibit B and incorporated herein by reference. The Exhibit B estimate is preliminary only and subject to change based on final design, field conditions, material pricing, labor, permitting, right-of-way issues, schedule impacts, changes in scope, and other factors. PNM shall develop and substantiate its utility adjustment costs using actual direct costs and related indirect costs accumulated in accordance with an appropriate work order accounting procedure and applicable state or federal regulatory requirements. If actual costs are expected to materially vary from the estimate, PNM shall notify the Village as soon as practicable, together with an explanation of the change. Upon completion, PNM shall provide a final accounting comparing estimated and final costs.

4. Payment and Reimbursement of Actual Costs. Subject to the terms of this Agreement, the Village agrees to reimburse and/or pay PNM for the actual eligible costs reasonably incurred by PNM in completing the Line Relocation Project, including those categories shown in Exhibit B as may be revised from time to time. To the extent the Project is funded in whole or in part with state or federal funds, reimbursement shall be limited to those costs that are eligible for participation under applicable law, regulation, and funding requirements, including audit and final review requirements. PNM may submit monthly invoices reflecting actual costs incurred through the close of the preceding month, and the Village shall pay each undisputed invoice within fourteen (14) days after receipt. For utility adjustments with an estimated cost exceeding \$100,000, PNM may submit intermediate billings for completed portions of the work at intervals of not less than monthly. Final billing shall be submitted within ninety (90) days after completion of the utility relocation work, unless extended by mutual written agreement. All amounts paid under this Agreement are subject to audit, final review, and adjustment if required by applicable state or federal law.

5. Authorization to Proceed; Changes in Work. After execution of this Agreement by both Parties and receipt of any required approvals, the Village shall issue written authorization for PNM to proceed with the Line Relocation Project. PNM shall perform the work substantially in accordance with the approved plans and scope. No material deviation from the approved plans, scope, or specifications shall be made without prior written approval from the Village, except to the extent immediate action is reasonably necessary for safety, system reliability, emergency response, or compliance with law. Reimbursement for significant revisions in work shall be limited to costs authorized by a written change order, amendment, or other written approval issued before the revised work is performed, unless otherwise required by emergency conditions and documented in writing as soon as practicable thereafter.

6. Performance of Work; Coordination. PNM shall prosecute the Line Relocation Project diligently and in a manner intended to avoid unnecessary interference with or delay to the Village's Project or the work of other utility owners or contractors. PNM shall coordinate scheduling and field activities with the Village in good faith, recognizing that PNM must also maintain safe and reliable electric utility operations and comply with its internal safety, construction, and operating requirements.

7. Compliance with Laws; Standards; Funding Requirements. The Line Relocation Project and any electric service furnished hereunder shall be performed in accordance with all applicable federal, state, and local laws, regulations, rules, ordinances, and standards, including without limitation PNM's applicable Rules and Regulations and rate schedules as filed with the New Mexico Public Regulation Commission, 17 NMAC 4.2 to the extent applicable, and relevant federal-aid utility relocation requirements including Title 23 and 23 C.F.R. Part 645 or successor provisions. If the Project includes federal funding or other funding conditions, PNM shall, to the extent applicable to reimbursable work, comply with Buy America requirements under 23 C.F.R. § 635.410 and other mandatory funding conditions. PNM shall maintain cost records and supporting documentation sufficient to satisfy applicable review and audit requirements.

8. PNM Property. The Parties acknowledge and agree that any new, relocated, adjusted, or replacement equipment, materials, and facilities acquired or installed by PNM in connection with the Line Relocation Project shall become and remain the sole property of PNM, except to the extent expressly provided otherwise in a separate written agreement.

9. Reservation of Rights. By executing this Agreement, PNM does not waive any rights, remedies, defenses, or claims that it may have under applicable law, except as expressly set forth herein. Likewise, the Village does not waive any rights, remedies, defenses, or claims it may have under applicable law, except as expressly set forth herein.

10. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of New Mexico, without regard to conflict-of-law

principles. Venue for any action arising out of this Agreement shall lie in a court of competent jurisdiction in New Mexico, unless applicable law requires otherwise.

11. Entire Agreement. This Agreement, together with all exhibits, attachments, written change orders, and written amendments expressly incorporated herein, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior or contemporaneous discussions, negotiations, understandings, and agreements, whether oral or written, relating to such subject matter.

12. Severability. If any provision of this Agreement, or the application of any provision to any person or circumstance, is held invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected and shall be enforced to the greatest extent permitted by law.

13. Attorneys' Fees and Costs. In the event any action is instituted by either Party for the purpose of enforcing or interpreting any provision of this Agreement, the prevailing Party in such action shall be entitled to recover its reasonable attorneys' fees and costs, to the extent permitted by law.

14. Binding Effect; Assignment. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and permitted assigns. Neither Party may assign this Agreement without the prior written consent of the other Party, which consent shall not be unreasonably withheld, conditioned, or delayed; provided, however, that PNM may assign this Agreement to an affiliate or successor by merger, consolidation, or transfer of substantially all relevant utility assets upon written notice to the Village.

15. Authority. Each individual signing this Agreement on behalf of a Party represents and warrants that he or she is duly authorized to execute this Agreement on behalf of that Party and to bind that Party to its terms.

16. Further Assurances. Each Party agrees to execute and deliver such additional documents and instruments, and to take such further actions, as may be reasonably necessary or appropriate to carry out the purposes of this Agreement.

17. Counterparts; Electronic Signatures. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Signatures transmitted electronically or by PDF shall be deemed originals for all purposes to the fullest extent permitted by law.

18. Notices. "Notice" means any notice, demand, request, or other communication required or permitted under this Agreement. Notices shall be in writing and delivered by personal delivery, nationally recognized overnight courier, certified mail return receipt requested, or electronic mail with confirmation of transmission, to the

addresses below or to such other address as a Party may designate by notice. Notice shall be deemed received upon actual receipt if personally delivered, on the delivery date shown by the overnight courier, two (2) business days after deposit in the United States mail if sent by certified mail, or on the date of confirmed transmission if sent by electronic mail during normal business hours (otherwise on the next business day).

If to the Village:

Village of Los Lunas

Attn.: _____

Address: _____

Telephone: _____

Email: _____

If to PNM:

Public Service Company of New Mexico

Attn.: Julia Seymour, MS Z201

2401 Aztec Rd NE

Albuquerque, New Mexico 87107

Telephone: 505.241.4584

Email: julia.seymour@pnm.com

IN WITNESS WHEREOF, the Parties have executed this Agreement by and through their duly authorized representatives as of the Effective Date.

PUBLIC SERVICE COMPANY OF NEW MEXICO

By: _____

Name: _____

Title: _____

Date: _____

Witness (if applicable): _____

VILLAGE OF LOS LUNAS

By: _____

Name: _____

Title: _____

Date: _____

Approved as to form (if required): _____

Additional agency approval (if required): _____

EXHIBITS

Exhibit A – Approved Plans / Preliminary Scoping Document / Utility Relocation Plans and Specifications

Exhibit B – Line Relocation Estimated Costs / Cost Estimate

Exhibit C – Additional Funding Conditions or Special Provisions (if any)

Drafting Note: This conformed draft uses the PNM agreement as the primary form and integrates the Village form's reimbursement, funding-eligibility, authorization-to-proceed, no-deviation/change-order, work-order accounting, interim billing, final billing, Buy America, and 17 NMAC / Title 23 compliance concepts. Project-specific facts, exhibits, and signature blocks should be reviewed and completed before use.

PUBLIC SERVICE COMPANY OF NEW MEXICO
EASEMENT (ELECTRIC)

MT# P14260
A# 00008051
O# 000516

THIS EASEMENT made this _____ day of _____, 2026 by and between

Village of Los Lunas

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation (Grantee), and its successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain overhead and/or underground facilities for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes. Such facilities may include (but are not limited to) lines, cables, poles, guy wires, anchors, conduits and other equipment, fixtures, appurtenances and structures necessary to maintain such facilities on, over, beneath, through and across the easement hereinafter described, together with free access to, from and over said easement with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantee and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Valencia County, New Mexico, and is more particularly described as follows, to wit:

PNM MT# P14260

One easement within Lot 1 of the Lot Line Adjustment Survey for the Village of Los Lunas, City of Los Lunas, Valencia County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Valencia County on December 30, 2016, in Plat Book M, Page 328, situated in Section 33, Township 7 North, Range 2 East, N.M.P.M., conveyed in the Quitclaim Deed under Document # 201605988 on June 23, 2016. Said easement is more particularly shown on Exhibit A, attached hereto and made apart hereof.

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.
Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates provisions of the National Electrical Safety Code.
The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantee shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement, and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantor.

WITNESS Their hand On this _____ day of _____, 2026

_____(SIGNATURE)

Village of Los Lunas
By:
Title:

ACKNOWLEDGMENT FOR CORPORATION

STATE OF New Mexico

COUNTY OF Valencia

This instrument was acknowledged before me on

_____, 2026.

By _____
(Name of Officer) (Title of Officer)

of Village of Los Lunas,
(Corporation Acknowledgment)

a New Mexico municipal company Do, on behalf of said corporation.
(State of Incorporation)

Said officer hereby acknowledges that s/he is the duly authorized signatory for said corporation.

My Commission Expires: _____
(Seal)

Notary Public

FOR RECORDER'S USE ONLY

PNM
REFERENCE
NUMBER

Exhibit A
(Deed to follow on next page)

QUITCLAIM DEED

Facilities Management Division of the State of New Mexico and its successors, for full and fair consideration paid, quitclaims to the Village of Los Lunas, a New Mexico municipal corporation, whose address is 660 Main Street SW, Los Lunas, NM 87031, the following described real estate in Valencia County, New Mexico:

Beginning at the Northwest Corner of the herein described Tract of Land whence the U.S.G.S Brass Cap "Gallup-Luna 2" bears N 14° 01' 49" W, 6,538.23 feet, thence from said point of beginning the following:

S 79° 47' 32" E, 1,099.93 feet, Thence

S 10° 24' 47" W, 3,496.89 feet, Thence

N 78° 18' 06" W, 1,124.74 feet, Thence

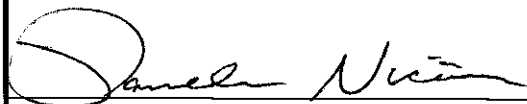
N 10° 49' 06" E, 3,467.80 feet to the point and place of beginning; and

Containing 88.91 ac. more or less, and commonly referred to as the Highway 314 Property.

If the Village of Los Lunas ever decides that the real estate described herein is no longer needed for municipal purposes and should be disposed of, at the option of the State, and at no cost to the State, the real estate described herein shall be reconveyed by the Village of Los Lunas back to the State.

This conveyance is also contingent on the Village of Los Lunas conveying portions of the Highway 314 Property to the Los Lunas Public Schools and Valencia County for use consistent with the manner in which those entities are currently using the Highway 314 Property. The respective conveyances shall permit the Los Lunas Public Schools to continue to use a portion of the Highway 314 Property as its bus compound and shall permit Valencia County to continue to use a portion of the Highway 314 Property as a county vehicle maintenance yard and the Valencia County Animal Shelter.

Witness my hand and seal this 17th day of June, 2016.



PAMELA NICOSIN, Deputy Division Manager

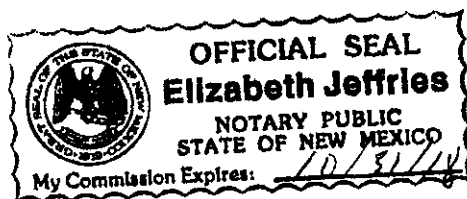
ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)

) ss.

COUNTY OF SANTA FE)

This instrument was acknowledged before me on June 17, 2016 by Pamela Nicosin , Deputy Division Manager, Facilities Management Division, State of New Mexico.

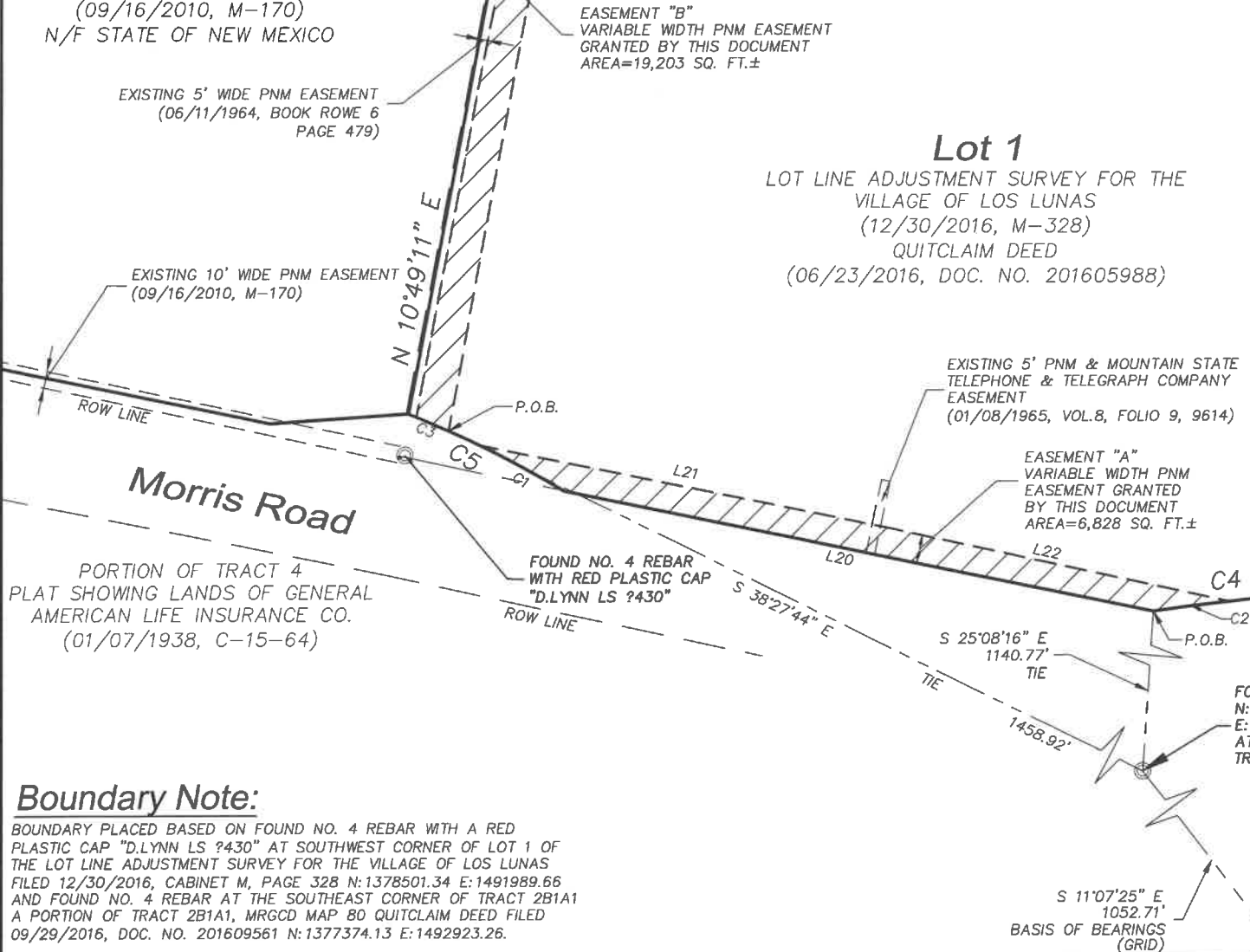


Notary Public
My Commission Expires: 10/31/18

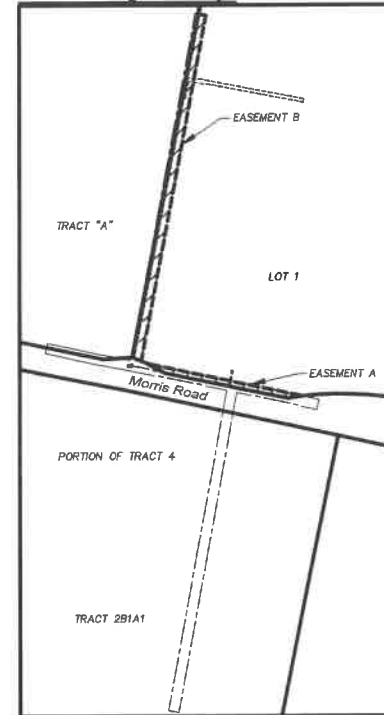
TO SHEET 2
MATCH LINE

TRACT "A"
BOUNDARY SURVEY PLAT OF
THE REMAINING PORTION OF TRACT
26A1A1B
MRGCD PROPERTY MAP NO. 75
(09/16/2010, M-170)
N/F STATE OF NEW MEXICO

TO SHEET 2
MATCH LINE



Vicinity Map



Note:

SEE SHEET 2 OF 2 FOR LINE TABLE.

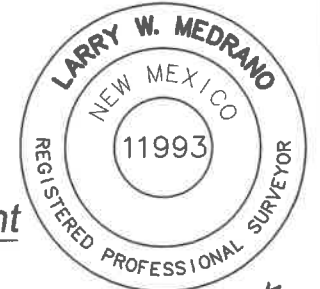
EXHIBIT " B "

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT FOR EASEMENT SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF (EASEMENT) SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
LARRY W. MEDRANO
N.M.P.S. No. 11993

6/5/26
DATE



Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF June, 2026 BY LARRY W. MEDRANO, PRECISION SURVEYS, INC. A DJ&A COMPANY

BY *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



MARISSA DUPUIS
Notary Public
State of New Mexico
Comm. # 2009144
My Comm. Exp. Apr 8, 2030

PRECISION
SURVEYS, INC.
A DJ & COMPANY

OFFICE LOCATION:
5501 Wilshire Avenue, NE - Suite E
Abuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

Boundary Note:

BOUNDARY PLACED BASED ON FOUND NO. 4 REBAR WITH A RED PLASTIC CAP "D.LYNN LS #430" AT SOUTHWEST CORNER OF LOT 1 OF THE LOT LINE ADJUSTMENT SURVEY FOR THE VILLAGE OF LOS LUNAS FILED 12/30/2016, CABINET M, PAGE 328 N:1378501.34 E:1491989.66 AND FOUND NO. 4 REBAR AT THE SOUTHWEST CORNER OF TRACT 2B1A1 A PORTION OF TRACT 2B1A1, MRGCD MAP 80 QUITCLAIM DEED FILED 09/29/2016, DOC. NO. 201609561 N:1377374.13 E:1492923.26.

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROJECT INFORMATION		INDEXING INFORMATION		LEGEND-NOT ALL SYMBOLS MAY BE USED		PNM PROJECT NO.
STATE PLANE ZONE: NM-C	GRID/GROUND COORDINATES: GRID	GEOID: 18		LAND GRANT SAN CLEMENTE		CREW/TECH: MC	DATE OF SURVEY 02/14/2024			PROPERTY OWNER VILLAGE OF LOS LUNAS		N 90°00'00" E	MEASURED BEARING AND DISTANCES	MT #: P14260
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	UNITS: U.S. SURVEY FEET	ROTATION ANGLE: 0° 00' 00.00"	SECTION 33	TOWNSHIP 7 NORTH	RANGE 2 EAST	MERIDIAN NMPM	DRAWN BY: KM	CHECKED BY: LM			○	FOUND AND USED MONUMENT AS DESIGNATED	PNM APPROVAL
CONTROL USED: NATIONAL GEODETIC SURVEY				VILLAGE OF LOS LUNAS	COUNTY VALENCIA	STATE NM	PSI JOB NO. 259111.3	SHEET NUMBER 1 OF 2		SUBDIVISION NAME N/A		●	UTILITY POLE	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000307634199 GROUND TO GRID: 0.999692460410				SCALE: 1"=60'						UPC 1009037128334000000		FOUND RIGHT OF WAY T-RAIL AS DESIGNATED		
												///	EDGE OF ASPHALT	

Line Table

LINE	BEARING	DISTANCE
L20	N 78°18'01" W	360.29'
L21	S 78°25'56" E	252.51'
L22	S 77°38'52" E	206.42'
L23	N 10°49'11" E	1014.37'
L24	S 79°23'23" E	17.08'
L25	S 10°36'56" W	1018.82'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	590.70'	57.60'	57.58'	N 61°21'24" W	5°35'14"
C2	1040.32'	46.06'	46.06'	S 82°40'43" W	2°32'13"
C3	590.70'	21.18'	21.18'	N 67°15'08" W	2°03'15"
C4	1040.01'	326.26'	324.92'	S 89°36'10" E	17°58'27"
C5	590.70'	105.25'	105.11'	S 63°40'03" E	10°12'32"

TRACT "A"
BOUNDARY SURVEY PLAT OF
THE REMAINING PORTION OF TRACT 26A1A1B
MRGCD PROPERTY MAP NO. 75
(09/16/2010, M-170)
N/F STATE OF NEW MEXICO

Lot 1
LOT LINE ADJUSTMENT SURVEY FOR THE
VILLAGE OF LOS LUNAS
(12/30/2016, M-328)
QUITCLAIM DEED
(06/23/2015, DOC. NO. 201605988)

EXISTING 5' WIDE PNM EASEMENT
(06/11/1964, BOOK ROWE 6
PAGE 479)

EXISTING 10' PNM & MOUNTAIN STATE
TELEPHONE & TELEGRAPH COMPANY
EASEMENT
(01/08/1965, VOL.8, FOLIO 9, 9814)

MATCH LINE
TO SHEET 1

MATCH LINE
TO SHEET 1



Morris Rd/Los Lunas Blvd. - PNM Transmission BN 46kV Relocation

TASK		TOTAL**
Engineering	Internal Engineering (Hours)	\$ 17,890.19
	External Engineering*	\$ 214,152.16
Material	Conductor, Insulators, Hardware	\$ 57,046.62
	2 Steel Monopole, 90deg DEs	\$ 116,353.90
Construction	Switching (Internal)	\$ 45,798.89
	Construction Manager (Internal)	\$ 42,936.46
	Contractor - Mobilization	\$ 213,826.15
	Contractor - Foundations	\$ 81,521.22
	Contractor - Structure Erection	\$ 125,622.86
	Contractor - Wire Install	\$ 213,826.15
	Contractor - Misc.	\$ 173,733.75
Enviromental/Permitting	Environmental Review (Internal) (Hours)	\$ 8,945.10
ROW	ROW Support (Internal) (Hours)	\$ 8,945.10
	ROW Surveys and Support (External)	\$ 46,774.47
Total	Grand Total	\$ 1,367,373.01

*Includes LiDAR, Geotech, and Construction Staking.

**Includes Tax, Contingency, and PNM Loads.



VILLAGE COUNCIL AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Title:

Resolution 26-09 - Acceptance and Approval of the FY25 Audit

Presenter:

Cheryl Cates & Chris Garner of Pattillo, Brown & Hill LLP

Department:

Finance

Meeting Date:

June 25, 2026

Action Requested:

☒ Approval/Disapproval

☐ Informational

☐ Public Hearing

☐ Other

OVERVIEW/ ANALYSIS

Pursuant to Section 2.2.2.10.M.(4) of 2.2.2 NMAC Audit Rule 2021 *Requirements for Contracting and Conducting Audits of Agencies* the Fiscal Year 2025 Audit Report must be presented to a quorum of the agency's governing authority at a public meeting for approval in accordance with the Open Meetings Act.

POSSIBLE ACTIONS

- Approve item
- Approve item, with changes
- Deny item
- Postpone item to a future meeting (direct staff to conduct further research)
- Table item for future discussion (direct staff to conduct further research)
- No action at this time

STRATEGIC PRIORITIES ALIGNMENT

- ☐ I-25 Interchange/Los Lunas Boulevard Corridor Project
- ☐ Quality of Life Improvements
- ☐ Infrastructure Improvements
- ☐ Economic Development
- ☐ Personnel
- ☒ N/A

BUDGET IMPACT

There is no budgetary impact

LEGAL REVIEW

- ☐ Yes, by:
- ☒ Not applicable

ATTACHMENTS

State of New Mexico Office of the State Auditor letter of acceptance.



State of New Mexico
Office of the State Auditor

Via: Email

03/27/2026 14:43:15

0

catesc@loslunasnm.gov

Village of Los Lunas

OSA Ref No. 6110

Re: Authorization to Release 2025 Village of Los Lunas Audit Report

The Office of the State Auditor (OSA) received the audit report for your agency on 01/20/2026. The OSA has completed the review of the audit report required by Section 12-6-14(B) NMSA 1978 and any applicable provisions of the Audit Rule. This letter is your authorization to make the final payment to the Independent Public Accountant (IPA) who contracted with your agency to perform the financial and compliance audit. In accordance with the audit contract, the IPA is required to deliver to the agency the number of copies of the report specified in the contract.

Pursuant to Section 12-6-5 NMSA 1978, the audit report does not become a public record until five days after the date of this release letter, unless your agency has already submitted a written waiver to the OSA. Once the five-day period has expired, or upon the OSA's receipt of a written waiver:

- the OSA will send the report to the Department of Finance and Administration, the Legislative Finance Committee and other relevant oversight agencies;
- the OSA will post the report on its public website; and
- the agency and the IPA shall arrange for the IPA to present the report to the governing authority of the agency, per the Audit Rule, at a meeting held in accordance with the Open Meetings Act, if applicable.

The IPA's findings and comments are included in the audit report on page 108-109. It is ultimately the responsibility of the governing authority of the agency to take corrective action on all findings and comments.

Sincerely,

A handwritten signature in blue ink that reads "Joseph M. Maestas".

Joseph M. Maestas, P.E., CFE
State Auditor

cc. Pattillo, Brown & Hill, LLP



VILLAGE OF LOS LUNAS
Resolution No. 26-09

ACCEPTANCE AND APPROVAL OF THE FY 2025 AUDIT

WHEREAS, the Village of Los Lunas is required by statute to contract with an independent auditor to perform the required annual audit or agreed upon procedures for Fiscal Year 2025; and

WHEREAS, the Village of Los Lunas Governing Body has directed the accomplishment of the audit for FY 2025 be completed; and

WHEREAS, this audit has been completed and presented to the Village of Los Lunas Governing Body per the March 27, 2026 letter from the Statue Auditor authorizing release of the FY 2025 audit; and

WHEREAS, NMAC 2.2.2.10 (M) (4) provides in pertinent part that "Once the audit report is officially released to the agency by the state auditor (by a release letter) and the required waiting period of five calendar days has passed, unless waived by the agency in writing, the audit report shall be presented by the IPA, to a quorum of the governing authority of the agency at a meeting held in accordance with the Open Meetings Act, if applicable;"

NOW THEREFORE, BE IT RESOLVED, that the Village of Los Lunas Governing Body does hereby accept and approve the completed FY 2025 audit report and findings as indicated within this document.

ACCEPTED AND APPROVED by the governing body at its regular meeting on June 25, 2026.

ATTEST:

Gregory D. Martin, Village Administrator

Charles Griego, Mayor

Christopher Ortiz, Village Councilor

Gino Romero, Village Councilor

Matthew D Chavez, Village Councilor

James Runyon, Village Councilor



VILLAGE COUNCIL AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Title:

Resolution 26-11 Adopting the 2028-2032 Infrastructure Capital Improvement Plan (ICIP)

Presenter:

Brittany Armijo & Michael Jaramillo

Department:

Public Works

Meeting Date:

June 25, 2026

Action Requested:

☒ Approval/Disapproval

☐ Informational

☐ Public Hearing

☐ Other

OVERVIEW/ ANALYSIS

The State of New Mexico Department of Finance and Administration requires a Resolution of Approval from the Governing Body to be submitted with the final 2028-2032 Infrastructure Capital Improvement Plan (ICIP). The Governing Body will approve or disapprove the ICIP as proposed or amend the ICIP after consideration.

POSSIBLE ACTIONS

- Approve item
- Approve item, with changes
- Deny item
- Postpone item to a future meeting (direct staff to conduct further research)
- Table item for future discussion (direct staff to conduct further research)
- No action at this time

STRATEGIC PRIORITIES ALIGNMENT

- ☒ I-25 Interchange/Los Lunas Boulevard Corridor Project
- ☒ Quality of Life Improvements
- ☒ Infrastructure Improvements
- ☐ Economic Development
- ☐ Personnel
- ☐ N/A

BUDGET IMPACT

LEGAL REVIEW

- ☐ Yes, by:
- ☐ Not applicable

ATTACHMENTS



Small Community • Big Possibilities

Village of Los Lunas

660 MAIN STREET N.W.
P.O. BOX 1209
LOS LUNAS, NM 87031

PHONE: (505) 839-3840
FAX: (505) 352-3580
www.loslunasnm.gov

MEMORANDUM

To: Honorable Mayor and Village Council
From: Brittany Armijo, Assistant Public Works Director
CC: Leadership Team
Date: June 25, 2026
Re: Highlights of Changes to ICIP FY 2028-2032

Projects that have been removed

- **Fire Station 1 Remodel – Project ID 42557;** fully funded.
- **I-25 Interchange and Bridge Construction Phase I – Project ID 14154;** fully funded
- **New Mexico 6 Sound Barrier Wall – Project ID 39984;** study determined not needed
- **New Mexico 6 Sound Barrier Wall Phase II – Project ID 40304;** study determined not needed
- **New Mexico 6 Sound Barrier Wall Phase III – Project ID 40305;** study determined not needed
- **New Wastewater Operation Admin Building– Project ID 40008;** fully funded
- **NM 263 and NM 6 Roadway Improvements – Project ID 41284;** fully funded

NEW Projects

- **Los Lunas Boulevard Phase II – Project ID 28-0372;** \$80,000,000.00 for construction
- **Los Lunas West Loop – Project ID 28-0377;** \$50,800,000.00 total - \$10,000,000.00 in 2028 for easements and right of way, environmental studies, and a feasibility study; \$5,800,000.00 in 2029 for design; \$35,000,000.00 in 2030 for construction
- **Huning Ranch Loop East – LL Blvd. Connection – Project ID 28-0382;** \$4,500,000.00 total - \$1,000,000.00 in 2028 for design and \$3,500,000.00 in 2029 for construction
- **Huning Ranch Loop West – Project ID 28-0383;** \$5,500,000.00 total - \$1,500,000.00 in 2028 for design and \$4,000,000.00 in 2029 for construction
- **Police Vehicle Purchase – Project ID 28-0403;** \$1,000,000.00 in 2028
- **Solid Waste Administration Building – Project ID 28-0446;** \$1,625,000.00 total - \$625,000 in 2028 for planning and design and \$1,000,000.00 in 2029 for construction



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MEMORANDUM

ICIP Current Priorities

Submission Year: 2026

Total Projects: 45

Generated: 6/16/2026

Priority Listing

Project Start Year 2028											45 Projects
Priority	Project Start	Project #	Project Title	Submitted	Start Date	Year 1	Year 2	Year 3	Year 4	Year 5	Total Cost
1	2028	28-0372	Los Lunas Boulevard Phase II	5/22/2026	1/1/2028	\$80,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80,000,000.00
2	2028	43639	Village of Los Lunas Police Station	8/29/2025	7/1/2026	\$500,000.00	\$1,000,000.00	\$10,500,000.00	\$0.00	\$0.00	\$12,000,000.00
3	2028	28-0382	Huning Ranch Loop East - LL Blvd. Connection	5/26/2026	1/1/2028	\$1,000,000.00	\$3,500,000.00	\$0.00	\$0.00	\$0.00	\$4,500,000.00
4	2028	28-0383	Huning Ranch Loop West	5/26/2026	1/1/2028	\$1,500,000.00	\$4,000,000.00	\$0.00	\$0.00	\$0.00	\$5,500,000.00
5	2028	25284	Indoor Aquatic Center	8/29/2025	7/1/2028	\$2,000,000.00	\$29,000,000.00	\$0.00	\$0.00	\$0.00	\$31,250,000.00
6	2028	41283	Sun Ranch NM 6 Intersection Improvements	8/29/2025	7/1/2027	\$2,500,000.00	\$1,200,000.00	\$0.00	\$0.00	\$0.00	\$4,850,000.00
7	2028	11669	Sports Complex Improvements (30 acres)	8/29/2025	7/1/2028	\$1,500,000.00	\$1,500,000.00	\$1,500,000.00	\$0.00	\$0.00	\$6,485,000.00
8	2028	28-0403	Police Vehicle Purchase	5/28/2026	1/1/2028	\$1,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00
9	2028	22080	New Library Construction	8/29/2025	7/1/2028	\$550,000.00	\$14,365,765.00	\$3,260,323.00	\$0.00	\$0.00	\$18,836,088.00
10	2028	33953	Central Rail Park Utility Extensions	8/29/2025	1/1/2028	\$3,500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,600,000.00
11	2028	28-0446	Solid Waste Administration Building	6/1/2026	1/1/2028	\$625,000.00	\$1,000,000.00	\$0.00	\$0.00	\$0.00	\$1,625,000.00
12	2028	28-0431	I-25 HWY 6 Interchange Enhancements	6/1/2026	1/1/2028	\$1,200,000.00	\$1,800,000.00	\$1,000,000.00	\$0.00	\$0.00	\$7,522,546.00
13	2028	28-0377	Los Lunas West Loop	5/26/2026	1/1/2028	\$10,000,000.00	\$5,800,000.00	\$35,000,000.00	\$0.00	\$0.00	\$50,800,000.00
14	2028	40012	New Water Well #8	8/29/2025	7/1/2028	\$0.00	\$200,000.00	\$500,000.00	\$750,000.00	\$0.00	\$1,450,000.00
15	2028	24157	San Antonio Park Improvements	8/29/2025	7/1/2028	\$250,000.00	\$250,000.00	\$0.00	\$0.00	\$0.00	\$500,000.00
16	2028	36464	Carson Park Phase I Infrastructure Improvements	8/29/2025	1/1/2028	\$1,175,000.00	\$4,375,000.00	\$6,950,000.00	\$0.00	\$0.00	\$12,500,000.00
17	2028	21882	South Transportation Center Station Parking	8/29/2025	7/1/2028	\$350,000.00	\$350,000.00	\$0.00	\$0.00	\$0.00	\$700,000.00
18	2028	11696	El Cerro de Los Lunas (Open space)	8/29/2025	7/1/2028	\$150,000.00	\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$350,000.00
19	2028	40701	Los Lunas Transit Parking Improvements	8/29/2025	1/1/2028	\$150,000.00	\$150,000.00	\$1,500,000.00	\$0.00	\$0.00	\$1,800,000.00
20	2028	11457	Los Cerritos Park Improvements	8/29/2025	7/1/2027	\$500,000.00	\$500,000.00	\$0.00	\$0.00	\$0.00	\$6,616,458.00
21	2028	28-0448	Los Cerritos Sound Barrier Wall	6/1/2026	1/1/2028	\$500,000.00	\$3,000,000.00	\$0.00	\$0.00	\$0.00	\$3,500,000.00
22	2028	40010	New Water Tank #8	8/29/2025	7/1/2028	\$100,000.00	\$300,000.00	\$500,000.00	\$0.00	\$0.00	\$900,000.00
23	2028	40013	Sunranch Pedestrian/Bike Trail Project	8/29/2025	7/1/2028	\$75,000.00	\$250,000.00	\$2,000,000.00	\$0.00	\$0.00	\$2,325,000.00
24	2028	41429	Rancho Valencia Park	8/29/2025	7/1/2028	\$2,200,000.00	\$1,000,000.00	\$0.00	\$0.00	\$0.00	\$4,050,000.00

Priority	Project Start	Project #	Project Title	Submitted	Start Date	Year 1	Year 2	Year 3	Year 4	Year 5	Total Cost
25	2028	40159	North I-25 East and West Interchange	8/29/2025	1/1/2029	\$500,000.00	\$500,000.00	\$50,000,000.00	\$50,000,000.00	\$0.00	\$101,000,000.00
26	2028	38429	Los Lunas Blvd. Utility Improvements	8/29/2025	1/1/2028	\$3,066,000.00	\$4,316,000.00	\$818,000.00	\$0.00	\$0.00	\$9,150,000.00
27	2028	40707	NM 3-14 Pedestrian Improvements Phase III	8/29/2025	7/1/2028	\$0.00	\$150,000.00	\$2,700,000.00	\$0.00	\$0.00	\$2,850,000.00
28	2028	22079	Los Morros Industrial Park Offsite Drainage	8/29/2025	7/1/2028	\$74,500.00	\$670,500.00	\$0.00	\$0.00	\$0.00	\$745,000.00
29	2028	24154	Buena Vista Park Improvements	8/29/2025	7/1/2028	\$250,000.00	\$200,000.00	\$0.00	\$0.00	\$0.00	\$450,000.00
30	2028	40014	Sundance Pedestrian/Bike Trail Project	8/29/2025	7/1/2027	\$75,000.00	\$150,000.00	\$2,000,000.00	\$0.00	\$0.00	\$2,225,000.00
31	2028	12345	Daniel Fernandez Park Improvements	8/29/2025	7/1/2028	\$700,000.00	\$600,000.00	\$500,000.00	\$0.00	\$0.00	\$2,970,000.00
32	2028	38427	Transportation Center Improvements	8/29/2025	7/1/2028	\$2,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500,000.00
33	2028	25317	Village Soil Mitigation Projects	8/29/2025	7/1/2028	\$500,000.00	\$1,100,000.00	\$1,100,000.00	\$0.00	\$0.00	\$2,700,000.00
34	2028	36463	Longbow/Gallahad Infrastructure Improvements	8/29/2025	7/1/2027	\$3,500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500,000.00
35	2028	43618	Village of Los Lunas East Fire/Police Substation	8/29/2025	1/1/2028	\$1,000,000.00	\$250,000.00	\$5,250,000.00	\$0.00	\$0.00	\$6,500,000.00
36	2028	11859	River Park (Utilities/Venue/Other Imp.)	8/29/2025	7/1/2028	\$400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200,000.00
37	2028	22405	Railroad Crossing Quiet Zones	8/29/2025	1/1/2028	\$200,000.00	\$200,000.00	\$2,100,000.00	\$0.00	\$0.00	\$2,500,000.00
38	2028	40708	North Los Lentes Improvements	8/29/2025	1/1/2028	\$0.00	\$1,500,000.00	\$1,500,000.00	\$500,000.00	\$0.00	\$3,700,000.00
39	2028	33962	Water/Sewer Infrastructure Ellen Street	8/29/2025	7/1/2028	\$0.00	\$875,000.00	\$125,000.00	\$600,000.00	\$0.00	\$1,600,000.00
40	2028	14292	Street Overlays	8/29/2025	1/1/2028	\$1,000,000.00	\$1,000,000.00	\$0.00	\$0.00	\$0.00	\$2,000,000.00
41	2028	24159	Heritage Park Improvements	8/29/2025	7/1/2027	\$500,000.00	\$500,000.00	\$500,000.00	\$0.00	\$0.00	\$3,250,000.00
42	2028	32826	New MBR Phase II	8/29/2025	7/1/2028	\$3,000,000.00	\$16,500,000.00	\$0.00	\$0.00	\$0.00	\$19,500,000.00
43	2028	40005	Lift Stations - Improvements	8/29/2025	7/1/2028	\$100,000.00	\$150,000.00	\$2,550,000.00	\$0.00	\$0.00	\$3,500,000.00
44	2028	14355	Village Sidewalk Program	8/29/2025	1/1/2028	\$250,000.00	\$250,000.00	\$250,000.00	\$0.00	\$0.00	\$750,000.00
45	2028	25316	Village Right-of-Way Improvements	8/29/2025	7/1/2028	\$500,000.00	\$500,000.00	\$500,000.00	\$0.00	\$0.00	\$1,500,000.00



VILLAGE OF LOS LUNAS
Resolution No. 26-11

**A RESOLUTION ADOPTING THE
2028-2032 INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN (ICIP)**

WHEREAS, the Governing Body of the Village of Los Lunas, New Mexico recognizes that the financing of public capital projects has become a major concern in New Mexico and nationally; and

WHEREAS, in times of scarce resources, it is necessary to find new financing mechanisms and maximize the use of existing resources; and

WHEREAS, systematic capital improvements planning is an effective tool for communities to define their development needs, establish priorities and pursue concrete actions and strategies to achieve necessary project development; and

WHEREAS, this process contributes to local and regional efforts in project identification and selection in short and long range capital planning efforts.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE VILLAGE OF LOS LUNAS, STATE OF NEW MEXICO THAT:

1. The Village of Los Lunas has adopted the attached FY 2028-2032 Infrastructure Capital Improvement Plan (ICIP), and
2. It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range capital planning and budgeting for New Mexico's infrastructure.
3. This Resolution supersedes Resolution No. 25-23 Approval of the 2027-2031 ICIP.

PASSED, APPROVED AND ADOPTED by the Governing Body at its regular meeting on June 25th, 2026.

Charles Griego, Mayor

ATTEST:

Gregory D. Martin, Village Administrator



VILLAGE COUNCIL AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Title:

Appoint Voting Delegate & Alternate – 2026 New Mexico
Municipal League (NMML) Annual Conference

Presenter:

Gregory D. Martin

Department:

Administration

Meeting Date:

June 25, 2026

Action Requested:

☒ Approval/Disapproval

☐ Informational

☐ Public Hearing

☐ Other

OVERVIEW/ ANALYSIS

The New Mexico Municipal League (NMML) has requested that each member municipality designate a Voting Delegate and Alternate Delegate for the 69th Annual Conference of the New Mexico Municipal League, which will be held August 25–28, 2026, in Las Cruces, New Mexico.

The Voting Delegate and Alternate Delegate will represent the Village during the Annual Business Meeting on August 27, 2026, where League officers and directors will be elected and the Annual Statement of Municipal Policy and Annual Proposals (Resolutions) will be considered and adopted.

The governing body is being asked to appoint a Voting Delegate and Alternate Delegate who plan to attend the conference. Following selection by the Council, the designated representatives will be submitted to the New Mexico Municipal League by the required deadline of August 19, 2026.

POSSIBLE ACTIONS

- Approve item
- Approve item, with changes
- Deny item
- Postpone item to a future meeting (direct staff to conduct further research)
- Table item for future discussion (direct staff to conduct further research)
- No action at this time

STRATEGIC PRIORITIES ALIGNMENT

- ☐ I-25 Interchange/Los Lunas Boulevard Corridor Project
- ☐ Quality of Life Improvements
- ☐ Infrastructure Improvements
- ☐ Economic Development
- ☐ Personnel
- ☒ N/A

BUDGET IMPACT

LEGAL REVIEW

- ☐ Yes, by:
- ☒ Not applicable

ATTACHMENTS

Email invitation from NMML
NMML Annual Conference Flyer

Gregory Martin

From: NMMLCityManagers <nmmlcitymanagers-bounces@listserve.com> on behalf of NM Municipal League via NMMLCityManagers <nmmlcitymanagers@listserve.com>
Sent: Wednesday, June 3, 2026 3:38 PM
To: CMA Listserve (nmmlcitymanagers@listserve.com); CFOA Listserve (nmmlclerksandfinanceofficers@listserve.com)
Subject: [NMMLCityManagers] 2026 NMML Business Meeting at Annual Conference - VOTING DELEGATE DESIGNATION
Attachments: ATT00001.txt
Importance: High
Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon Municipal Clerks and/or Managers,

The 69th Annual Conference of the NM Municipal League will be held August 25th through the 28th in Las Cruces.

At the Annual Business Meeting on Thursday, August 27th, the following will be elected:

- **PRESIDENT-ELECT – 1 YEAR TERM**
- **VICE-PRESIDENT – 1 YEAR TERM**
- **TREASURER – 1 YEAR TERM**
- **THREE DIRECTORS-AT-LARGE – 2 YEAR TERM**
- **DISTRICTS 2, 4, 6 & 8 DIRECTORS – 2 YEAR TERM**

Also, the **Annual Statement of Municipal Policy** and **Annual Proposals (Resolutions)** will be adopted.

Please place the selection of a Voting Delegate and Alternate on the agenda of your next official governing body meeting. **The Voting Delegate and Alternate must be persons planning to attend the Conference.** Once they are selected, enter the names and titles of the Voting Delegate and Alternate for your municipality and **submit this google form no later than Wednesday, August 19, 2026.**

[Submit Voting Delegate now!](#) *(Delegate must be submitted using this link. A paper form is not available.)*

New Mexico Municipal League | New Mexico Self-Insurers' Fund
800-432-2036 | 505-982-5573
www.nmml.org

Click [here](#) to register for upcoming events!



ANNUAL *Conference*



AUGUST 25 - AUGUST 28, 2026
LAS CRUCES, NM

Join municipal leaders from across New Mexico for four days of collaboration, learning, and connection.

REGISTER HERE →



HIGHLIGHTS



KEYNOTE SPEAKER

Tim Shriver

Chairman, Special Olympics International

An inspiring message on leadership, inclusion, and the power of communities coming together to create change.



FEATURED ACTIVITIES

Día de los Muertos Celebration

Experience the rich culture, art, and traditions of New Mexico.



NMSU Football Tailgate

Join colleagues for networking, food, and Aggie pride!



CONFERENCE SESSIONS

Timely topics. Practical takeaways.

Legislative Updates & Advocacy

Infrastructure & Funding Strategies

• Public Safety & Risk Management

• Economic Development & Growth





VILLAGE COUNCIL AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Title:

Agreement between Valencia County and the Village of Los Lunas to provide housing and care of municipal detainees.

Presenter:

Gregory D. Martin, Village Administrator

Department:

Administration

Meeting Date:

June 25, 2026

Action Requested:

☒ Approval/Disapproval

☐ Informational

☐ Public Hearing

☐ Other

OVERVIEW/ ANALYSIS

The Village contracts with Valencia County Detention Center (VCDC) to house detainees arrested or ordered to confinement by the Village of Los Lunas. Since 2022, the Village cost to house municipal detainees at Valencia County Detention Center has been \$120.00 per detainee per day. According to Valencia County, "Valencia County has experienced substantial increases in operational expenses associated with detention services, including but not limited to personnel costs, utilities, comprehensive medical care, Medication-assisted Treatment (MAT) services, pharmaceuticals, and other facility operating expenses." Therefore, Valencia County is proposing in this agreement to increase the cost to house municipal detainees to \$200.00 per detainee per day.

Please see the attached Agreement for more details.

POSSIBLE ACTIONS

- Approve item
- Approve item, with changes
- Deny item
- Postpone item to a future meeting (direct staff to conduct further research)
- Table item for future discussion (direct staff to conduct further research)
- No action at this time

STRATEGIC PRIORITIES ALIGNMENT

- ☐ I-25 Interchange/Los Lunas Boulevard Corridor Project
- ☐ Quality of Life Improvements
- ☐ Infrastructure Improvements
- ☐ Economic Development
- ☐ Personnel
- ☒ N/A

BUDGET IMPACT

The budgetary impact of approving this agreement is estimated to be approximately \$50,000 to the annual budget. The approved FY 2027 Interim Budget includes \$60,000 for the “care of prisoners” (Local Government Correction Fund, GL# 26-402-5527). Based on current and future cost projections, staff believes \$60,000 is still adequate to cover these expenses and the proposed cost increase.

LEGAL REVIEW

☒ Yes, by: Larry Guggino, Village Attorney

☐ Not applicable

ATTACHMENTS

1. Draft Agreement between Valencia County and the Village of Los Lunas to provide housing and care of municipal detainees.



**AGREEMENT
BETWEEN VALENCIA COUNTY
AND THE VILLAGE OF LOS LUNAS**

**FOR THE PURPOSE OF PROVIDING HOUSING AND CARE OF ADULT PERSONS
ARRESTED BY THE VILLAGE OF LOS LUNAS OR SENTENCED TO DETENTION
OR CONFINEMENT PURSUANT TO THE JURISDICTION AND AUTHORITY OF
THE VILLAGE OF LOS LUNAS MUNICIPAL COURT**

THIS AGREEMENT is made and entered into the 1st day of July, 2026 and between the Board of County Commissioners of Valencia County, hereinafter referred to as the "County", and The Village of Los Lunas, hereafter referred to as the "Municipality" political subdivision of the State of New Mexico.

RECITALS

WHEREAS, the County maintains and operates the Valencia County Adult Detention Center and the Village of Los Lunas does not have facilities to housed adult persons arrested or ordered to confinement by the Village of Los Lunas; and

WHEREAS, NMSA 1978, Section 3-18-1 (1972) provides that municipalities, and also counties pursuant to NMSA 1978, Section 4-37-1 (1995), have the power to "protect generally the property of its municipality and its inhabitants" and to "preserve peace and order." and;

WHEREAS, NMSA 1978, Section 4-38-18 (1876) provides that the Board of County Commissioners has the power to represent the county and have the care of the county property and the management of the interest of the county in all cases where no other provision is made by law, and;

WHEREAS, NMSA 1978, Section 33-3-1 (1984) provides that common jails shall be under the control of the respective sheriffs, independent contractors or jail administrators hired by the board of county commissioners or other local public body or combination thereof, and the same shall be used as prisons in the respective counties; and that contracts between local public bodies and private independent contractors for the operation, or provision and operation, of a jail are specifically authorized, and;

WHEREAS, NMSA 1978, Section 33-3-13 (1983) provides that all persons charged with crime committed in the state, while awaiting indictment or trial on such charge, shall be incarcerated in the county jail of the county wherein such crime is alleged to have been committed or any facility operated by agreement between such counties or municipalities. An individual may also be incarcerated in a jail not in the County where the underlying offense was committed if the outside jail is being used for temporary places of confinement or if the Sheriff or Jail administrator determine that the life of the individual is in imminent danger in the proper county jail; and,

WHEREAS, both the Village of Los Lunas and County find that it is the best interest of both to enter this agreement.

NOW THEREFORE the parties hereby agree as follows:

AGREEMENT

1. Scope of Responsibilities.

A.

i. The County agrees to confine and house all individuals, who are over the age of 18, arrested by Municipal Law Enforcement Officers for violation of the Municipality's Laws or that are sentenced to detention or confinement by the Village of Los Lunas Municipal Court (hereinafter "Municipal Detainees") subject to the terms and restrictions of this Agreement.

ii. The Municipality shall pay the County the sum of **\$200.00 per day, or any fraction thereof, for each Municipal detainee confined at the Detention Center**, based upon a billing cycle from **12:01 a.m. (midnight) to 12:00 a.m. (midnight)**. A finance charge of **1.5% per month** shall be assessed on any invoice that remains unpaid for more than thirty (30) days.

In recent years, Valencia County has experienced substantial increases in operational expenses associated with detention services, including but not limited to personnel costs, utilities, comprehensive medical care, Medication-Assisted Treatment (MAT) services, pharmaceuticals, and other facility operating expenses. As a result, the previous housing rate of **\$120.00 per detainee per day** no longer reflects the actual cost of detention services.

For reference, the average cost to house a detainee at the Valencia County Adult Detention Facility was approximately **\$150.00 per day in 2021** and increased to approximately **\$190.00 per day in 2023**. To address these rising costs and ensure the continued provision of constitutionally and statutorily required services, the daily housing rate will be adjusted to **\$200.00 per detainee per day**.

Additionally, Valencia County is required to comply with the provisions of House Bill 425 (New Mexico), which mandate the continuation of Medication-Assisted Treatment (**MAT**) and Medications for Opioid Use Disorder (**MOUD**) for eligible incarcerated individuals. The County is legally obligated to maintain and, when appropriate, initiate **MAT/MOUD** treatment services for detainees in its custody. These requirements have further increased the costs associated with detainee care and housing, and the revised rate is necessary to support compliance with these legal obligations.

iii. Full payment for the above specified service shall be remitted by the Municipality to the County after the Municipal's receipt of the County's itemized monthly billing statement. Bills shall be remitted by the County on or about the first business day of each month and shall contain the names of each the Municipal Detainee and the dates of Detention. Full payment shall be made by the Municipality to the County within thirty (30) days of receipt of the bill, and a copy of the bill and check shall be sent by the Municipality to the Valencia County Treasurer's Office for record keeping purposes.

iv. If an inmate is incarcerated by order of more than one Court or detained on more than one jurisdiction's criminal charges, the cost of detaining that inmate shall be prorated among the respective responsible jurisdictions.

B. The Municipality is responsible for all transport Municipal Detainees to and from the Valencia County Adult Detention Center (the "Center") and to and from Court proceedings. The Municipality is also responsible for providing all appropriate court orders for booking and release of Municipal Detainees.

C. The Municipality agrees to call the Center in advance to verify available space prior to delivering Municipal Detainees for booking. If the Center is at full capacity, the County, through its authorized agent, reserves the right to deny intake in accordance with state and federal regulations.

D. If the Detention Center's Warden determines that the Center is at full capacity the Municipal's detainee(s) in the custody of Valencia County will be transported to another detention facility within the State of New Mexico. The Municipality shall pay the County all costs of housing its detainee(s) at the non-Valencia County detention facility. The Detention Center Warden will immediately inform the Municipality of the need to transport the Municipal's Inmate(s) pursuant to this provision.

E. The Municipality will give notice to the Center when a Detainee is to be picked up for a court appearance or release and the Center will have Detainees ready to leave when the Municipal Police Officers arrive at the Center. The Isleta Police Department assumes responsibility for all arrest and notification papers prior to the booking of Detainees. The Municipality agrees to return any Detainee taken from the Center, for whatever reason, for final processing at the Center.

F. The County will be responsible for the care, custody, and control of Detainees after such time that the Detainees are delivered and accepted to the Center's custody, along with the necessary paperwork. (1985 Op. Att Gen. No. 85-03).

G. The Detention Center will not accept Municipal new intakes if they do not clear the Detention Center's initial medical assessment (**Fit for Confinement**). It is the responsibility of the Municipality to transport and obtain medical or psychological treatment for those persons in the Municipality's custody who have not been accepted by the Detention Center or who have been re-housed elsewhere as a result of inmate overcrowding conditions (as mentioned in section D).

H. The Municipality will obtain medical or psychological treatment for any Municipal Detainee's that is suicidal, excessively inebriated or demonstrating signs of mental illness, physical injury, or other medical conditions prior to the time they are presented for booking, and, if requested, will provide a medical release at the time of booking.

I. All medical expenses for the treatment of Municipal Detainees who are subject to this Agreement shall be the responsibility of the Municipality. The Detention Center will provide all day to day in house medications and in house clinical care at no additional cost to the Municipality. The Municipality shall reimburse the County for any and all extraordinary and/or non-in-house care. Valencia County will contact the Municipality for prior written authorization for any inmate requiring off-site medical attention in all non-emergency situations. The

Municipality agrees to fully reimburse the County of Valencia for all emergency medical services paid by the County of Valencia for Municipal inmates. Notification of emergency situations will be made within twenty-four (24) hours.

2. Term and Termination. This Agreement will become effective upon approval both parties. The term of this Agreement is for one (1) year from the date the last party approved this Agreement (the "effective date"). This Agreement will automatically renew each year for an additional year up to a total of six (6) years unless either party gives written notice of its intent to terminate the Agreement. This Agreement may be terminated by either of the parties hereto upon written notice delivered to the other party at least thirty (30) days prior to the intended date of termination. By such termination, neither party may nullify obligations already incurred for performance or failure to perform prior to the date of termination. Termination will only become effective when Municipality removes its last inmate from the Detention Center and compensates Valencia County for all amounts due and owing under this Agreement.

3. Property. No property shall be acquired as a result of this Agreement which does not involve the disposition, division, or distribution of any property. The disposition of records generated by performance of this Agreement shall be decided by the parties upon termination.

4. Surplus Funds. There will be no surplus money as a result of this Agreement as the fees billed by the County are for services rendered to the Municipality and the fees received by the County will be transferred to the County general fund as required by law.

5. Strict Accountability of all Receipts and Disbursements. Each party shall be strictly accountable for all receipts and disbursements under this agreement.

6. Amendment. This Agreement shall not be altered, changed, or amended except by instrument in writing executed by the parties.

7. Governing Law. This Agreement shall be governed by the laws of the State of New Mexico.

8. Liability. Each party shall be solely responsible for fiscal or other sanctions occasioned as a result of its own violation or alleged violation requirements applicable to the performance of this Agreement. The County shall be liable for its actions according to this Agreement subject to the immunities and limitations of the New Mexico Tort Claims Act, Sections 41-4-1, *et. seq.*, NMSA 1978, as amended. The Municipality shall be liable for its actions according to this Agreement subject to the immunities and limitations of the Federal Tort Claims Act, 25 U.S.C. Sec, 2671, *et. seq.*, as amended and as applicable to the Municipality Department. Neither party shall be responsible for liability incurred as a result of the other party's acts or omissions in connection with this Agreement. Any liability incurred by the County in connection with this Agreement is subject to the immunities and limitations of the New Mexico Tort Claims Act, Sections 41-4-1, *et. seq.*, NMSA 1978 as amended. Any liability incurred by the Municipality in connection with this Agreement is subject to the immunities and limitations of the Federal Tort Claims Act, 25 U.S.C. Sec, 2671, *et. Seq.*, as amended and applicable to the Municipality Police Department. Notwithstanding the foregoing, nothing in this Agreement shall be construed to waive the sovereign immunity of the Municipality.

9. Independent Contractor. Neither Valencia County nor its employees are considered to be employees of the Municipality for any purpose whatsoever. Valencia County is considered and Independent Contractor at all times in the performance described herein.

10. Notices. Any notice required to be given to either party by this Agreement shall be in writing and shall be delivered in person, by courier service or by U.S. mail, either first class or certified, return receipt requested, postage prepaid, as follows:

To the County: Randy Gutierrez, Warden, P.O. Box 1119, Los Lunas, NM 87031

To the Municipality: Charles Griego, Mayor, P.O. Box 1209, Los Lunas, NM, 87031
Gregory Martin, Administrator, P.O. Box 1209, Los Lunas, NM, 87031
Frank Lucero, Police Chief, P.O. Box 1209, Los Lunas, NM, 87031

11. Lead agency. The County is designated as the lead agency and shall monitor the actions of the Municipality as pertains to this agreement and may take corrective action or terminate this Agreement in the event that, following the receipt of written notice from the County to the Municipality that Municipal is in breach of its payment obligations under this Agreement, the Municipal fails to make payment within fifteen (15) days after receipt of such notice. The Municipality and the County shall report and/or confer with one another upon specific requests.

12. Repeal of Prior Agreements. All prior agreements for the housing of the Village of Los Lunas Detainees are repealed with the approval of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement which becomes effective as of the date of approval by both parties.

BOARD OF COUNTY COMMISSIONERS OF VALENCIA COUNTY

P.O. Box 1119 / 444 Luna Ave.
Los Lunas, NM 87031

APPROVED, ADOPTED, AND PASSED on this ____ day of _____, 2026.

Gerard Saiz
Chair, District I

Morris Sparkman
Vice-Chair, District III

Troy Richardson
Commissioner, District II

Dante Berry
Commissioner, District V

Joseph Bizzell
Commissioner, District IV

Attest:

Mike Milam
Valencia County Clerk

VILLAGE OF LOS LUNAS

By: _____
Charles Girego, Mayor

Date: _____

ATTEST BY:

Clerk

**MINUTES
VILLAGE OF LOS LUNAS
THURSDAY, JUNE 11, 2026**

The Board of Trustees of the Village of Los Lunas, County of Valencia, and State of New Mexico met Thursday, June 11, 2026 in regular session at 6:00PM. Roll call was taken, and the following were present: Mayor Charles Griego, Councilor Gino Romero, Councilor James Runyon, & Councilor Matthew Chavez. Councilor Christopher Ortiz was excused. The meeting was conducted in person and recorded through TEAMS.

Mayor:	Charles Griego
Mayor Pro Tem:	Christopher Ortiz (Excused)
Council:	Matthew Chavez James Runyon Gino Romero

Also present were: Gregory Martin, Mykayla Moody, Nancy Jo Gonzales, Luis Brown, and Craig Donohue. In accordance with Ordinance 114A, the following agenda was prepared and circulated as required:

- 1. Ordinance 485 – Municipal Planning Commission**
- 2. Requesting permission to enter a contract with an individual for YSC coordination**
- 3. Appointment of Library Advisory Board**
- 4. Resolution 26-10 – Declaration of Extreme or Severe Drought Conditions and Fireworks Restrictions**
- 5. Acquisition of Sewer Easement to serve Plaza Luna Lofts Apartments**
- 6. Los Lunas Blvd A300962 Change Order #2**
- 7. 2028-2032 Infrastructure Capital Improvement Plan (ICIP) Workshop**
- 8. EXECUTIVE SESSION:**
 - a. Offer to Settle Condemnation Litigation regarding VLL v. Roy D. Mercer, VLL v. Crowley, and VLL v. Prewitt**
 - b. Relocation Agreement between the Village of Los Lunas and Public Service Company (PNM)**
 - c. Hire Police Officer – Police Department**
 - d. Hire Assistant Systems Administrator – Information Technology Department**
 - e. Hire Zoning & Development Inspector – Planning Division – Community Development Department**
 - f. Hire Payroll & Benefits Specialist – Finance Department**
- 9. APPROVAL OF MINUTES:**
 - a. Minutes from May 21, 2026, Council Meeting**
- 10. ADJOURNMENT.**

• **CALL MEETING TO ORDER.**

At 6:00PM, Mayor Griego brought the meeting to order and welcomed the audience.

• **PLEDGE OF ALLEGIANCE.**

Mayor Griego asked Chief Frank Lucero to lead the Council and TEAMS participants in the Pledge of Allegiance.

• **PUBLIC INPUT FORUM.**

Mayor Griego asked the audience if there was anyone who wanted to address the council that did not have an item on the agenda – there were none.

1. Ordinance 485 – Municipal Planning Commission

Mayor Griego called for a motion from the Council to recess the regular meeting and convene in a public hearing. 6:03PM

<u>APPROVAL:</u>	Motion to recess the regular meeting and convene in a public hearing.
<u>MOVED:</u>	Councilor Runyon
<u>SECONDED:</u>	Councilor Chavez
<u>CARRIED:</u>	Motion passed on a vote of <u>3 (Councilor Runyon – yes; Councilor Romero – yes; Councilor Chavez – yes) AND 0 AGAINST.</u>

Community Development Director Alex Ochoa presented Ordinance No. 485, amending Chapter 2.36 of the Village Code related to the Municipal Planning Commission (Planning and Zoning Commission). The ordinance updates commissioner compensation as

previously discussed during budget workshops and includes a comprehensive revision of the chapter to modernize language, remove outdated provisions, and ensure compliance with applicable state statutes. Mr. Ochoa reviewed the Commission's membership structure, appointment process, terms of office, officer positions, meeting requirements, powers and duties, and procedures for vacancies and removals. The ordinance also clarifies meeting scheduling requirements, quorum standards, and the distinction between advisory and decision-making authority. Compensation for Commission members was revised to reflect a rate equivalent to approximately \$120 per meeting, replacing the previous \$30 per meeting rate. No public comments were received during the public hearing.

Mayor Griego asked for a motion from the Council to close the public hearing and return to regular session. 6:11PM

APPROVAL: Motion to close the public hearing and return to regular session
MOVED: Councilor Romero
SECONDED: Councilor Runyon
CARRIED: Motion passed on a vote of **3 FOR (Councilor Runyon – yes; Councilor Romero – yes; Councilor Chavez – yes) AND 0 AGAINST.**

Mayor Griego asked for a recommendation regarding Ordinance 485

APPROVAL: Motion to approve and adopt Ordinance 485
MOVED: Councilor Romero
SECONDED: Councilor Chavez
CARRIED: Motion passed on a vote of **3 FOR (Councilor Runyon – yes; Councilor Romero – yes; Councilor Chavez – yes) AND 0 AGAINST.**

2. Requesting permission to enter a contract with an individual for YSC coordination

DWI Program Coordinator Ginny Adame presented a request for approval to enter into a contract with David Adame to continue serving as the Youth Success Core Coordinator at the TNT Boxing and Youth Mentoring Center. Ms. Adame disclosed that the contractor is her husband and provided the information for transparency purposes. She explained that the coordinator is responsible for recruiting and developing mentors and peer mentors, overseeing mentoring activities, and administering the Youth Success Core program in partnership with Juvenile Justice Services and Teen Court. The program serves adjudicated youth and includes substance misuse and violence prevention curriculum, tutoring services, and access to the boxing and mentoring program. Council discussed the scope of the program and its services for participating youth.

Mayor Griego asked for a recommendation regarding the contract with Mr. David Adame

APPROVAL: Motion to approve the contact with David Adame to serve as the Youth Success Coordinator
MOVED: Councilor Runyon
SECONDED: Councilor Chavez
CARRIED: Motion passed on a vote of **3 FOR (Councilor Romero – yes; Councilor Runyon – yes; Councilor Chavez – yes) AND 0 AGAINST.**

3. Appointment of Library Advisory Board

Library Director Cynthia Shetter presented recommendations for appointments to the Library Advisory Board. She noted that the Board is comprised of volunteer members and recommended the appointment of Jim Rickey, Michelle Osowski, Kristi Whistler, Jean Davies, and Laura Burr to serve terms as outlined in the recommendation letter provided to Council. Staff requested Council's consideration of the proposed appointments. No questions were raised following the presentation.

Mayor Griego asked for a recommendation regarding the Library Advisory Board

APPROVAL: Motion to approve the recommended Library Advisory Board
MOVED: Councilor Romero
SECONDED: Councilor Chavez
CARRIED: Motion passed on a vote of **3 FOR (Councilor Romero – yes; Councilor Runyon – yes; Councilor Chavez – yes) AND 0 AGAINST.**

4. Resolution 26-10 – Declaration of Extreme or Severe Drought Conditions and Fireworks Restrictions

Fire Chief John Gabaldon presented Resolution No. 26-10 declaring extreme or severe drought conditions within the Village and implementing fireworks restrictions as authorized by state law. Chief Gabaldon explained that ongoing drought conditions, low humidity, high temperatures, dry vegetation, and increased fire risk necessitated the restrictions. The resolution prohibits the sale and use of certain fireworks, including missile-type rockets, helicopters, aerial spinners, stick-type rockets, and ground audible devices, while also restricting the use of other permissible fireworks to paved or barren areas with a readily accessible water source. The resolution further prohibits the use of all fireworks in designated wildland areas and establishes safety requirements for public fireworks displays conducted by or on behalf of the Village. Chief Gabaldon emphasized the importance of fire prevention and encouraged residents to attend the Village's public Fourth of July fireworks display as a safe alternative.

Mayor Griego asked for a recommendation regarding Resolution 26-10

APPROVAL: Motion to approve Resolution 26-10
MOVED: Councilor Runyon
SECONDED: Councilor Chavez
CARRIED: Motion passed on a vote of **3 FOR (Councilor Romero – yes; Councilor Runyon – yes; Councilor Chavez – yes) AND 0 AGAINST.**

5. Acquisition of Sewer Easement to serve Plaza Luna Lofts Apartments

Public Works Director Michael Jaramillo and Village Attorney Larry Guggino presented an agreement related to obtaining access for sewer infrastructure serving a development project. Staff explained that the only feasible route for the necessary infrastructure required crossing property owned by the School of Dreams Academy. During discussion, Council raised concerns regarding future traffic circulation and access impacts resulting from the closure of a southern access point. Staff explained that the school would continue to have primary access through existing roadways and that discussions with the school and the New Mexico Department of Transportation regarding long-term traffic management and future access improvements were ongoing. Council also discussed the importance of maintaining the proposed connection solely for emergency ingress and egress purposes, particularly in the event of an emergency evacuation. Staff indicated that the agreement could be amended to clarify that the connection would be limited to emergency access. Following discussion, Council expressed support for incorporating the clarification into the agreement.

Mayor Griego asked for a recommendation regarding the Acquisition of Sewer Easement to serve the Plaza Luna Lofts Apartments

APPROVAL: Motion to approve the sewer easement with the added language to the third paragraph with the consideration that it will only be used for emergency purposes.
MOVED: Councilor Runyon
SECONDED: Councilor Romero
CARRIED: Motion passed on a vote of **3 FOR (Councilor Romero – yes; Councilor Runyon – yes; Councilor Chavez – yes) AND 0 AGAINST.**

6. Los Lunas Blvd A300962 Change Order #2

Public Works Director Michael Jaramillo and Molzen Corbin representative Wyatt Kartchner presented an update on the Los Lunas Boulevard Extension Project and requested approval of a change order associated with the construction contract. Staff reported that significant progress has been made, including roadway construction, paving, curb and gutter installation, and bridge construction across the Rio Grande. Due to favorable river conditions, work within the river channel has advanced ahead of schedule, with most bridge pier construction and pile driving substantially complete.

The proposed change order addressed several construction adjustments, including additional excavation of unsuitable materials, detour pavement modifications, bridge pile depth revisions, storm drain modifications, testing requirements, and material price adjustments. Staff explained that while the change order represents an increase of approximately \$453,000 before tax, project savings in other areas have offset costs, leaving the overall project approximately \$1 million below the original bid amount. Staff noted that construction is progressing well and remains within budget expectations.

Mayor Griego asked for a recommendation regarding the Los Lunas BLVD Change Order

APPROVAL: Motion to approve the Los Lunas BLVD A300962 Change Order #2
MOVED: Councilor Romero
SECONDED: Councilor Chavez
CARRIED: Motion passed on a vote of **3 FOR (Councilor Romero – yes; Councilor Runyon – yes; Councilor Chavez – yes) AND 0 AGAINST.**

7. 2028-2032 Infrastructure Capital Improvement Plan (ICIP) Workshop

Public Works Director Michael Jaramillo and Assistant Public Works Director Brittany Armijo presented the proposed 2028–2032 Infrastructure Capital Improvement Plan (ICIP), a five-year planning document used to identify, prioritize, and seek funding for future infrastructure projects throughout the Village. Staff reviewed project priorities and funding considerations, noting that inclusion in the ICIP is important for future grant and funding opportunities.

Discussion included the Los Lunas West Loop project, park improvement projects, and the proposed MBR II wastewater treatment facility expansion, which is identified in the Village’s long-range utility planning efforts to accommodate future growth and address aging infrastructure. Staff explained that projects may be adjusted and reprioritized before final adoption of the ICIP and encouraged Council members to review the project rankings and provide feedback prior to the final resolution. No action was taken, and staff advised that the ICIP would return for Council consideration and approval at a future meeting.

8. Executive Session.

Mayor Griego requested a motion from the Council to enter into executive session pursuant to NMSA 1978, Section 10-15-1(H), for discussion of matters authorized to be considered in a closed session. 7:11PM

APPROVAL: Motion to enter into executive session
MOVED: Councilor Runyon
SECONDED: Councilor Chavez
CARRIED: Motion passed on a vote of **3 FOR (Councilor Romero – yes; Councilor Runyon – yes; Councilor Chavez – yes) AND 0 AGAINST.**

At 8:28PM, Mayor Griego requested a motion from the Council to reconvene the meeting following executive session discussion.

APPROVAL: Motion to reconvene regular session
MOVED: Councilor Romero
SECONDED: Councilor Runyon
CARRIED: Motion passed on a vote of **3 FOR (Councilor Romero – yes; Councilor Runyon – yes; Councilor Chavez – yes) AND 0 AGAINST.**

Regarding the Offer to Settle Condemnation Litigation regarding VLL v. Roy D. Mercer, VLL v. Crowley, and VLL v. Prewitt, Mayor Griego stated that the council had a discussion with the Village attorney and gave direction for negotiating a settlement.

Regarding the Relocation Agreement between the Village of Los Lunas and Public Service Company (PNM), Mayor Griego stated that after reviewing, discussion was had between the council and Village attorney to negotiate with PNM.

Regarding the hiring of a Police Officer – Mayor Griego recommended Robert Ferreyra

APPROVAL: Motion to approve the hiring of Robert Ferreyra
MOVED: Councilor Runyon
SECONDED: Councilor Romero
CARRIED: Motion passed on a vote of **3 FOR (Councilor Romero – yes; Councilor Runyon – yes; Councilor Chavez – yes) AND 0 AGAINST.**

Regarding the hiring of an Assistant Systems Administrator – Mayor Griego recommended Emily Flores

APPROVAL: Motion to approve the hiring of Emily Flores
MOVED: Councilor Chavez
SECONDED: Councilor Runyon
CARRIED: Motion passed on a vote of **3 FOR (Councilor Romero – yes; Councilor Runyon – yes; Councilor Chavez – yes) AND 0 AGAINST.**

Regarding the hiring of a Zoning & Development Inspector – Mayor Griego recommended Michael Montoya

APPROVAL: Motion to approve the hiring of Michael Montoya
MOVED: Councilor Romero
SECONDED: Councilor Chavez
CARRIED: Motion passed on a vote of **3 FOR (Councilor Romero – yes; Councilor Runyon – yes; Councilor Chavez – yes) AND 0 AGAINST.**

Regarding the hiring of a Payroll & Benefits Specialist – Mayor Griego recommended both candidates due to the need of the position and the qualifications of the candidates. Mayor Griego's first recommendation - RayAnna Benevidez

APPROVAL: Motion to approve the hiring of RayAnna Benevidez
MOVED: Councilor Chavez
SECONDED: Councilor Runyon
CARRIED: Motion passed on a vote of **3 FOR (Councilor Romero – yes; Councilor Runyon – yes; Councilor Chavez – yes) AND 0 AGAINST.**

Regarding the hiring of a Payroll & Benefits Specialist – Mayor Griego's second recommendation – Demiree Moore

APPROVAL: Motion to approve the hiring of Demiree Moore
MOVED: Councilor Romero
SECONDED: Councilor Chavez
CARRIED: Motion passed on a vote of **3 FOR (Councilor Romero – yes; Councilor Runyon – yes; Councilor Chavez – yes) AND 0 AGAINST.**

9. MINUTES

Mayor Griego asked if there were any amendments/corrections to the May 21, 2026 Council Meeting minutes – there were none.

APPROVAL: Motion to approve the May 21, 2026 Council Meeting minutes
MOVED: Councilor Runyon
SECONDED: Councilor Romero
CARRIED: Motion passed on a vote of **3 FOR (Councilor Romero – yes; Councilor Runyon – yes; Councilor Chavez – yes) AND 0 AGAINST.**

10. ADJOURNMENT.

Council meeting adjourned at 8:31PM.

Gregory D. Martin, Village Administrator

Charles Griego, Mayor