



TOWN OF PERALTA

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Bryan R. Olguin

Mayor

M. Leon Otero Pro Tem

Claudio Moya

Joseph Romero

Randy Smith

Councilors

MEETING MINUTES

THE GOVERNING BODY FOR THE TOWN OF PERALTA HELD A REGULAR MEETING ON TUESDAY, MARCH 23, 2021 AT 6:00PM IN THE PERALTA TOWN HALL, 90-A MOLINA ROAD, PERALTA, NM.

THE MEETING WAS AVAILABLE LIVE ON ZOOM ID 942 6765 6772 PASS CODE 247537

- 1. CALL TO ORDER** – Meeting was called to order at 6:08pm by Mayor Olguin. Present in Council Chambers were Councilor Leon Otero, Councilor Randy Smith and Mayor Bryan Olguin. Present via Zoom was Councilor Joseph Romero. Absent was Councilor Moya.
- 2. PLEDGE OF ALLEGIANCE** - was led by Mayor Olguin.
- 3. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE AGENDA FOR MARCH 23, 2021.** Motion to approve the Agenda was made by Councilor Smith, second by Councilor Otero. Agenda Approved.
- 4. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE MINUTES FOR FEBRUARY 9, 2021 & FEBRUARY 23, 2021.** Motion to approve the Minutes for February 9, 2021 & February 23, 2021 meetings was made by Councilor Otero, second by Councilor Smith. Minutes Approved.
- 5. DEPARTMENT REPORTS:**
 - a. Police Department – Police report for February was presented by Bosque Farms Police Chief Owen. Report is attached.
 - b. Fire Department – February Fire report was presented by Councilor Smith. Report is attached.
 - c. Court Report – February Court report was presented by Councilor Romero. Report is attached.
 - d. Clerks Report – Clerk's report was presented by Town Clerk Taylor. Report is attached.
 - e. Finance Report – P&L and Fund Account Balance as of March 19, 2021 was presented by Deputy Clerk/Treasurer Robbins. Reports are attached. Mayor Olguin asked about the FY 20 Audit results. Chris Garner, CPA @ PB&H has responded to the OSA and we are awaiting a final approval from OSA.
- 6. DISCUSSION ITEMS:**
 - a. IGA with the Village of Bosque Farms for Police Services. An updated Intergovernmental Agreement was presented by Deputy Clerk/Treasurer Robbins. This is a proposed long-term agreement for 3 years with incremental monetary increases for each year. The Town's Attorney has made some minor revisions to the agreement; the Village of Bosque Farms is reviewing those revisions. The Governing Body had reviewed the IGA and agreed to the terms set forth. Deputy Clerk/Treasurer Robbins will present the IGA at the next Village of Bosque Farms Council meeting on Thursday, April 15, 2021. Final IGA will be presented to the Town Council meeting on Tuesday, April 27, 2021. The proposed IGA is attached.

Mayor Olguin stated that the Town of Peralta (TOP) and the Village of Bosque Farms (VBF) have been in an IGA for police services since 2010 with very small increases to the annual contributions. New Police Chief Owen has a seven (7) year plan that includes a fully staffed department to keep officers from transferring away for greater wages, as has occurred for several years. This new IGA is meant to assist the Village of Bosque Farms in that plan to keep qualified officers in our back yard. Chief Owen stated he has a full staff and has a waiting list of officers

wanting to apply for BFPD positions. This is due to their excitement knowing they will be treated fairly and protected.

Councilor Romero stated that as a Governing Body we know that Peralta is receiving an incredible value for the police services. As we approach the \$400,000.00 by 2023 for annual expense for police services, I believe it is in our due diligence to see Peralta more formally involved in the operations/business in public service with this level of increased funding. Mayor Olguin stated both parties realize this level of annual increases cannot be sustained beyond the third year of 2023. It may very well be back to the 2-4% increases as in the past. This three-year increase is only the right thing to do at this time and that it has not been possible for several years. There is a need to 'pony up' and assist the Village of Bosque Farms with the additional expense of police protection for both communities.

Councilor Smith stated he agreed with Councilor Romer's remarks – in June 2020 both governing bodies met to address the need for increased financial assistance from the Town of Peralta to the Village of Bosque Farms, with the understanding that GRT is roughly half of VBF receives on a monthly basis. Peralta does want to pay its fair share, but it is the affordability that must be considered in the future. It is a budget issue and comes down to what Peralta can afford. Peralta is very grateful for the BFPD; keeping crime out of Bosque Farms keeps crime out of Peralta as well.

7. ACTION ITEM:

a. Formal Acknowledgement that the Town Council through the Mayor Ordered the Planning & Zoning Commission to rehear and reconsider the following Zone Change application and to formally vote to rescind the Town Council's previous decision on the Zone change of Max L. Kiehne and Barbara C. Kiehne, trustees and Elizabeth Otero, Owners of the tracts more particularly described as Tracts 113A2, 115B1 and 116A, MRGCD Map 66, Sections 13 and 24, Township 7 North, Range 2 East of the New Mexico Principal Meridian in Peralta, New Mexico, wholly within the municipal boundaries of the Town of Peralta, comprising approximately 2.8660 acres and located at 3605 Highway 47, Peralta, NM 87042. Mayor Olguin stated for the record that it came to his attention of a Notice Deficiency after this Council took action at our last meeting of a zone change that can only be cured by rescinding the zone change and send the request back to the P&Z Commission to rehear. I informed the Council that a remand of the zone change is necessary as an abundance of caution to correct this error. I now ask the Council to take Action and formally acknowledge and ratify my decision to send the zoning changed request back to P&Z. I also ask the Council to make motion and vote to rescind the previous action/decision to approved the zone change in our February meeting. We made a mistake in not adequately notifying all town residents, in the 100' proximity of the property in question and we are now taking corrective action. There was no malicious intent, back door deals nor anything under handed or deceitful in regards to this request. We, the Governing Body for the Town of Peralta are here this evening to readdress the request of the property owners and the residents of Peralta that have not had an opportunity to speak.

Councilor Romero made a Motion to acknowledge the Mayor's recommendation to rescind the Council's prior decision to approve the zone change, second by Councilor Otero. No further discussion. Roll Call Vote – Councilor Romero - In Favor; Councilor Otero - In Favor Councilor Smith – In Favor. Approved, the previous Council decision to approve the zone change is rescinded.

8. PUBLIC HEARING:

a. **Rehear and Reconsider the following:** A zone-change request to amend the zone district map for Max L. Kiehne and Barbara C. Kiehne , trustees and Elizabeth Otero, Owners of the tracts more particularly described as Tracts 113A2, 115B1 and 116A, MRGCD Map 66, Sections 13 and 24, Township 7 North, Range 2 East of the New Mexico Principal Meridian in Peralta, New Mexico, wholly within the municipal boundaries of the Town of Peralta, comprising approximately 2.8660 acres and located at 3605 Highway 47, Peralta, NM 87042. The request is to rezone the above tracts to a commercial zone district.

Mayor Olguin asked the property owner's to restated their request. I will allow cross examination in this form – the public may ask questions of Mrs. Kiehne. This is only for questions and answers, not a debate or argument format. When a question is answered you may not debate it. Next, I will allow the public to make their

presentations; not questions, so that the Council may hear your concerns. Then, I will allow Mrs. Kiehne to respond to any comments. Next, we will move to discussion within the Council only. Then, the Governing Body will take action on this rezoning request.

Mayor Olguin asked the Town Clerk to swear in all residents who are requesting to address the property owners and/or the Town Council. Mayor Olguin addressed many disparaging comments that have circulated over the past few weeks concerning this rezoning request. "There are no back door deals", the P&Z Commission and Town Council are making every effort for transparency to the public. I will not tolerate any further negative comments about the property owners or terminating any one responsible for this error for insufficient notification. We made a mistake and we are here this evening to correct that mistake. At this time Mayor Olguin asked Mrs. Kiehne to state her request before the Town Council and the audience that is present.

Mrs. Kiehne - Thank you for reconsidering our zone change application. This land was originally part of the Otero family farm. While this process has taken longer than we anticipated, we have followed all procedures and believe that commercial zoning is appropriate for this tract along Highway 47 as was previously recommended by this very body and approved by the Town Council. Mrs. Kiehne further stated their property has been taxed since 1960 as one (1) parcel of land by the Valencia County and MRGCD. The property is comprised of three (3) tracts with the parcel fronting Highway 47 as Commercial and the 2 (two) tracts to the rear (east) as Rural Residential.

Peralta is a diverse community with many livestock properties and small farms as well as single family homes, some of which are adjacent to businesses all up and down Highway 47. Between Valencia Road and South Bosque Loop, there are more than 30 businesses serving and benefiting the residents of the Town of Peralta.

The Comprehensive Land Use Plan for the Town of Peralta lists a goal (Goal K) to "attract new businesses to the town to increase jobs for our residents, to strengthen the local economy, expand business activity, increase personal income and local revenues for the Town of Peralta."

The plan's strategy states that Commercial zoning regulations should be revised to promote incentives for business, commercial and retail activities with direct access to Highway 47. Virtually all of the properties fronting Highway 47 are zoned for commercial land use activities and business development. The strategy also includes that the town should use zoning in order to attract new development and enhance existing commercial and business enterprises along Highway 47.

By what appears to be a simple drawing mistake when the properties along Highway 47 were designated commercial, likely due to the strange shape of these lots; these lots were not properly zoned all commercial, but split commercial and residential through the middle of the lots. I recognize that in the Zoning Ordinances, the Overlay Zone district section states that the Overlay may contain only parts of lots. But having land with a zoning split creates issues with proper use and frustrates the overall purpose of the Highway 47 Design Overlay and Commercial Overlay Zone Ordinance, to attract new businesses, create jobs, increase personal income, expand business activity and increase local revenues for the Town of Peralta.

Since the majority of the lots are zoned commercial for the purposes of the Highway 47 Design Overlay Zone/Commercial Overlay Zone Ordinance and these lots only have access on Highway 47, I believe it is in the best interest of the Town's goals and strategies to have the whole of the lots zoned commercial, instead of the split-zoning. We ask that you remedy this split zoning by designating the entire 2.866 acres as commercial thereby correcting an oversight and creating property that fits within the goals and

strategies for the Town of Peralta. State Highway 47 was widened several years ago with turn lanes added for safety. In fact, there is one such left turn lane right at the entrance of this property.

There must be consistent zoning on our property and all properties along the Highway 47 corridor. The current zoning has caused confusion because we really do not know exactly where the dividing line is between the commercial and neighborhood residential zone or why it was split this way. No one has been able to explain this to us. The division does not follow property lines, and actually creates 2 zones on one tract of land. In addition, it appears as one tract on surveys and various deeds. You possess copies of all these documents as exhibits. Denying our request seems arbitrary and capricious. Our hope is to create a satisfactory business that will provide jobs, increase the communities tax base and ultimately help the residents of Peralta.

The owners are requesting a zone change from partial or split zoning of Commercial and Rural Residential to entirely Commercial.

Mayor Olguin stated at this time the public may address the property owners with questions only pursuit to the request set before the Council; that of requesting a rezone change to Commercial.

Questions by residents for Mr. & Mrs. Kiehne – Damian Gutierrez, resident what is the purpose for rezoning to Commercial? Did you or do you still have a buyer that wants to construct a Manufacturing business? Do you know what kind of business is coming in? Mrs. Kiehne stated they do plan on selling this vacant land and have received several offers for the property and they did previously have a purchase contract, but due to several delays and extensions, they currently do not have this property under contract.

John Erickson – Los Lunas resident who owns property within Peralta. Mrs. Kiehne you stated that you did not know the contractor's name that was bringing in the dirt/gravel unto the property. Last Friday at the P&Z meeting there was a Mr. Demtrio Chavez who stated he had witnessed Mr. Nelson bringing in the dirt. Mrs. Kiehne stated that when they had a purchase contract with Mr. Nelson, he did allow dirt to be brought unto the property. The dirt was from a landscaping contractor that needed to dispose of the dirt/gravel, but she did not know the landscaper's name. Again, there is no current contract with Mr. Nelson, though he does remain interested.

Dominique Martinez – stated she has concerns for traffic safety – How are you going to keep us safe with regards to the increased traffic? Mrs. Kiehne stated that traffic safety is not her responsibility; that is the Police Dept.'s responsibility. There is a striped left turn lane (for south bound traffic) to turn safely onto their property.

Erika Flores – recently purchased property on 3 Chad St. – stated she had not received proper notice, and she only learned about the council meeting today. She joined in on Zoom to learn and understand how the town is handling meetings. She is also concerned about the entrance to the property being unsafe for an undue increase in Commercial traffic. Mrs. Kiehne once again stated she understands their concerns but, the traffic concerns are not her responsibility.

Tony Duarte – I ask Mrs. Kiehne how did this occur? In previous Planning & Zoning meetings Mr. Nelson attended via Zoom. Mr. Nelson comes and details his plans for this property and that is where and when the fear and concerns erupted. It brought up many red flags which caused great concern among the neighboring properties with his proposed plans for this property. Mrs. Kiehne stated they did have a purchase contract at

that time with Mr. Nelson. She had Mr. Nelson attend the meeting to show there was no hidden agenda, and only wanted to be up front and transparent with the P&Z Commission, Town Council and the Town residents.

Christy Aragon – Is there going to be additional access to the property from the irrigation ditch? Mrs. Kiehne stated she has no plans to construct any additional access, but can not say if a potential buyer would make a request. This would have to be done through the Middle Rio Grande Conservancy.

Margarita Castillo – Why did Mrs. Kiehne say she did not know the name of the individual or contractor that brought truckloads of dirt and gravel to the property when in fact she did know. Mrs. Kiehne stated she allowed Mr. Nelson to have dirt/gravel brought in but, did not in fact know the name of the contractor. All she knew was that it was a landscaping company coming out of the Village of Bosque Farms business or job site. As the property owners we are allowed to do with this property as we wish. An additional question was asked; Why not request Residential Zoning? This property is surrounded by homes and we residents would rather see homes constructed on the land and not an industrial business. Mrs. Kiehne stated residences border the east side only and that their property is not surrounded by homes. As owners she stated again, they feel it is in the Town's best interest to have consistent zoning through the Peralta corridor and the Comprehensive Zoning Plan developed by the Town states a desire for the corridor to be zoned Commercial.

Mayor Olguin stated that in the early stages of incorporation, he was not Mayor nor involved in the governing body. The council at that time and Peralta residents wanted to adopt the County Zoning Map which showed the majority of the Peralta Highway 47 corridor as Commercial. The Town needs GRT revenue to continue improving streets, finance the increasing Waste Water project and many other beneficial needs to improve living conditions. It was noted that Commercial zoning was to be in the best interest of the Town. The P&Z Commission and the Governing Body will always have the safety and wellness needs of the residents in mind when making these types of decisions.

Councilor Otero added as a founding governing body member the Town overall kept the County Zoning of Residential and Commercial with the intent and thought that the Highway 47 corridor would be zoned commercial. Business, GRT revenue, is needed to finance improvements for better living conditions and town projects such as streets, waste water and police services, just to mention a few.

Councilor Romero agreed and stated the intent from the beginning was for the Town to adopt the County Commercial Zoning map through the Highway 47 corridor of Peralta. I live on Highway 47 and my property is zoned commercial as are many homes along 47. I'd like to add that the property directly across from my home was in terrible condition and had two deteriorating structures. A new business came in and has been a tremendous benefit, with no increased or unsafe traffic. The property is now improved and productive. I agree that Mr. Nelson's proposed plans and comments for this property did present many red flags and under the current zoning restrictions, a business of that type would not be allowed. There would be many hurdles to address and any request of this nature would need approval from P&Z and the Town Council. There are very specific restrictions that we deem necessary for the safety and well being of the community. I want to assure all residents that your concerns are being heard. In this case I believe the property owners request does deserve the Council's due diligence to make the best use of their property. Commercial versus Residential zoning, I do not believe has a negative impact; being that many of us live on Highway 47 on property that is zoned commercial. This property in question has been vacant for many years and I am glad to see it become of beneficial and productive use.

Mayor Olguin now stated that he will allow the public to address the Council each for 3 minutes only. Councilor Smith asked if this was Item 10 Public Comments. Mayor Olguin said no, he wants any public member or resident to address their concerns to all parties; the owners and the governing body.

Margarita Castillo – I understand that Councilor Romero's home, the Mayor's home and many others are zoned commercial. However, in Section 2 of the Town's Comprehensive Zoning Ordinance it states, "the regulations and design are to avoid congestion in the streets and public ways to secure public safety from fire, flood and other dangers. To promote general welfare of the community, to facilitate adequate provisions for transportation, waste water, schools, parks and to conserve the value of property and encourage appropriate use of land throughout the Town of Peralta. We who are addressing this request are pretty much in line with this statement. During the October 20th P&Z meeting we found out the Kiehne's wanted to sell the land to a prospective buyer that wanted to use the land for a manufacturing/industrial business, not a small commercial business. Some areas on the 47 corridor do require a commercial zone. However, not in a pocket of homes where this property lies. We live in Peralta because of the rich history and culture of this area. We believe not every piece of property along Highway 47 needs to be zoned commercial.

Dominique Martinez – Thank you Mayor Olguin for finally explaining to me the situation of the medians on Highway 47. I would like to state that I am concerned with commercial versus industry. I believe there will be pollution and increased semi-truck traffic that will make Highway 47 unsafe. There are too many semi-trucks now that must park in the highway median to deliver their goods to local businesses. Making this property commercial would only increase the unsafe traffic on Highway 47. I am asking the Council to please consider this in their decision.

Tony Duarte – I'd like to address Mrs. Kiehne, to make clear that we are not anti-business or anti-commercial. What we are concerned with is the type of commercial business that will be allowed. I appreciate Councilor Romero's comments concerning red flags for the proposed business. I also want to address a previous comment made by Commissioner Pacheco who said 'it could be worse'. A friend of mine who heard this comment said to me "you know it could be better". The desired activity for this property is a small business and not a manufacturing or industrial business. Out of frustration during this entire process I called the New Mexico Municipal League (NMML). I spoke to AJ Forte Executive Director for NMML about my displeasure in this entire process. He stated that a record of all letters and petitions should be included with the P&Z Commission and Town Governing Body. The Mayor and Town staff both stated that all letters and signed petitions the Town has received have been given to all Commissioners, Councilors and the Mayor.

John Erickson – stated his concerns about Erica Flores comment as having not received notification 'are we back here again?' To which the Town Clerk stated the County records (Assessor's office) had not updated the owner records at the date of notification, March 2, 2021. When property ownership was verified (March 2) the property in question (3 Chad) still showed the owners as Johnny & April Gonzales. The State of New Mexico is a non-disclosure state and the County does not notify us of ownership changes. Town Attorney Steven Chavez stated receiving notice of public hearing is not the issue, whether it was sent is the issue at question. The property owner of record was sent the Public Notice. All residents within the 100 feet requirement were sent the Public Notice. The fact that the current property owner is participating in today's meeting, then under New Mexico law they have actual notice. Mrs. Flores is present and participating in this meeting. At this point, much of what Mr. Erickson stated was inaudible and cannot be clearly stated by the transcriber after many attempts. That said, it is believed or understood his comments centered on the P&Z Commissioner statement about Mr. Nelson should not have been on the October Zoom meeting. He felt this was not forthcoming or open to the

public. However, Mrs. Kiehne previously stated that is why Mr. Nelson was included in the previous P&Z meetings, to show openness and transparency to the P&Z Commission, Town Council and the town residents. Mr. Erickson also stated that Commissioner Pacheco's comment that if we do not rezone the entire property commercial there would be no access to the eastern portion of the property. Well, that is not true, he stated. Mrs. Kiehne stated again, there is a single driveway access unto the property off Highway 47.

Erica Flores – I would like to know when the Public Notices were mailed? I purchased the property in late January and received my filing in February. Town Clerk Taylor again stated that as of the date of mailing of the public notices, March 2, they were not the recorded owners; the letter was mailed to the owner of record, Johnny and April Gonzales.

Damian Gutierrez – stated to the Council that as recent as last Monday (March 22) he observed Mr. Nelson continuing to bring up to 30 loads of dirt to this property. Also, in recent months there have been three serious vehicle accidents in front of his home on Highway 47. One of the accidents damaged his fence. He said the highway has a very dangerous curve on that stretch of the road. You, Mayor Olguin told me that you would have a road study conducted by NM DOT. There are numerous accidents on this curve of Highway 47, including at Peralta Concrete. I believe the buyer's of this property should come before the P&Z Commission and the Town Council to ask for a zone change and no the property owner's. Thank you.

Rhonda Jaramillo – I would like to address the Council about my brother's health issues that are very severe. He has Cerebral Palsy and can not have any loud noises while eating, it may cause him to aspirate and choke. I am pleading with the Council do not approve this rezoning request.

Mayor Olguin asked Mrs. Kiehne for any final comment to the Governing Body and/or the public.

Mrs. Cherie Kiehne agreed to make a final statement to the audience. She stated the Rezoning request is the right thing to do when reading the Town's Comprehensive Zoning Ordinance. Also, it is not an issue of rezoning versus a future business. The issue is the rezoning request and not what business will be requested in the future. That is up to the potential buyer of the property and the Town of Peralta.

Mayor Olguin asked if there were any other comments or questions by anyone. No further discussion. He then asked for a Motion to approve the Action Item under Public Hearing 9a. Motion to Approve Action Item 9a was made by Councilor Smith, second was made by Councilor Otero. Mayor Olguin asked if there was any discussion from the Governing Body.

Councilor Smith – I would like to address the resident's comments or confusion about this whole situation; from three P&Z meetings to two Council meetings to where we are today. It may be possible they did not attend all three P&Z meetings nor the two Council meetings that were held on this matter. Prior to the Pandemic all meetings have open to the public. Since the State mandates about large gatherings, we have accommodated the public with via Facebook and now Zoom meetings attendance and we are doing the best we are able. The Council three years ago approved a Moratorium to all commercial property located on Highway 47. This in effect put a stop to any requests to open a business on the commercial 47 corridor. I see no reason to deny the Kiehne's request to rezone their property to commercial and I find it ironic that some of the protestors of this request also have commercially zoned property on Highway 47 in all directions. These protesting property owners could do the very same thing if they chose to sell their property. Who is to say if they sold their property that a commercial, manufacturing or industrial business would not show up or make a request of the same? So how can we deny the Kiehne's request? I have already stated in previous meetings that traffic would be an even

bigger problem if there were three homes constructed on the property. Also, noise pollution happens everywhere, we all make noise, whether it be trimming trees, mowing your lawn, doing home improvements, etc. I agree with Mrs. Kiehne if this request is denied it is a contradiction to the Town's Comprehensive Zoning plan.

Councilor Otero – In the initial years of incorporation the Town held several meetings about the Highway 47 zoning and as Mayor Olguin stated there was very little public input. Those residents that did voice an opinion agreed at that time to adopt the Valencia County Zoning Map knowing that several properties fell into this situation. This is no surprise and we should better prepare ourselves for situations just like this that will show up on the future.

Councilor Romero – I personally appreciate the residents coming out and voicing their comments and concerns to the Council. I want to assure the residents that their concerns are taken very seriously and I hope that tonight's meeting is a testament to that effort. We are trying to 'right the ship' and proceed correctly. We have many homes within the Highway 47 commercial corridor and the Planning and Zoning Ordinances do address those issues and concerns. I can not in clear conscious deny the Kiehne's request.

Mayor Olguin then asked for a ROLL CALL VOTE – Councilor Romero – In Favor, Councilor Otero – In Favor and Councilor Smith – In Favor. The Action Item 9a. is APPROVED.

b. Consideration and Possible Approval of Planning and Zoning Commissioner to fill a vacant seat.

Mayor Olguin said there were two residents that expressed interest in the serving the community on the Planning & Zoning Commission. They are Dr. Mark Evanko and Christine Murphy. He stated both individuals were very qualified and expressed thanks to each for stepping forward. Mayor Olguin then nominated Mark Evanko to fill the vacant seat on the P&Z Commission. Motion was made by Councilor Smith to accept the Mayor's nomination, second by Councilor Romero. Approved.

10. PUBLIC COMMENTS

John Erickson – I am seeking answers to some questions I have about Town elections, governing body terms and the like, but I went to your office and all I received was a IPRA request. This form asks for the name of the document, all credit to Kori she is a very busy lady. All I is need to know is the name of the document to put on this form. Mayor Olguin stated please email or call the office and we will let you know the name of the document.

Tony Duarte – I would like to make a suggestion. I had a very difficult time hearing the majority of the people speaking this evening. Could you please investigate the ADA compliance on hearing impaired individuals? If meetings continue to be put on the internet please make it so people can hear what is being said. Thank you.

Margarita Castillo - I would like to address Councilor Smith comments about residents being/are informed about Town meetings and their ability to be always open to the public. I take exception to this comment, I have found it very difficult to obtain adequate notice of any meetings held in Peralta. I have looked at the Town's website, which was under construction and is now currently open, and other methods to understand when meetings are taking place. Most residents say they do not know when meetings are held. Mayor Olguin stated the Town is required to post the meeting agenda at 3 locations within the Town limits. We actually post meeting agendas at 5 locations within the Town limits. US Post Office, Randy's Electric, Joe's Pharmacy, Ron's Barber Shop and Peralta Power; sometimes at Speedway depending if they allow it. Also, required is a Public Notice and this is

advertised in the Valencia County News-Bulletin. Residents are always encouraged to contact the Town office to ask when the next meeting will be held. For the record the P&Z meetings are held the third Tuesday of the month and the Town Council meetings are held the fourth Tuesday of the month. This has been the practice for several years now, so I do not understand why this continues to be an issue.

11. Governing Body Reports –

Councilor Otero – no report

Councilor Romero – no report

Councilor Smith – no report

Councilor Moya – absent

Mayor Olguin – no report

12.. Next meeting – the next regular Town Council meeting will be held on Tuesday, April 27, 2021 at 6:00pm at the Peralta Town Hall, 90 A Molina Road, Perlata, NM 87042.

13. Adjournment – Motion was made to adjourn by Councilor Smith, second by Councilor Otero. Meeting adjourned at 8:25pm.

Agenda is subject to change. Council may enter into Executive Session pursuant to NMSA 1978, Sections 10-15-1, Subsection H-1 through H-10. TO REQUEST AN ACCOMODATION FOR INDIVIDUALS WITH DISABILITIES OR INFORMATION ABOUT PHYSICAL ACCESSIBILTY, PLEASE CALL (505) 869-2050.

STEVEN ROBBINS



Transcribed by: Steven Robbins, Deputy Clerk/Treasurer

KORI TAYLOR



Attest by: Kori Taylor, Town Clerk/Utility Director