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6 **BOARD OF TRUSTEES AND PLANNING, ZONING, AND HISTORICAL APPROPRIATENESS**  
7 **COMMISSION**

8 **TOWN OF MESILLA**  
9 **JOINT WORK SESSION**

10 **MONDAY, JANUARY 25, 2021**

11 **5:00 P.M.**

12 **VIA TELECONFERENCE 1-346-248-7799, MEETING ID 983-7900-0389 PASSWORD 971704.**

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16 **TRUSTEES:** Nora L. Barraza, Mayor  
17 Carlos Arzabal, Mayor Pro Tem  
18 Jesus Caro, Trustee  
19 Veronica Garcia, Trustee  
20 Stephanie Johnson-Burick, Trustee

21  
22 **PZHAC:** Yolanda Lucero, Chairperson  
23 Judy Houston, Commissioner (absent)  
24 Gerald Nevarez, Commissioner  
25 Roman Prieto, Commissioner  
26 Davie Salas, Commissioner

27  
28 **STAFF:** Cynthia Stoehner-Hernandez, Town Clerk  
29 Larry Shannon, Community Development Coordinator  
30 Gloria Maya, Recorder

- 31  
32 **1. \*PZHAC Case 061148 w/conditions** - 2130 Calle de Picacho, submitted for Neal McMillan  
33 by Miguel Rincon of Hurlburt Construction; a request for a zoning permit to incorporate part  
34 of an existing structure into a new dwelling to be constructed at this address. Zoned: Historic  
35 Residential (HR).  
36

37 Mayor Barraza:

- 38 - Most historical area in Mesilla  
39 - Unique oblong building w/flat roof  
40 - 2 property owners  
41 - Majority of the buildings in the area are flat roof

42  
43 Commissioner Lucero:

- 44 - Reviewed by Architectural Styles Committee  
45 - PZHAC were concerned existing structure would be removed  
46 - Original building will be remodeled and incorporated into the new structure  
47 - Pitch Roofs in the area were taken into consideration  
48 - Style was incorporated into the plans  
49 - Height would not be more than 15 ft.

- 1 Mayor Barraza:  
2 - The two different roof lines addressed by PZHAC  
3  
4 Commissioner Lucero:  
5 - PZHAC agreed to the combination of the pitch and flat roof  
6  
7 Commissioner Salas:  
8 - Felt the historical structure was being kept  
9 - Other structures in the area have the corrugated pitch roof  
10 - Maintaining integrity of original structure  
11  
12 Mayor Barraza:  
13 - Structure is on the Historical List  
14 - Style will be changed from Territorial to Northern New Mexico  
15  
16 Commissioner Salas:  
17 - PZHAC felt it was 2 different buildings  
18 - Keeping the character and integrity of original building and while incorporating another  
19 style  
20 - Development Zone requirements are being met  
21  
22 Mayor Barraza:  
23 - Old buildings in the area are flat roofs  
24  
25 Commissioner Salas:  
26 - Barn is historical with a corrugated pitch roof  
27 - Named homes in the area that have a pitch roof; some corrugated  
28  
29 Mayor Barraza:  
30 - Reiterated old homes in the area have flat roofs; 2 barns have pitch roofs  
31  
32 Commissioner Salas:  
33 - Not the way the ordinance reads  
34 - Felt they were looking at the Development Zone  
35  
36 Mayor Barraza:  
37 - Development Zone in the area has predominately flat roofs  
38 - Referenced the ordinance  
39  
40 Mayor Pro Tem Arzabal:  
41 - Applicant is doing what is being asked of him  
42 - Cased was approved with conditions by PZHAC  
43 - Chimney will add 2 ft. to the height  
44  
45 Mayor Barraza:  
46 - As per ordinance the addition of 2 ft. for a chimney is allowed  
47  
48 Trustee Caro:  
49 - Way this was planned out allows it to blend into the surrounding area  
50 - Mr. McMillan is giving the building a new life  
51 - Keeping the building from deteriorating and falling

1  
2 Mr. McMillan:  
3 - Northern New Mexico with Territorial detail style  
4 - Using the style of surrounding homes/structures  
5  
6 Commissioner Lucero:  
7 - PZHAC was impressed with the choose of windows  
8  
9 Mayor Barraza:  
10 - Questioned if the territorial windows would be changed  
11  
12 Mr. McMillan:  
13 - Windows on the new construction will be different  
14  
15 Mayor Barraza:  
16 - Building with two different styles  
17  
18 Mr. McMillan:  
19 - Building will have an 8 ft. breeze way separation  
20  
21 Commissioner Lucero:  
22 - Original adobe has wooden beams  
23  
24 Commissioner Prieto:  
25 - Plaza has different styles which makes it unique  
26 - Different styles give Mesilla its flavor  
27  
28 Commissioner Lucero:  
29 - New addition setback  
30  
31 Mr. McMillan:  
32 - Currently setbacks are at 3 ft. forward  
33 - 3 ft. behind the property to the north  
34 - Can be pushed back if needed  
35  
36 Commissioner Lucero:  
37 - Reviewed the driveway  
38  
39 Mayor Barraza:  
40 - Concerned setting a precedent in allowing two different styles  
41  
42 Commissioner Nevarez:  
43 - Mr. McMillan is making an effort in preserving an old deteriorating building  
44 - Breeze way will separate the new structure from the old structure  
45 - Feels this building will complement the area  
46  
47 Mayor Barraza:  
48 - Questioned how the two buildings will be attached  
49  
50 Mr. McMillan:  
51 - Attached by an enclosed porch

1 Mayor Barraza:  
2 - Questioned how the property will be used  
3  
4 Mr. McMillan:  
5 - Used as a 4 bedroom, 3.5 bathrooms home  
6  
7 Mayor Barraza:  
8 - Reiterated her concern with the pitch roof  
9 - Asked if the new structure will be 7 ft. from the lot line  
10  
11 Mr. McMillan:  
12 - 8 ft. 6 in. from the south property line  
13 - 10 ft from the west property line  
14 - 12 ft. from the roadway property line  
15  
16 Commissioner Nevarez:  
17 - PZHAC placed a condition with regards to the lot lines  
18  
19 Commissioner Lucero:  
20 - Ponding area was addressed  
21  
22 Trustee Johnson-Burick:  
23 - PZHAC took everything in consideration  
24 - Considered with setting a precedent regarding the style  
25  
26 Trustee Garcia:  
27 - Concerned with two different styles  
28 - Preserving the old structure is a good thing  
29  
30 Mayor Barraza:  
31 - Asked if there would be a problem going with a flat roof  
32  
33 Mr. McMillan:  
34 - That would change the interior of the home  
35 - Reiterated there are homes in the area with two different roof styles  
36  
37 Mayor Barraza:  
38 - Reviewed ordinance  
39  
40 Trustee Caro:  
41 - Many different styles in the area  
42 - Open minded  
43  
44 Trustee Johnson-Burick:  
45 - Preservation of an old adobe structure/history  
46  
47 Trustee Garcia:  
48 - Described her property  
49  
50 Mayor Barraza:  
51 - Existing structure will remain flat

1 - New construction will be pitched

2

3 Closed Joint Worksession at 5:51 p.m.

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**BOARD OF TRUSTEES  
TOWN OF MESILLA  
REGULAR MEETING  
MONDAY, JANUARY 25, 2021  
6:00 P.M.**

**VIA TELECONFERENCE 1-346-248-7799, MEETING ID 983-7900-0389 PASSWORD 971704**

**TRUSTEES:** Nora L. Barraza, Mayor  
Carlos Arzabal, Mayor Pro Tem  
Jesus Caro, Trustee  
Veronica Garcia, Trustee  
Stephanie Johnson-Burick, Trustee

**STAFF:** Cynthia Stoechner-Hernandez, Town Clerk  
Kevin Hoban, Fire Chief  
Eddie Lerma, Marshal  
Rod McGillivray, Public Works Director  
Dorothy Seller, Special Events Coordinator  
Larry Shannon, Community Development Coordinator  
Gloria Maya, Recorder

**1. PLEDGE OF ALLEGIANCE**

Mayor Barraza led the Pledge of Allegiance.

**2. ROLL CALL & DETERMINATION OF A QUORUM**

**Roll Call.**

**Present:** Mayor Barraza, Mayor Pro Tem Arzabal, Trustee Caro, Trustee Garcia, Trustee Johnson-Burick.

Mayor Barraza held a Moment of Silence for Mr. Cesario Alvillar and Ms. Jill Fietze.

**3. CHANGES TO THE AGENDA & APPROVAL**

Mayor Pro Tem Arzabal requested placing under New Business item 7a on the consent agenda.

Mayor Barraza requested removing Consent Agenda item 5b and item 6a for discussion and New Business item 7c out of respect for Mr. Alvillar.

**Motion: To approve agenda as amended, Moved by Mayor Pro Tem Arzabal, Seconded by Trustee Garcia.**

**Roll Call Vote:** Motion passed (summary: Yes =4).

Mayor Pro Tem Arzabal Yes  
Trustee Caro Yes  
Trustee Garcia Yes  
Trustee Johnson-Burick Yes

1           **4. PUBLIC INPUT – The public is invited to address the Board for up to 3 minutes.**

2           Public input in writing shall be received at [cynthias-h@mesillanm.gov](mailto:cynthias-h@mesillanm.gov) an hour before  
3           the meeting begins on the day of the meeting and will be read into the record. You will  
4           also be given an opportunity to speak during this time by pressing \*9 while in the  
5           teleconference. You will be prompted when to begin speaking.

6 Ms. Stoechner-Hernandez read correspondence from Ms. Krueger.

7 Mr. & Mrs. Saenz asked what the status is on their questions regarding building on their  
8 property.

9  
10 Mayor Barraza responded she would answer their questions at the end of the meeting.  
11

12           **5. APPROVAL OF CONSENT AGENDA:** (The Board will be asked to approve by one motion the  
13 following items of recurring or routine business. The Consent Agenda is marked with an asterisk \*)

14 **Motion: To approve agenda as amended, Moved by Mayor Pro Tem Arzabal, Seconded by Trustee**  
15 **Caro.**

16  
17 **Roll Call Vote:** Motion passed (summary: Yes =4).

18 Mayor Pro Tem Arzabal Yes

19 Trustee Caro Yes

20 Trustee Garcia Yes

21 Trustee Johnson-Burick Yes

22  
23           a) **\*BOT MINUTES** – Minutes of a Regular Meeting on January 11, 2021. *Approved by*  
24           *consent agenda*

25  
26           b) **\*PZHAC Case 061151 w/ Conditions**– 2610 Calle Tercera, submitted by Samuel Kane;  
27           a request for a zoning permit to construct a rock wall around a residential property at  
28           this address. Zoned: Historic Residential (HR).

29 Mayor Barraza stated the conditions placed by PZHAC will be completed; the concern of erosion - will  
30 be submitted to CID and requirements for clear site triangle are met; no higher than 3 ft.  
31

32 **Motion: To approve PZHAC Case 061151w/conditions – 2610 Calle Tercera, submitted by Samuel**  
33 **Kane; a request for a zoning permit to construct a rock wall around a residential property at this**  
34 **address. Zoned: historic Residential (HR), Moved by Mayor Pro Tem Arzabal, Seconded by**  
35 **Trustee Johnson-Burick.**

36  
37 **Roll Call Vote:** Motion passed (summary: Yes =4).

38 Mayor Pro Tem Arzabal Yes

39 Trustee Caro Yes

40 Trustee Garcia Yes

41 Trustee Johnson-Burick Yes  
42

43           **6. OLD BUSINESS:**

44           a) **\*PZHAC Case 061148 w/conditions** - 2130 Calle de Picacho, submitted for Neal  
45           McMillan by Miguel Rincon of Hurlburt Construction; a request for a zoning permit to  
46           incorporate part of an existing structure into a new dwelling to be constructed at this  
47           address. Zoned: Historic Residential (HR).

48 Mayor Barraza stated the swimming pool will not be part of this application.  
49

1 Mayor Pro Tem Arzabal stated he thought applicant would be given a year to complete the  
2 swimming pool and if it is not completed within that year, they would need to come back to begin  
3 the process over again.

4  
5 Mr. Shannon stated the applicant would need to meet CIDs requirements to obtain their  
6 Certificate of Occupancy (CO). The pool would need to be completed if it is part of the permit to  
7 get the CO. The applicant would like to have the pool recognized as part of the construction if  
8 possible.

9  
10 **Motion: To approve PZHAC Case 061148 w/conditions – 2130 Calle de Picacho, submitted for Neal**  
11 **McMillan by Miguel Rincon of Hurlburt Construction; a request for a zoning permit to**  
12 **incorporate part of an existing structure into a new dwelling to be constructed at this address;**  
13 **excluding the swimming pool. Zoned: Historic Residential (HR), Moved by Trustee Caro,**  
14 **Seconded by Trustee Garcia.**

15  
16 Mr. McMillan state he would like the trustees to approve the plans with the pool so that he does not have  
17 to come back when he is ready to build the pool.

18  
19 Mayor Pro Tem Arzabal asked when the applicant is planning to build the pool.

20  
21 Mr. McMillan responded within a month.

22  
23 Mayor Barraza stated she understands the applicant does not have a company to construct the pool.

24  
25 Mr. McMillan responded they do not have a company at this time.

26  
27 Trustee Johnson-Burick stated she does not understand why they cannot approve the pool.

28  
29 Mayor Barraza responded the applicant is still working on the pool plans.

30  
31 Mayor Pro Tem Arzabal stated he has a hard time voting just the house and not the pool.

32  
33 Mayor Barraza responded the motion can be amended or we can ask the applicant to come back with  
34 completed plans for the pool since it is not part of the packet. She asked Mr. McMillan if he submit  
35 plans for the pool to the PZHAC.

36  
37 Mr. McMillan responded he submitted a basic with the size of the pool. The pool contractor will submit  
38 the complete plans for the pool to CID.

39  
40 Mr. Maese stated a swimming pool is a different entity. CID will issue a permit to the person building the  
41 home. The pool consists of a specialty contractor and CID will require a complete set of drawings to be  
42 submitted to their office.

43  
44 Mayor Barraza asked Mr. Maese if he recommends that the swimming pool not be part of this application.

45  
46 Mr. Maese responded if application is approved with the swimming pool it would affect the CO. Since it  
47 would be under one blanket both the home and the swimming pool would need to be completed before we  
48 issue a CO.

49  
50 Mayor Barraza asked Mr. McMillan if the pool would be completed by the time the home is completed.



1 Mr. McMillan responded yes.  
2 Mayor Barraza asked if there is a problem with submitting an application for the pool within two weeks.

3  
4 Mr. McMillan responded yes since the pool companies are backed up. We are planning to complete the  
5 home and the pool completed at the same time.

6  
7 Mr. Maese stated the board may choose to approve the application for the home and the pool as one. CID  
8 gives the applicant six months upon completion of the house to finish the swimming pool. CID will issue  
9 a separate permit to the Specialty Contractor for the pool. They will ensure that all safety issues are  
10 enforced.

11  
12 Trustee Johnson-Burick stated she is comfortable with two permits.

13  
14 Mayor Barraza reviewed the motion.

15  
16 **Roll Call Vote:** Motion passed (summary: Yes =4).

17 Mayor Pro Tem Arzabal Yes

18 Trustee Caro Yes

19 Trustee Garcia Yes

20 Trustee Johnson-Burick Yes

21

22

23 **7. NEW BUSINESS:**

24 a) **For approval:** an engineering agreement with Molzen Corbin for project MES2020-02 Capital  
25 Outlay for Mesilla Water System Booster Station at Well No. 2. – **Rod McGillivray, Public**  
26 **Works Director. Approved by consent agenda**

27 b) **For Appointment:** a Mayor Pro-Tem to serve for one year pursuant to MTC 2.15.060. - **Nora L.**  
28 **Barraza, Mayor.**

29 **Motion: To approve the appointment of Trustee Johnson-Burick for Mayor Pro Tem to serve for**  
30 **one year pursuant to MTC 2.15.060, Moved by Trustee Garcia, Seconded by Trustee Johnson-**  
31 **Burick.**

32

33 **Roll Call Vote:** Motion passed (summary: Yes =4).

34 Mayor Pro Tem Arzabal Yes

35 Trustee Caro Yes

36 Trustee Garcia Yes

37 Trustee Johnson-Burick Yes

38

39 Mayor Barraza thanked Trustee Arzabal for serving as Mayor Pro Tem.

40

41 c) **For Appointment:** two representatives to serve on the Board of Adjustments for one-year terms  
42 each. - **Nora L. Barraza, Mayor. Removed from agenda**

43

44 **8. BOARD OF TRUSTEE COMMITTEE REPORTS**

45 Trustee Arzabal: CEO meeting will meet in March.

46

47 Mayor Pro Tem Johnson-Burick: MPO meeting was held on January 13<sup>th</sup>.

48

49 Trustee Garcia: MPO meeting on the 13<sup>th</sup>.

1  
2 Mayor Barraza: thanked Mayor Pro Tem Johnson-Burick for serving as MPO chairperson, will bring  
3 resolution from the MPO to the board; RTD and Mayor's meeting this week.  
4 Legislation information will be shared with the board.

5  
6 **9. BOARD OF TRUSTEE/STAFF COMMENTS**

7 Fire Chief Hoban reviewed the procedure being proposed for Fire Department funding. ISO evaluation  
8 paperwork has been completed.

9  
10 Marshal Lerma reviewed the plan to police the plaza after the recent burglary.

11  
12 Ms. Stoechner-Hernandez stated an OMA and IPRA training will be held on Tuesday via zoom beginning  
13 at 9:00 a.m. The 2021 Cupid Chase will be virtual.

14  
15 Mayor Pro Tem Johnson-Burick stated serving on the MPO was a learning and growing experience.

16  
17 Trustee Arzabal encouraged everyone to get the vaccine.

18  
19 Trustee Garcia stated she is hoping to get something for our residents regarding COVID 19.

20  
21 Mayor Barraza stated she is working on getting a vaccination site in Mesilla. She informed the Saenz that  
22 they are working on the ordinance regarding non-conforming lots and will be sent to the New Mexico  
23 Municipal League for review.

24  
25 Mr. Saenz stated they are available to assist or provide information.

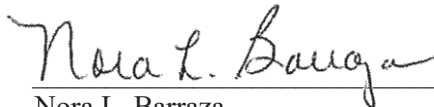
26  
27 Mayor Barraza stated there is not an Architectural Style Committee at this time. She has asked staff,  
28 members of the PZHAC and Mr. Maese to review applications to ensure they comply prior to bringing  
29 them forth to P&Z. Businesses are concerns with the break ins happening on the plaza. Marshal and staff  
30 are working diligently to address the issue. We are about 18% short in GRTs compared to last year. She  
31 will be meeting with the department heads to discuss how we will address the shortfall, once there is a  
32 plan it will be brought forth to the trustees. The offices will be opening on Monday to the public. The  
33 same safeguards will be in effect.

34  
35 **10. ADJOURNMENT**

36 **The Town of Mesilla Trustees unanimously agreed to adjourn the meeting. (Summary: Yes-**  
37 **4)**

38  
39 **MEETING ADJOURNED AT 6:53 P.M.**

40 **APPROVED THIS 8th DAY OF February, 2021.**

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42  
43 

44 Nora L. Barraza  
45 Mayor

1 **ATTEST:**

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Cynthia Stoechner-Hernandez

4 Cynthia Stoechner-Hernandez

5 Town Clerk/Treasurer

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