



Town of Mesilla, New Mexico

**BOARD OF TRUSTEES
TOWN OF MESILLA
SPECIAL MEETING
MONDAY, JUNE 28, 2021
5:00 P.M.**

TRUSTEES: Nora Barraza, Mayor
Stephanie Johnson-Burick, Mayor Pro Tem
Carlos Arzabal, Trustee (absent)
Jesus Caro, Trustee (absent)
Veronica Garcia, Trustee

PZHAC: Davie Salas, Commissioner

STAFF: Cynthia Stoechner-Hernandez, Town Clerk/Treasurer
Kevin Hoban, Fire Chief
Rod McGillivray, Public Works Director
Enrique Salas, Marshal
Gloria Maya, Recorder

PUBLIC: Anthony Lucero Ralph Lucero

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 Johnson-Burick, Trustee Garcia

3. CHANGES TO THE AGENDA & APPROVAL

Motion: To approve agenda, Moved by Trustee Garcia, Seconded by Mayor Pro Tem Johnson-Burick.

Roll Call Vote: Motion passed (summary: Yes =3).

Mayor Barraza Yes

Mayor Pro-Tem Johnson-Burick Yes

Trustee Garcia Yes

4. A PUBLIC HEARING ON AN APPEALS OF A DECISION MADE BY THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION:

- 5. A Public Hearing:** Case 061210– NE Corner of Calle de Segunda and Calle del Sur (address to be assigned), submitted by Ralph Lucero; a request for a zoning permit to allow the construction of two detached dwelling units on a 16,114 square foot property at this location, Zoned: Historic Residential (HR)

1 **Motion: To open Public Hearing, Moved by Trustee Garcia, Seconded by Mayor Pro Tem Johnson-**
2 **Burick.**

3
4 **Roll Call Vote:** Motion passed (summary: Yes =3).

5 Mayor Barraza Yes

6 Mayor Pro-Tem Johnson-Burick Yes

7 Trustee Garcia Yes

8
9 Opened Public Hearing at 5:08 pm

10
11 **Motion: To open Regular Meeting, Moved by Mayor Pro Tem Johnson-Burick, Seconded by Trustee**
12 **Garcia.**

13
14 **Roll Call Vote:** Motion passed (summary: Yes =3).

15 Mayor Barraza Yes

16 Mayor Pro-Tem Johnson-Burick Yes

17 Trustee Garcia Yes

18
19 Opened Regular Meeting at 5:09 p.m.

20
21 **6. FOR CONSIDERATION: AN APPEAL OF A DECISION MADE BY THE PLANNING,**
22 **ZONING AND HISTORICAL APPROPRIATENESS COMMISSION:**

23 Mayor Barraza read the appeal process.

24
25 **7. For Approval/Disapproval:** Case 061210– NE Corner of Calle de Segunda and Calle del Sur
26 (address to be assigned), submitted by Ralph Lucero; a request for a zoning permit to allow the
27 construction of two detached dwelling units on a 16,114 square foot property at this location, Zoned:
28 Historic Residential (HR)

29 ****After a roll call vote of the above appeal, a resolution stating**
30 **the board's decision and justification shall be approved at the next**
31 **Board of Trustee meeting and mailed to the applicant. ****

32
33 Mayor Barraza read the minutes of the PZHAC meeting and the process that will be followed.

34
35 Mayor Pro Tem Johnson-Burick and Trustee Garcia stated they explained to Mr. Lucero that they could not
36 discuss the case.

37
38 Mr. Ralph Lucero stated he questions the quorum when there are two trustees not present.

39
40 Mayor Barraza responded she is part of the board making it three out of five being present.

41
42 Mr. Lucero stated a mayor votes in a tie breaker. The mayor is not part of the trustees; feels this is a conflict of
43 interest. They have tried to work in good faith with the town to remedy all the concerns brought forth.

44
45 Mayor Barraza referred to Town Code 02.10 which defines the mayor's role.

46
47 Ms. Stoechner-Hernandez stated an appeal requires 2/3 of the members to vote which will require the mayor to
48 vote.

1
2 Mr. Anthony Lucero stated he feels the vote should be based on facts as they are written and presented rather
3 than on opinion. Explained and reviewed the history of the case.
4

5 Mr. Ralph Lucero stated there are fire hydrants on Calle de Santa Ana, Sur, and Segunda. With regards to
6 density, new dwellings are being constructed around the area. They are willing to change the façade, style, and
7 colors to meet the town's requirements. He stated farming has become difficult making construction more
8 economical. He reiterated a vote should be based on facts and not an opinion.
9

10 Mr. Anthony Lucero stated currently there is a decline in enrollment at Mesilla Elementary which means
11 traffic is minimal on Calle de Sur.
12

13 Mr. Ralph Lucero stated denying this case would be a great injustice as other dwellings have been allowed to
14 be constructed.
15

16 Mr. Salas stated he agrees Mr. Lucero has met the standards according to the ordinance and did what they were
17 asked to do. He cited ordinance 18.06.080 C and stated the Board of Trustees should reference the
18 Comprehensive Plan. Felt this construction would affect the Development Zone. He reviewed his concerns
19 with the case.
20

21 Mayor Pro Tem Johnson-Burick stated the ordinance was changed to address issues with density, construction,
22 and the elimination of duplexes. She is concerned with commercialization of the property due to the existing
23 dwellings. She does not think it matters that the property is owned by different family members. The
24 Lucero's do meet the criteria. Asked Commissioner Salas what is the development zone he is referring to.
25

26 Commissioner Salas referenced the plan; existing dwellings and what is being proposed.
27

28 Mr. Anthony Lucero stated their proposal meets the current ordinance. In his position he needs to be fair and
29 keep his opinions to himself to give fair opportunities.
30

31 Mayor Pro Tem Johnson-Burick stated this ordinance is also about the Development Zone.
32

33 Trustee Garcia stated land that the Garcia family farmed in that area has been developed. The Lucero's meet
34 the requirements. We should be concentrating on their address not on the surrounding area.
35

36 Mr. Ralph Lucero stated there has been development in that area; progress cannot be stopped. To deny us
37 would be an injustice. Reiterated they have met the town's requirement and are still willing to work with the
38 town in order to move forward. The infrastructure needs updating.
39

40 Mayor Barraza stated the Comprehensive Plan, updated 2017 with public input, is on the website. The
41 community does not want to see anymore rentals. Farmland is disappearing due to development and lack of
42 water. Infrastructure in Mesilla is failing and will cost million of dollars to repair. Revisions have been made
43 to the Historic Residential ordinance to address the increase of apartments being built as well as other issues.
44

45 **Motion: To approve to support the decisions made by PZHAC on Case 061210-NE Corner of Calle de**
46 **Segunda and Calle del Sur (addressed to be assigned), submitted by Ralph Lucero; a request for a**
47 **zoning permit to allow construction of two detached dwelling units on a 16,114 square foot property at**
48 **this location, Zoned: Historic Residential (HR), Moved by Mayor Pro Tem Johnson-Burick, Seconded**
49 **by Mayor Barraza.**
50

51 **Roll Call Vote:** Motion passed (summary: Yes =2; No=1).

52 Mayor Barraza Yes – Based on the Comprehensive Plan, Iguado Plan, and the Development Plan. Listening
53 to the residents as what their wishes are. Duplexes was changing the course of the Historical Residential

1 ordinance causing the board to revisit the ordinance. She does not have an issue with building a family home
2 on the land. The board needs to do more homework on the Historical Residential ordinance. We cannot stop
3 progress, but we can ensure that it goes in the right direction. Upholding Historic Preservation.
4

5 Mayor Pro-Tem Johnson-Burick Yes – Did not feel part of the ordinance was followed. Supports the
6 PZHAC in protecting Mesilla. She did not realize it was for more commercialization thought it was for family.
7 Little things will change the concept of Mesilla.
8

9 Trustee Garcia No – They met the ordinance feels the board is picking and choosing since others were
10 allowed to build. She supports the applicant should have been approved.
11


12 **8. ADJOURNMENT**

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

14 **MEETING ADJOURNED AT 6:25 P.M.**

15 **APPROVED THIS 12th DAY OF JULY, 2021.**


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Nora L. Barraza
Mayor

ATTEST:

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Cynthia Stoechner-Hernandez
Town Clerk/Treasurer
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