



Town of Mesilla, New Mexico

THE BOARD OF TRUSTEES (BOT)
WILL HOLD A PUBLIC HEARING AT THE MESILLA TOWN HALL
2231 AVENIDA DE MESILLA
MONDAY- NOVEMBER 25, 2024
AT 5:00 PM
Minutes

TRUSTEES: Russell Hernandez, Mayor
Adrianna Merrick, Mayor Pro Tem
Biviana Cadena, Trustee
Stephanie Johnson-Burick, Trustee
Gerard Nevarez, Trustee

STAFF: Lorenzo Astorga, Public Works Director
Ben Azcarate, Marshal
Gloria S Maya, Town Clerk/Recorder
Edward Salazar, Economic & Community Development Director
Greg Whited, Fire Chief

PUBLIC:

Catharine Walkinshaw	Eric Walkinshaw
Kristina Alba	Pat Taylor
Trina Wittern	Greg Lester
Andrea Bryan	Daso
Terry Melendres	Susan Krueger
Mary H Ratje	Sylvia D
Barb Denton	Donald E Black
Mary-Claire Black	Martha Mulvihill
Edward Martinez	Lucy Alvarado
Lourdes Fulton	Philip Fulton
Robert & Dora Volpito	Jeff Jansen
Bill & Janice Cook	Duane & Ruby Vasquez
M D'Andrea	Vanessa Gomez
Charles Boyd	Bernice Boyd
Deanna N	Keith Austin
Kathy Austin	

SHORT-TERM RENTAL (STR) ORDINANCE

A proposed short-term rental ordinance is being proposed for adoption into our Municipal Code by staff and the STR Ad Hoc Committee. Ordinance will serve to improve short-term rental regulations, online platforms and Lodger's Tax accountability.

Mayor Hernandez reviewed the process that will be followed for the Public Hearing.

Ms. Walkinshaw expressed her comments.

Ms. Wittern expressed her comments.

Mr. Taylor expressed his comments.

Ms. Bausov expressed her comments.

Mr. Salazar responded.

Ms. Krueger expressed her comments.

Ms. Ratje expressed her comments.

Trustees expressed concerns and asked for clarification.

Public Hearing Closed at 5:49 p.m.

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**\*\*TOWN OF MESILLA MEETINGS ARE AVAILABLE ON TOWN OF MESILLA'S YOUTUBE  
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**THE BOARD OF TRUSTEES (BOT) OF THE TOWN OF MESILLA  
REGULAR MEETING AT THE MESILLA TOWN HALL,  
2231 AVENIDA DE MESILLA**

**MONDAY, NOVEMBER 25, 2024 ~ IMMEDIATELY  
FOLLOWING 5PM PUBLIC HEARING ~**

**MINUTES**

**TRUSTEES:** Russell Hernandez, Mayor  
Adrianna Merrick, Mayor Pro Tem  
Biviana Cadena, Trustee  
Stephanie Johnson-Burick, Trustee  
Gerard Nevarez, Trustee

**STAFF:** Lorenzo Astorga, Public Works Director  
Ben Azcarate, Marshal  
Gloria S Maya, Town Clerk/Recorder  
Edward Salazar, Economic & Community Development Director  
Greg Whited, Fire Chief

**PUBLIC:**

|                       |                      |
|-----------------------|----------------------|
| Catharine Walkinshaw  | Eric Walkinshaw      |
| Kristina Alba         | Pat Taylor           |
| Trina Wittern         | Greg Lester          |
| Andrea Bryan          | Daso                 |
| Terry Melendres       | Susan Krueger        |
| Mary H Ratje          | Sylvia D             |
| Barb Denton           | Donald E Black       |
| Mary-Claire Black     | Martha Mulvihill     |
| Edward Martinez       | Lucy Alvarado        |
| Lourdes Fulton        | Philip Fulton        |
| Robert & Dora Volpito | Jeff Jansen          |
| Bill & Janice Cook    | Duane & Ruby Vasquez |
| M D'Andrea            | Vanessa Gomez        |
| Charles Boyd          | Bernice Boyd         |
| Deanna N              | Keith Austin         |
| Kathy Austin          |                      |

**1. PLEDGE OF ALLEGIANCE**

Mayor Hernandez led the Pledge of Allegiance.

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

**Roll Call.**

**Present:** Mayor Hernandez, Trustee Cadena, Trustee Johnson-Burick, Mayor Pro Tem Merrick, Trustee Nevarez

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

Mayor Hernandez noted change.

**Motion:** To approve agenda, Moved by Trustee Nevarez, Seconded by Mayor Pro Tem Merrick.

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

Mayor Pro Tem Merrick Yes

Trustee Cadena Yes  
Trustee Johnson-Burick Yes  
Trustee Nevarez Yes

4. **APPROVAL OF CONSENT AGENDA:** (The Board will be asked to approve by one motion the following items of recurring or routine business. The Consent Agenda is marked with an asterisk \*)
- a. **BOT MINUTES – Minutes of BOT Meeting – 11.12.2024** *Approved by consent agenda*
  - b. **APPROVAL:** Blue Star Memorial by-way Marker at Veterans Park *Approved by consent agenda*
  - c. **APPROVAL:** PZHAC CASE #061914 – 2260 Calle de Santiago, submitted by Bill & Janice Cook. Requesting approval to build a wire fence dog run with gate, 48”x50’ long. Zone: Historical Commercial (HC) *Approved by consent agenda*
  - d. **APPROVAL:** PZHAC CASE #061917 – 2341 Calle de Arroyo, Submitted by Taylor Family Trust. Requesting approval to enclose front porch with windows & doors. Zone: Historical Commercial (HC) *Approved by consent agenda*
  - e. **APPROVAL:** PZHAC CASE #06919 – 1996 Calle de Santiago, submitted by David Ray Rosales. Requesting approval to upgrade balcony square tubing fence. Not up to code and rusted and needs painting. Zone: Historical Commercial (HC) *Approved by consent agenda*

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

**Motion passed unanimously.**

5. **PUBLIC INPUT ON CASES – The public is invited to address the Board as allowed by the chair.**

Ms. Krueger expressed concerns about STRs.

Ms. Mulvihill expressed concerns on STRs and winery.

6. **ACTION AND CONSIDERATION**  
**OLD BUSINESS**

- a. **APPROVAL: PZHAC CASE #061823 with Condition** – 2450 Calle de Principal, submitted by Felix Armijo. Requesting approval to construct a 30’ x 36’ structure on the property for the purpose of operating 2 short-term rental units. This case decision by PZHAC appealed to BOT.

Mr. Salazar reviewed the case.

Mayor Pro Tem Merrick recused herself.

**Motion: To approve PZHAC Case #061823 w/conditions – 2450 Calle de Principal, submitted by Felix Armijo. Requesting approval to construct a 30’ x 36’ structure on the property for the purpose of operating 2 short-term rental units. This case decision by PZHAC appealed to BOT, Moved by Trustee Johnson-Burick, Seconded by Trustee Nevarez.**

Trustees expressed their comments and concerns.

Mayor Hernandez addressed the comments.

**Roll Call Vote: Motion passed (summary: Yes-3)**

Trustee Cadena Yes  
Trustee Johnson-Burick Yes  
Trustee Nevarez Yes

- b. **APPROVAL: PZHAC SUP CASE #061909** – 320 W University, submitted by Sylvia D’Andrea. Requesting approval to operate a winery/wine tasting/social gathering hall. ZONE: Rural Farm (RF).

Mr. Salazar reviewed the case.

**Motion: To approve PZHAC SUP Case #061909 – 320 W University, submitted by Sylvia D’Andrea. Requesting approval to operate a winery/wine tasting/social gathering hall. ZONE: Rural Farm (RF), Moved by Mayor Pro Tem Merrick, Seconded by Trustee Cadena.**

Ms. D’Andrea gave a presentation and responded to questions.  
The board expressed their comments and concerns.

Mr. Young addressed the boards concerns.

**Amended Motion: To approve PZHAC SUP Case #061909 – 320 W University, submitted by Sylvia D’Andrea. Requesting approval to operate a winery/wine tasting/social gathering hall w/condition. ZONE: Rural Farm (RF), Moved by Trustee Nevarez, Seconded by Mayor Pro Tem Merrick.**

**Vineyard Amended Motion Roll Call Vote: Motion passed (summary: Yes-4)**

Mayor Pro Tem Merrick Yes  
Trustee Cadena Yes  
Trustee Johnson-Burick Yes  
Trustee Nevarez Yes

**Amended Motion: To approve PZHAC SUP Case #061909 – 320 W University, submitted by Sylvia D’Andrea. Requesting approval to operate a winery/wine tasting/social gathering hall w/condition. ZONE: Rural Farm (RF), Moved by Trustee Nevarez, Seconded by Trustee Johnson-Burick.**

**Residency Amended Motion Roll Call Vote: Motion passed (summary: Yes-4)**

Mayor Pro Tem Merrick Yes  
Trustee Cadena Yes  
Trustee Johnson-Burick Yes  
Trustee Nevarez Yes

**Amended Motion: To approve PZHAC SUP Case #061909 – 320 W University, submitted by Sylvia D’Andrea. Requesting approval to operate a winery/wine tasting/social gathering hall w/condition. ZONE: Rural Farm (RF), Moved by Trustee Nevarez, Seconded by Trustee Johnson-Burick.**

**Occupancy Amended Motion Roll Call Vote: Motion passed (summary: Yes-3; No-1)**

Mayor Pro Tem Merrick No  
Trustee Cadena Yes  
Trustee Johnson-Burick Yes  
Trustee Nevarez Yes

**Amended Motion: To approve PZHAC SUP Case #061909 – 320 W University, submitted by Sylvia D’Andrea. Requesting approval to operate a winery/wine tasting/social gathering hall w/condition. ZONE: Rural Farm (RF), Moved by Trustee Nevarez, Seconded by Trustee Johnson-Burick.**

**Educational Component Amended Motion Roll Call Vote: Motion passed (summary: Yes-3; No-2)**

|                        |     |
|------------------------|-----|
| Mayor Hernandez        | Yes |
| Mayor Pro Tem Merrick  | No  |
| Trustee Cadena         | No  |
| Trustee Johnson-Burick | Yes |
| Trustee Nevarez        | Yes |

**Amended Motion: To approve PZHAC SUP Case #061909 – 320 W University, submitted by Sylvia D’Andrea. Requesting approval to operate a winery/wine tasting/social gathering hall w/condition. ZONE: Rural Farm (RF), Moved by Mayor Hernandez, Seconded by Trustee Nevarez.**

**Condition based on the purchasing of the property Amended Motion Roll Call Vote: Motion passed (summary: Yes-4)**

|                        |     |
|------------------------|-----|
| Mayor Pro Tem Merrick  | Yes |
| Trustee Cadena         | Yes |
| Trustee Johnson-Burick | Yes |
| Trustee Nevarez        | Yes |

**Original Motion Roll Call Vote: Motion passed (summary: Yes-3; No-1)**

|                        |     |
|------------------------|-----|
| Mayor Pro Tem Merrick  | Yes |
| Trustee Cadena         | Yes |
| Trustee Johnson-Burick | No  |
| Trustee Nevarez        | Yes |

**NEW BUSINESS**

**c. DISCUSSION ONLY: For process related to purchases made by departments and authority/approval**

Mayor Hernandez reviewed the process.

**d. APPROVAL: Website Design Services Agreement (handed out at meeting)**

Mayor Hernandez reviewed the agreement.

**Motion: To approve Website Design Services Agreement, Moved by Mayor Pro Tem Merrick, Seconded by Trustee Johnson-Burick.**

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

|                        |     |
|------------------------|-----|
| Mayor Pro Tem Merrick  | Yes |
| Trustee Cadena         | Yes |
| Trustee Johnson-Burick | Yes |
| Trustee Nevarez        | Yes |

**7. PUBLIC INPUT – The public is invited to address the Board as allowed by the chair.  
No Public Input**

**8. CLOSED EXECUTIVE SESSION:**

**a) Discussion of limited personnel matters pursuant to NMSA 1978, Section 10-15-1(H)(2) -**

**- Community & Economic Development Department – Historic Preservation**

**Motion: To enter Closed Executive Session, Moved by Mayor Pro Tem Merrick, Seconded by Trustee Johnson-Burick.**

**Motion passed unanimously.**

**Entered Closed Executive Session at 8:00 p.m.**

**Motion: To enter Regular Meeting, Moved by Mayor Pro Tem Merrick, Seconded by Trustee Johnson-Burick.**

**Motion passed unanimously.**

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

Mayor Pro Tem Merrick Yes

Trustee Cadena Yes

Trustee Johnson-Burick Yes

Trustee Nevarez Yes

**Entered Regular Meeting at 8:13 p.m.**

**b) APPROVAL: Any actions that may arise as a result of discussions in closed session -**

**- Open Position: Historic Preservation**

Mayor Hernandez recommended the hiring of Liana Aguirre as Historic Preservation Specialist.

**Motion: To approve the hiring of Liana Aguirre as Historic Preservation Specialist, Moved by Mayor Pro Tem Merrick, Seconded by Trustee Johnson-Burick.**

**Motion passed unanimously.**

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

Mayor Pro Tem Merrick Yes

Trustee Cadena Yes

Trustee Johnson-Burick Yes

Trustee Nevarez Yes

**9. BOARD OF TRUSTEE COMMITTEE REPORTS**

Trustee Johnson-Burick: MPO meeting

Mayor Pro Tem Merrick: MPO meeting

Mayor Hernandez: MPO meeting, Friends of Taylor Monument

**10. BOARD OF TRUSTEE/STAFF COMMENTS**

Marshal Azcarate gave a department (Marshal) update.

Mr. Salazar gave a department (Economic Community Development) update.

Ms. Maya gave a department (Finance) update.

Mayor Hernandez gave an update on town activities.

Trustees commented and voiced concerns.

**11. ADJOURNMENT**

**Meeting adjourned at 8:29 p.m.**

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****BOT MEETINGS ARE AVAILABLE ON TOWN OF MESILLA'S YOUTUBE PAGE****
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THE BOARD OF TRUSTEES (BOT)  
OF THE TOWN OF MESILLA  
WILL HOLD A WORKSESSION AT THE MESILLA TOWN HALL,  
2231 AVENIDA DE MESILLA

**Monday, NOVEMBER 21, 2024**

**~ Immediately Following Regular Scheduled Meeting ~**

**AGENDA**

**Discussion Items:**

1. Review of STR (Short-Term Rental) Ordinance  
A proposed short-term rental ordinance is being proposed for adoption into our Municipal Code by staff and the STR Ad Hoc Committee. Ordinance will serve to improve short-term rental regulations, online platforms and Lodger's Tax accountability.

**Discussion and review of proposed Short-Term Rental Ordinance.**

2. Initial Planning overview and feedback for Comprehensive Plan  
being completed by Sites Southwest

**Overview and feedback for Comprehensive Plan.**

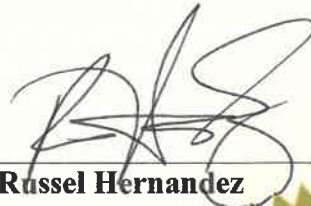
**Items are for the work session are for discussion only, no decisions will be made**

**Adjournment – Public Hearing, BOT Meeting, Worksession**

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


MEETINGS ADJOURNED AT 9:30 P.M.

APPROVED THIS 9th DAY OF DECEMBER, 2024



Russel Hernandez  
Mayor

ATTEST:



Gloria S Maya  
Town Clerk/Treasurer



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