



Town of Mesilla, New Mexico

**THE BOARD OF TRUSTEES (BOT)
OF THE TOWN OF MESILLA
WILL HOLD A WORKSESSION AT THE MESILLA TOWN HALL,
2231 AVENIDA DE MESILLA**

Monday, December 9, 2024 – 5pm

WORKSESSION MINUTES

Discussion Items:

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

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

PUBLIC: Catharine Walkinshaw Eric Walkinshaw
Pat Taylor Trina Wittern
Daso Susan Krueger
Mary H Ratje Lori Miller
Liana Aguirre Crystal Whited

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.

Mayor Hernandez reviewed the proposed STR (Short-Term Rental) Ordinance.

Trustees stated concerns and made recommendations.

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

Mayor Hernandez gave an overview of the initial planning for the Comprehensive Plan.

Trustees commented.

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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

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

Motion passed unanimously.

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) **Public Hearing, BOT Meeting, Work session – 11.25.2025** *Approved by consent agenda.*
- b) **BUSINESS LICENSE #1294 with Condition** – 1730 Tierra de Mesilla, space #1, submitted by Get it Together Therapy, LLC. Requesting approval to conduct a business in Mesilla. ZONE: Commercial (C). *Approved by consent agenda.*
- c) **BUSINESS LICENSE #1295 with Condition** – 1730 Tierra de Mesilla, submitted by Mann Morrow, PLLC. Requesting approval to conduct a business in Mesilla. ZONE: Commercial (C). *Approved by consent agenda.*
- d) **SIGN PERMIT #061923** - 1730 Tierra de Mesilla, submitted by Kathryn Morrow. Requesting approval to install a wall sign for her new business, Mann Morrow PLLC (law firm). ZONE: Commercial (C). *Approved by consent agenda.*
- e) **SIGN PERMIT #061924** -1730 Tierra de Mesilla, submitted by Kathryn Morrow. Requesting approval to install a free-standing sign for her new business, Mann Morrow PLLC (law firm). ZONE: Commercial (C). *Approved by consent agenda.*
- f) **Admin Approval: Purchase Requisition: Molzen Corbin - \$6,049.59 for Calle de Picacho Reconstruction LP10014; Amendment #2** *Approved by consent agenda*

Motion: To approve consent agenda, Moved by Trustee Nevarez, 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.

No Public Input

6. ACTION AND CONSIDERATION

NEW BUSINESS

- a. **APPROVAL:** Resolution 2025-15 SUP CASE #061909

Motion: To approve Resolution 2025-15 SUP CASE #061909, Moved by Mayor Pro Tem Merrick, Seconded by Trustee Cadena.

Roll Call Vote: Motion passed (summary: Yes-3; NO-1)

Mayor Pro Tem Merrick	Yes
Trustee Cadena	Yes
Trustee Johnson-Burick	No commercial use not allowed in RA Zone

**BOARD OF TRUSTEES
PUBLIC HEARINGS/MEETING
SIGN UP SHEET
DECEMBER 9, 2024**

NAME	ADDRESS
Edgarne Walbershaw	2134 Calle de Principal
Eric Walbershaw	"
Lori Miller	2250 Calle de Picoacho
Jesse Bruegg	Merich
Trina Witter	Mesilla
Liana Aguirre	
Dana	— // —
Mary H Rattie	"
PAT Taylor	"
Crystal Whitel	MFD
Greg Whitel	MFD

Town of Mesilla

Short Term Rental (STR) Ordinance Community Feedback

Mesilla Business Feedback Form

October 2024

Mesilla Business Name:

THE POTTERIES

My experience with STR guests in Mesilla is:

^{VERY} positive negative indifferent

This is how STR guests impact my business:

IT IS MY FEELING THAT STR GUESTS ARE SOME OF THE MOST VALUABLE OF MESILLA'S TOURISTS. THEY RENT STR'S, THEY EAT AT OUR RESTAURANTS, AND SHOP AT OUR STORES. WE KNOW SOME TOURISTS THAT STAY FOR A MONTH OR TWO - ESCAPING THE COLD NORTHEAST CLIMATE FOR MESILLA IN JANUARY AND FEBRUARY. WE APPRECIATE THESE VALUED VISITORS TO CONTRIBUTE TO THE MESILLA ECONOMY BY SPENDING THEIR VACATION IN MESILLA.

My Name: BILL COOL

Date: OCTOBER 21, 24

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback

Mesilla Resident Feedback Form

October 2024

My Mesilla address is:

2550 Calle Principal

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my quality of life as a resident:

STR guests don't impact my quality of life since
I don't have any interactions with them. Although
I don't believe I would have a problem with the
guests if I did have interactions with them

My Name: Bertha Flores Date: 10/18/24

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Resident Feedback Form
October 2024

My Mesilla address is:

2557 Calle de Parian

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my quality of life as a resident:

SEE ATTACHED

My Name:  Date: 10/18/24
Andrea Bryan

We have 2 STRs near our house; one is behind the residence directly east of us which is rented frequently and the other is behind us to the west.

We never hear any noise or questionable activity while we are in our back yard or in our house from either STR. If we encounter the guests as they unload their cars next door, it is always a pleasant exchange. I know VRBO and AirB&B have very strict house rules and after their stay the guests and hosts are reviewed by one another.

Overall our personal experience with staying at an STRs have been more pleasant than staying in a hotel because with a hotel you never know who will be in the room next door or across the hall. Typically, an STR has better benefits especially if you're on a holiday; hosts provide their guests with current events in the area, the best restaurants, best shopping and other ways that support the local economy, not to mention typically STRs provide more living space, private outside areas, kitchens and multiple sleeping areas. This is always preferable to a hotel.

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Resident Feedback Form

October 2024

My Mesilla address is:

2755 Calle de San Albino

My experience with STR guests in Mesilla is:

- positive negative indifferent

This is how STR guests impact my quality of life as a resident:

We have a symbiotic relationship, visitors &
STR owners ~~also~~ hire me or purchase my art products
to enhance the STR experience.

My Name: FROBILIANA SANDOVAR Date: 10/20/24

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback

Mesilla Business Feedback Form

October 2024

Resident

Mesilla Business Name:

2001 Calle Del Norte

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my business:

My experience with STR across the street
are always quiet & very friendly. I believe
it brings nothing but positiveness to our
beautiful community, not to mention it
brings revenue to our town. Generally
speaking the guests are positive energy &
welcomed in Mesilla.

My Name: Sandra Lopez Date: 10/10/24

Town of Mesilla

Short Term Rental (STR) Ordinance Community Feedback

Mesilla Resident Feedback Form

October 2024

My Mesilla address is:

2185 Calle de Guadalupe
2222 Ave de Mesilla

My experience with STR guests in Mesilla is:

positive

negative

indifferent

This is how STR guests impact my quality of life as a resident:

The STR has been a benefit to
my e-bike rental business.

These visitors purchase goods
and services, are friendly
and return often. I am
in favor of STR in Mesilla.

My Name:

Richard Moreno

Date:

10.20.24

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Resident Feedback Form
October 2024

My Mesilla address is:

2641 Calle De Guadalupe

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my quality of life as a resident:

My experience with STR has always been
positive. They bring life to Mesilla with
their excitement of being a part of
the culture of Mesilla.

My Name: Mark Stolberg Date: 10-11-24

Town of Mesilla

Short Term Rental (STR) Ordinance Community Feedback

Mesilla Resident Feedback Form

October 2024

My Mesilla address is:

2586 Calle Principal

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my quality of life as a resident:

I'm always grateful to have lovely and convenient accommodations for visiting friends. I have a small home that isn't set up for visitors. I've used 3 different AB+B²s in Mesilla, and all 3 were exceptional. I'm particularly happy when the STR are owned by ~~the~~ people who actually live here and have a real investment in the community!

My Name:

Teresa Fordury

Date:

Oct. 19, 2024

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Business Feedback Form

October 2024

Mesilla Business Name:

DESERT WIZARD (Mesilla Mercado Vendor)

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my business:

STR GUESTS FREQUENT THE MERCADO, MANY YEAR
AFTER YEAR. I HAVE VERY MANY RETURN STR GUESTS
THAT ARE MY RETURN CUSTOMERS. I WOULD ESTIMATE
APPROXIMATELY 10 TO 15% OF MY BUSINESS IS
STR GUESTS

My Name: DODDS L. CAPIT, JR Date: 10/20/24

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback

Mesilla Resident Feedback Form

October 2024

Business

My Mesilla address is:

1948 Calle de Santiago

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my quality of life as a resident:

*They bring in outside money and spending it at
multiple location around the town of Mesilla.
I haven't had any negative experiences
with any STR or their effects on the town
itself.*

My Name: *Jason Dahlstrom*

Date: *10/9/24*

Town of Mesilla

Short Term Rental (STR) Ordinance Community Feedback

Mesilla Business Feedback Form

October 2024

Mesilla Business Name:

Bowlin's Mesilla Book Center

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my business:

Typical STR visitors to Mesilla
are not the party types you
might find in a resort type
location. They tend to
appreciate the area and
will shop here during their
stay. They are likely to eat at
Mesilla restaurants too.

My Name: Cheryl Bowlin Blerius Date: 10-10-24
owner

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Business Feedback Form
October 2024

Mesilla Business Name:

Taramillo Farms

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my business:

Positive influx of travelers = positive trend
in sales. Normally kinder and more
inquisitive

My Name: Katherine Taramillo Date: 10/20/24

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Business Feedback Form
October 2024

Mesilla Business Name:

Galeri Azul

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my business:

Wonderful for my
business. These are folks
who have money to spend
and are curious to see
our part of the state.

My Name:

Kristin Oliver

Date:

10-10-24

Town of Mesilla
Short Term Rental (STR) Ordinance Community Feedback
Mesilla Business Feedback Form
October 2024

Mesilla Business Name:

Thunderbird de la Mesilla

My experience with STR guests in Mesilla is:

positive negative indifferent

This is how STR guests impact my business:

As a business that is nearly solely reliant on
tourism, all rentals short and long term are essential
to our success. The more people and exposure,
the better. That being said, it is important to
provide rental accommodations that are easy
and affordable, for both the owner and
guest.

My Name: Isaac Garcia Date: 10/10/24