



# Town of Mesilla, New Mexico

## THE BOARD OF TRUSTEES (BOT) OF THE TOWN OF MESILLA

**WORKSESSION MEETING** AT THE MESILLA TOWN HALL,  
2231 AVENIDA DE MESILLA

**MONDAY, JANUARY 13, 2025 ~ 5:00 P.M.~**

### **WORKSESSION 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  
Cole Morris, Fire Captain  
Edward Salazar, Economic & Community Development Director  
Greg Whited, Fire Chief

**PUBLIC:**

Mary Lucero	Catharine Walkinshaw
Eric Walkinshaw	Dasa
Trina Witter	Greg Lester
Andrea Bryan	Terry Melendres
Susan Krueger	Mary H Ratje
Martha Mulvihill	Lori Miller
Crystal Whited	Dani Wilson

#### **1. SITES SOUTHWEST – 2025 COMPREHENSIVE PLAN WITH LEDA**

Mayor Hernandez and Ms. Wilson reviewed timeline and expectations. Opened up for discussion, recommendations, suggestions and questions from the Trustees.

---

- c) **\*PZHAC CASE#061931** – Parque de Commemorativo (Avenida de Mesilla/University), replace and existing sign with a triple sided info center to post notices and information for the community. ZONE: Historic Residential (HR). *Approved by consent agenda*
- d) **\*PZHAC CASE#061932** – Mesilla Plaza, replace an existing old sign with new triple sided informational center to post notices and information for the community. ZONE :Historic Commercial (HC). *Approved by consent agenda*
- e) **\*PZHAC CASE #061927** – 1010 Calle de El Paseo, submitted by Kent Chen. Requesting approval to replace 4 windows at this location. ZONE: Residential Agriculture (RA). *Approved by consent agenda*
- f) APPROVAL: Purchase Requisition- Final Closeout – Calle De Santiago - \$133,801.19 *Approved by consent agenda*
- g) APPROVAL: Purchase Requisition - Film Las Cruces Services Agreement- \$10,000 *Approved by consent agenda*

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

**Motion passed unanimously.**

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

Ms. Walkinshaw correspondence attached

Ms. Bausova correspondence attached.

**6. ACTION AND CONSIDERATION  
NEW BUSINESS**

- a) **APPROVAL - RESOLUTION 2025-16** – Open Meetings Act

**Motion: To approve Resolution 2025-16 – Open Meetings Act, Moved by Mayor Pro Tem Merrick, Seconded by Trustee Johnson-Burick.**

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

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

- b) **APPROVAL - RESOLUTION 2025-17** -- Rules of Conduct

**Motion: To approve Resolution 2025-17 – Rules of Conduct, Moved by Mayor Pro Tem Merrick, Seconded by Trustee Johnson-Burick.**

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

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

- c) **PZHAC CASE #061922** – 2928 HWY 28, submitted by Lucky’s (previous Shorty’s) Requesting approval for a sign permit. ZONE: Commercial (C).

Mr. Salazar gave an update on PZHAC Case #061922.

**Motion: To approve PZHAC #061911- Hwy 28, submitted by Lucky’s (previously Shorty’s). Requesting approval for a sign permit. ZONE: Commercial (C), Moved by Mayor Pro Tem Merrick, Seconded by Trustee Nevarez.**

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

**g) APPROVAL** – Planning & Zoning Commissioner: Kristina Alba  
**Motion: Planning & Zoning Commissioner: Kristina Alba, Moved by Mayor Pro Tem Merrick, Seconded by Trustee Johnson-Burick.**

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

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

**h) APPROVAL** – Planning & Zoning Commissioner: Brian Reeves  
**Motion: Planning & Zoning Commissioner: Brian Reeves, Moved by Mayor Pro Tem Merrick, Seconded by Trustee Johnson-Burick.**

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

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

**i) APPROVAL** – Appointment of Mayor Pro-Tem Election  
Trustee Johnson-Burick nominated Trustee Nevarez.

Trustee Cadena nominated Mayor Pro Tem Merrick.

Mayor Pro Tem Merrick stated she would vote for herself.

Trustee Cadena stated she would vote for Mayor Pro Tem Merrick.

Trustee Johnson-Burick stated she would vote for Trustee Nevarez.

Trustee Nevarez stated he would vote for himself.

Mayor Hernandez stated he would vote for Mayor Pro Tem Merrick.

**Motion: To approve appointment of Adrianna Merrick as Mayor Pro-Tem , Moved by Mayor Pro Tem Merrick, Seconded by Trustee Cadena.**

**Roll Call Vote: Motion passed (summary: Yes-4; No-1)**

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

**j) APPROVAL** - Slate of Commission & Board Commitments (Appointive Offices & Committees) – Handed out at meeting  
Mayor Hernandez reviewed the appointments.

Trustee Cadena commented.

Mayor Pro Tem Merrick commented.

Mayor Hernandez commented.

**11. ADJOURNMENT**

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

**MEETING ADJOURNED AT 8:15 P.M.**

**APPROVED THIS 27<sup>th</sup> DAY OF JANUARY, 2025.**



**Russell Hernandez  
Mayor**

**ATTEST:**



**Gloria S. Maya  
Town Clerk/Treasurer**



**\*\*BOT MEETINGS ARE AVAILABLE ON TOWN OF MESILLA'S YOUTUBE PAGE\*\***

**BOARD OF TRUSTEES  
WORKSESSION/MEETING  
SIGN UP SHEET  
JANUARY 13, 2024**

NAME	ADDRESS
Dasea	Mesilla
Mary F. Lucero	Mesilla
Catherine Walbanshaw	2134 Calle de Principal
Eriz Walbanshaw	"
<del>Eriz Walbanshaw</del>	
Ms. Ann Krueger	Mesilla
TERRY MELENDEZ	271 CALE DE GUADALUPE
Marie H. Ratje	2231 " " Santiago
Trina Witter	Mesilla
Martha McAnnell	Mesilla
Nori Miller	Mesilla
Andrea Bryan	Mesilla
Greg Lester	"
Crystal & Greg Whitel	MFD
Cole Morris	MFD
Dani Wilson	ABA



---

**FW: STR ordinance updates**

1 message

---

**Russell Hernandez** <mayor@mesillanm.gov>  
To: Mesilla Town Clerk/Treasurer <clerktreasurer@mesillanm.gov>

Mon, Jan 13, 2025 at 11:26 AM

If we can include in the meeting minutes for the meeting this evening. I will also be bringing up during the discussion for the Ordinance.

Russell

---

**From:** Dasa Bausova <dasa.bausova@gmail.com>  
**Date:** Monday, January 13, 2025 at 11:16 AM  
**To:** Russell Hernandez <mayor@mesillanm.gov>  
**Subject:** STR ordinance updates

Hello Russell, thank you so much for taking the time to meet with me. It is much appreciated! I have compiled all the requests from our group for you as we discussed. Here they are:

Appendix A. - Fee structure: We agree that the new \$100 annual fee is unfair, arbitrary and capricious, especially since our neighboring competitors in Las Cruces pay no annual fee and Mesilla has no annual fee currently as both STR owners in LC and Mesilla already pay an annual business license fee as do Mesilla businesses with no other annual fee. We agree on going back to the original one-time \$35 application fee, which could go up to \$50 or even \$100 but not \$250 as Mr. Salazar proposed. LC STR owners pay a \$50 application fee. It makes more sense for new STR owners to demonstrate commitment by paying this one-time fee, but not to be burdened with additional annual charges that no other business in Mesilla is paying.

Page 4.F.8 - \$10 fee was removed from the fees table and is still in Section F.

8. Application updates regarding ownership, changes in the structure, parking area, contact person information, etc., shall require an amendment to the existing STR permit. A one-time \$10 fee shall be assessed for any updates (see Appendix A).

Page 1, A, 1. – recommended edit: STRs provide community benefit by expanding the number and type of lodging facilities available to visitors and STRs provide financial support to the Town via Lodgers Tax, GRT, as well as income to the businesses that serve STR guests.

Page 2, C. 3. Based on changes to the table on this page, this paragraph should be corrected to remove the distance requirement. It should now simply read: **A 45-day grace period will be given to non-permitted STR owners, in existence at the time of adoption of this code, to become compliant.**

Page 5. I. 1. Please correct to state: Hosting platforms shall not process or complete any booking transactions for any STR, unless the STR has a valid current STR permit issued by the Town of Mesilla.

Page 2.C.1 We agree that percentage caps in the RA and RF zones are not necessary. They already have the least number of STR's and they are least likely to see increases. Also placing STRs into the RA and RF zones alleviates the pressure from historic Mesilla and properties have more space around them where impact on neighbors is significantly lessened.

Thank you!

Warm regards,

Dáša Baušová



## Comments on changes to and current proposed STR ordinance

1 message

Catharine Walkinshaw <catharinewalkinshaw@gmail.com>

Sun, Jan 12, 2025 at 12:45 PM

To: Russell Hernandez <mayor@mesillanm.gov>

Cc: Adrianna Merrick <adriannam@mesillanm.gov>, Gerard Nevarez <gerardn@mesillanm.gov>, Stephanie Johnson-Burick <stephaniejb@mesillanm.gov>, Biviana Cadena <bivianac@mesillanm.gov>, Mesilla Town Clerk/Treasurer <clerktreasurer@mesillanm.gov>, Community Development <comdev@mesillanm.gov>

Dear Mayor Hernandez and Mesilla Trustees,

Please include these comments in the official record for the Board of Trustees meeting on January 13, 2025.

I have reviewed the current version of the STR ordinance included in the January 13, 2025, Board of Trustees agenda packet, as posted online. I have the following comments and editorial changes:

In general, I appreciate the effort and research it took to modify the ordinance and feel it is a fair and effective way to preserve Mesilla's unique, historic character while promoting tourism and regulating STRs to protect residential areas.

Below are my specific edits and comments:

Page 1, A, 1. - change this sentence to read: STRs provide community benefit by expanding the number and type of lodging facilities available to visitors and **STRs** provide financial support to the Town via Lodgers Tax, GRT, as well as income to the businesses that serve STR guests.

Page 2. C. 1. - I approve the changes to this table and feel this is a better approach. The former 200-foot restriction was essentially a moratorium on any new STRs within the HR zone. I also feel that a similar % limit for all zones (except C and HC) is a more equitable way to manage STRs within Mesilla.

Page 2, C. 3. Based on changes to the table on this page, this paragraph should be corrected to remove the distance requirement. It should now simply read: **A 45-day grace period will be given to non-permitted STR owners, in existence at the time of adoption of this code, to become compliant.**

Page 4. F. 8. The \$10 permit change fee has been eliminated from Appendix A on page 7, thus it should be removed from this paragraph as well.

Page 5. I. 1. This sentence should be corrected to state: Hosting platforms shall not process or complete any booking transactions for any **STR**, unless the STR has a valid current STR permit issued by the Town of Mesilla.

Thank you again for the effort and time many have put in developing this new and important ordinance. Let's hope it makes Mesilla a better place to live for residents and visitors alike.

Sincerely,  
Catharine Walkinshaw  
2134 Calle de Principal  
Mesilla, NM 88046