



# Town of Mesilla, New Mexico

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) WORK SESSION AT THE MESILLA TOWN HALL,  
2231 AVENIDA DE MESILLA.  
MONDAY-FEBRUARY 3, 2025, @ 5:00PM.**

## ATTENDEES

### COMMISSIONERS

Vice-Chair Walkinshaw  
Madam Chair Alba  
Secretary Miller  
Commissioner Gallegos  
Commissioner Mulvihill

### STAFF

Eddie Salazar – Community & Economic Development (CED)  
Liana Aguirre – Historic Preservation Specialist (HPS)

### PUBLIC

Edward Martinez	Nora L Barraza
Mary F. Lucero	Yolanda Lucero
Mary H Ratje	Russell Hernandez
Susan Krueger	
Dasa Bausova	

## WORK SESSION

**PZHAC CASE # 061949** – 2380 Calle de Principal, submitted by Tiburcio Fietze. Requesting approval to renovate his commercial porch back to its original state. ZONE: Historical Commercial (HC).

CED Salazar - started the work session at 5pm. Brief description of request and introduced the contractor representing the applicant, Tomlen Construction LLC.

The structure is listed in the Mesilla Historic Registry #119 & #200.

Liana Aguirre - gave history and description of the property and its significance.

Commissioner Gallegos - asked if there were going to be any changes and if any of the old materials going to be reused. How long is this going to take?

Tomlen Construction – most of wood will not be reused. The old brackets will be reused. When done, it will look exactly as it is not except with new lumber/material.

Chairman Walkinshaw asked when restoring significant buildings, should they be restored back to their original state as listed in Mesilla’s registry or should the building be renovated to its current state.

CED Salazar referenced New Mexico’s Secretary of Interior’s Standards for the treatment of Historic Properties Guidelines; preserving, rehabilitating, restoring & reconstructing historic buildings. Once a request for consideration is submitted, which one do we require?

After some discussion, commission decided to restore porch to its current state.

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**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) REGULAR MEETING AT THE MESILLA TOWN HALL,  
2231 AVENIDA DE MESILLA.  
TUESDAY-FEBRUARY 3, 2025, IMMEDIATELY FOLLOWING WORK SESSION**

**COMMISSIONERS**

Chairman Walkinshaw  
Vice-Chair Alba  
Secretary Miller  
Commissioner Gallegos  
Commissioner Mulvihill

**STAFF**

Eddie Salazar – Community & Economic Development (CED)  
Liana Aguirre – Historic Preservation Specialist (HPS)

**PUBLIC**

Mary F. Lucero	Nora L Barraza
Mary H. Ratje	Yolanda Lucero
Trina Witter	Catherine Walkinshaw
Susan Krueger	Daniel Cordova
Dasa Bausova	

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL AND DETERMINATION OF A QUORUM**

Madam Chair Alba	Present
Vice Chair Walkinshaw	Present
Secretary Miller	Present
Commissioner Gallegos	Present
Commissioner Mulvihill	Present
Commissioner Reeves – alternate	Present

Quorum Established.

#### **4. CHANGES / APPROVAL OF AGENDA**

Madam Chair Alba motioned #3 of the agenda to be struck out as it was an oversight of staff not removing item from previous agenda.

Also item #5 instead of “residing” it should read “pertaining.”

1<sup>st</sup> motion to approve changes made by Madam Chair Alba

2<sup>nd</sup> motion to approve changes made by Vice-Chair Walkinshaw

Commissioner Gallegos	yes
Commissioner Miller	yes
Madam Chair Alba	yes
Vice-Chair Walkinshaw	yes
Commissioner Mulvihill	yes

Approved 5 – 0.

#### **5. DISCUSSION OF PROCESS PERTAINING TO ELECTION OF CHAIR, VICE-CHAIR, SECRETARY**

Discussion was held to determine if last meetings vote on elections of commissioners seats (Chair, Vice-Chair, Secretary) consideration to revote due to not allowing commission to consider nominating any other commissioners after the first suggested nominee.

CED Salazar explained why a discussion was necessary to consider a revote. Following Robert’s rule of order states during nominations for seats of commission, all commissioners should have an opportunity to nominate or be nominated. After commission was aloud ample time, then nominations for each seat are closed. After, each nominated commissioner that accepted the consideration, they would have an opportunity to give a bio of themselves and why they would make a good candidate. After all nominees are done giving speech, then each commissioner will be asked by staff which one they choose.

Madam Chair Alba stated she would be resigning as chair of the commission but would still be interested in vice-chair if asked.

Commissioner Miller asked if the town attorney was involved.

CED Salazar stated that the town attorney was the one that suggested leaving it up to the commission if a revote needs to be reconsidered. Since Commissioner Alba resigned, a revote would be necessary.

Commissioner Mulvihill stated there was nothing wrong with the vote held in previous meeting. It should be postponed.

Commission took a vote to reconsider revoting again for commission seats.

#### **6. FOR APPROVAL; RATIFICATION OF VOTE FOR SEAT ON COMMISSION (ELECTION OF OFFICE) OR A RECONSIDERATION OF THE PROCESS FOR THE SEAT ON THE COMMISSION (ELECTION OF OFFICE)**

Commissioner Mulvihill made a motion to postpone consideration of revoting.

Motion dies as there was no second to Commissioner Mulvihill’s motion.

1<sup>st</sup> motion by Commissioner Miller to reconsider election of officers.

1<sup>st</sup> motion by Commissioner Miller to reconsider election of officers.

2<sup>nd</sup> motion made by Commissioner Gallegos

Commissioner Gallegos	yes
Commissioner Miller	yes
Commissioner Alba	yes
Vice-Chair Walkinshaw	yes
Commissioner Mulvihill	no

Approved 4 – 1.

After motion to consider election of officers,

Commissioner Miller nominated Commissioner Walkinshaw as chair.

Commissioner Mulvihill nominated Commissioner Gallegos as chair.

Commissioner Alba also nominated Commissioner Gallegos.

No more nominations were made.

Commissioner Walkinshaw accepts nomination for chair

Commissioner Gallegos does not accept nomination for chair.

Commissioner Walkinshaw introduced himself to the commissioners and public with information on what experience/education and what he would bring to the table as a chairperson.

Commissioner Gallegos	yes
Commissioner Miller	yes
Madam Chair Alba	yes
Vice-Chair Walkinshaw	yes
Commissioner Mulvihill	no

Approved 4 – 1.

Commissioner Walkinshaw was assigned as chairperson as there was no other nominee.

Chairman Walkinshaw was vice-chair and seat is now vacant as he was elected to be chair.

Commissioner Miller nominated Commissioner Gallegos as vice-chair.

Commissioner Gallegos nominated Commissioner Alba as vice-chair.

No other nominations.

Both commissioners accept nominations as vice-chair and each introduces themselves and experience they have to support nomination.

CED Salazar explained in detail how the vote is to be executed. Each commissioner will decide between the two vice-chair nominees.

Commissioner Gallegos voted for Commissioner Alba

Commissioner Miller voted for Commissioner Gallegos

Mr. Chair Walkinshaw voted for Commissioner Alba

Commissioner Alba voted for herself

Commissioner Mulvihill voted for Commissioner Alba

Commissioner Alba – 4

Commissioner Gallegos – 1

Commissioner Alba is our new vice-chair.

Election for secretary.

Commissioner Gallegos nominated Commissioner Miller  
Vice-chair Alba nominated Commissioner Mulvihill

Both Commissioner Mulvihill and Miller each gave a introduction and background for consideration as secretary.

Commissioner Gallegos voted for Commissioner Miller  
Commissioner Miller voted for herself  
Mr. Chair Walkinshaw voted for Commissioner Miller  
Vice-Chair Alba voted for Commissioner Mulvihill  
Commissioner Mulvihill voted for herself

Commissioner Miller – 3  
Commissioner Mulvihill – 2

Commissioner Miller continues to be secretary.

## 7. PUBLIC INPUT

*The public is invited to address the commission regarding items listed on the agenda as allowed by the chair. You can also email your comments to [clerktreasurer@mesillanm.gov](mailto:clerktreasurer@mesillanm.gov) at least seventy-two (72) hours prior to the meeting.*

Mayor Hernandez thanked the commissioner for their work and time. Also, thanked commissioners for the consideration of re-election of officers for the commission following Robert's Rule of Order.

Mary Lucero was disappointed on the re-election and stated Robert's Rule of Order are not legally binding unless entities legally adopts it. The first vote should have stayed.

Mary Helen Ratje appreciates commission for the re-elections and stated it was done as fair as possible. Attended many of Paul Taylor meetings and he would have approved the way the elections was conducted.

## 8. APPROVAL OF CONSENT AGENDA

*\*Note: Items on the Consent Agenda, indicated by an asterisk (\*), will be voted on with one motion unless the commissioner requests that a specific item be removed for discussion.*

- a. \*January 15, 2025 – PZHAC Regular Meeting Minutes
- b. \*January 21, 2025 – PZHAC Work Session/Regular Meeting Minutes

1<sup>st</sup> motion to approve by Commissioner Miller

2<sup>nd</sup> motion to approve by Commissioner Gallegos

Mr. Chair Walkinshaw commented on some revisions needed on January 15, 2025, workshop minutes. Page 1, 3<sup>rd</sup> paragraph, should also include tract 3 with tract 5, 6 & 7.

Following paragraph should include tract 4 with tract 3.

Page 2, 5<sup>th</sup> paragraph, 2<sup>nd</sup> sentence should be tract 7 not track 6

Commissioner Mulvihill stated she does not recall a variance given for the subdivision proposed during the work shop discussion.

CED Salazar explained the approval of minutes are to agree what was said is documented correctly. Time to comment or ask questions for a particular case should be discussed at the time the case is being presented or if not on agenda during staff/commissioner comments.

CED Salazar explained the variance process of a request for a subdivision is listed on the subdivision section of Mesilla code and explains a the process to request for a variance which is during the application process not a variance request process listed in Title 18.

Commissioner Gallegos	yes
Commissioner Miller	yes
Mr. Chair Walkinshaw	yes
Vice-chair Alba	yes
Commissioner Mulvihill	yes

Approved with adjustments, 5 – 0.

1<sup>st</sup> motion to approve by Commissioner Gallegos

2<sup>nd</sup> motion to approve by Mr. Chair Walkinshaw

Commissioner Mulvihill commented on corrections to regular meeting minutes, item #3 1<sup>st</sup> motion to approve “vote” not “agenda” as written and also Commissioner Mulvihill made the motion/nomination not Commissioner Gallegos.

Item #8, 1<sup>st</sup> motion to approve “061942” not motion to approve agenda as written.

Item #8(b), 1<sup>st</sup> motion to approve “061943” not motion to approve agenda as written.

Item #8(c), 1<sup>st</sup> motion to approve “1302” not motion to approve agenda as written.

Commissioner Gallegos	yes
Commissioner Miller	yes
Mr. Chair Walkinshaw	yes
Vice-Chair Alba	yes
Commissioner Mulvihill	yes

Approved with adjustments, 5 – 0.

## 9. ACTION AND CONSIDERATION

- a. **PZHAC CASE #061946** –ZONE: 2991 Estrada Rd, submitted by Abel Sanchez. Requesting approval to demolition a small old shed to include foundation and erect a 2-car garage on property. Residential Agriculture (RA).

1<sup>st</sup> motion by Mr. Chair Walkinshaw

2<sup>nd</sup> motion made by Commissioner Miller

Commissioner Gallegos	yes
Commissioner Miller	yes
Mr. Chair Walkinshaw	yes
Vice-Chair Alba	yes
Commissioner Mulvihill	yes

Approved 5-0.



- b. **PZHAC CASE #061949** – 2380 Calle de Principal, submitted by Tiburcio Frieze. Requesting approval to renovate his commercial porch back to its original state. ZONE: Historical Commercial (HC).

1<sup>st</sup> motion by Commissioner Gallegos

2<sup>nd</sup> motion made by Commissioner Miller

Commissioner Gallegos	yes
Commissioner Miller	yes
Mr. Chair Walkinshaw	yes
Vice-Chair Alba	yes
Commissioner Mulvihill	yes

Approved 5-0.

- c. **BUSINESS LIC CASE #0519** – 3260 Avenida de Mesilla, submitted by Rancho IJIR. Requesting approval to relocate home occupation business. ZONE: Residential Agriculture (RA).

1<sup>st</sup> motion by Commissioner Miller

2<sup>nd</sup> motion made by Commissioner Gallegos

Commissioner Gallegos	yes
Commissioner Miller	yes
Mr. Chair Walkinshaw	yes
Vice-Chair Alba	yes
Commissioner Mulvihill	yes

Approved 5-0.

- d. **BUSINESS LIC CASE #1307** – 3304 Neptune Dr, Tomlen Construction has applied for a Mesilla business license to perform work in Mesilla. ZONE: N/A

1<sup>st</sup> motion by Commissioner Gallegos

2<sup>nd</sup> motion made by Commissioner Mulvihill

Commissioner Gallegos	yes
Commissioner Miller	yes
Mr. Chair Walkinshaw	yes
Vice-Chair Alba	yes
Commissioner Mulvihill	yes

Approved 5-0.

## 10. DISCUSSION

- a. Mesilla Town Code title 17 – Subdivision  
Review title to understand procedure on a subdivision request.

CED Salazar explained subdivision process from beginning to end. Outlining briefly each step of the process, from preliminary plat to the final plat.

## 11. COMMISSIONERS / STAFF COMMENTS

CED Salazar announced the webinar training previous week. Requested the invoice for everyone that attended. I need to submit it to town clerk for filing. Also, requested the commissioner send in a bio and picture of themselves to post on Mesilla website.

Mural ordinance hearing soon, need to post notification in our local newspaper.

January 17<sup>th</sup> is a holiday and we will be having our regular meeting on Tuesday.

January 18<sup>th</sup>, will be having a hearing regarding a special use permit request for a car lift in a residential home occupation business.

Mr. Chair Walkinshaw expressed the importance of recording webinar course completion in each commissioner that attended for the purpose of CLG certification.

Vice-chair Alba expressed interest in code and procedure training if available.

Commissioner Mulvihill requested to reread the attorney/client privilege email. Also, requested staff present all administrative approvals. Request NM League formal come to Mesilla and train the commission. Packets need to be submitted earlier to commission. If they can be submitted on Wednesday. Requested a copy of the webinar training from previous week. If MTC referencing need to be on the board action form. Has a hard time reading code. Expressed some concerned about commissions behavior and does not appreciate. Wants everyone to get along.

## 12. ADJOURNMENT @ 7:17pm

### NOTICE

If you need any accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us on 524-3262 at least 48 hours prior to the meeting.

Posted on 1/31/2025 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; and the U.S. Post Office – 2253 Calle de Parian; Mesilla website <https://www.mesillanm.gov/minutes-agendas/>

  
Gloria Maya – Town Clerk/Treasurer



  
Eric Walkinshaw - Chairperson