



**VILLAGE OF TIJERAS
REGULAR COUNCIL MEETING MINUTES
MONDAY, APRIL 13, 2026, AT 6:00 P.M.
COUNCIL CHAMBERS AND ZOOM**

Please turn off cell phones or set to silent.

Join Zoom Meeting

<https://us06web.zoom.us/j/82460372633?pwd=akBKmaXUZYpiUYqDY3JmsKQarBahCv.1>

Meeting ID: 824 6037 2633

Passcode: 694850

Dial: (720)707-2699

1. **Call to Order**

Meeting Called to Order by Mayor Bruton.

2. **Pledge of Allegiance**

Pledge of Allegiance led by Mayor Bruton.

3. **Roll Call/Determination of Quorum**

M.Armenta	✓	E.Barnes	✓	Y.Garcia	✓	J.Ortiz	✓
Quorum present		Yes	No				

4. **Introduction of Guests**

Jessica Nixon – Village Attorney

Charlotte Rode – Tijeras Ventures, LLC

Geoff Mamerow – Southwest Accounting Solutions

Juan Duran – Resident

- Mayor Bruton – Request that upon approval of the agenda we move item 9&10 up to item 8&9 and move item 8 to item 10.

5. **Public Comment**

- Dashan Mitrovich - I just remember from last meeting that apparently a lot of what was, what can be accomplished in zone two can also be accomplished in zone one. Zone two will allow more things to be done. And the motivation, the prime motivation for zone two, zoning two, is to basically give the town of Tijeras another source of funds, which it apparently needs. And I can appreciate that, that's important. But my concern is that we'll give, giving that region zoning zone to kind of classification, will that give people there who own that sort of a carte blanche to do anything they want? And if that's the case, if it gives them a chance to do anything they want, then that's a potential problem for the whole community. And so, the real question is, will the town have any kind of control over what happens with in the future?
- Representative Stefani Lord - So I didn't want it to come to this. But since the landowner is assisting on overdevelopment in this community that we do not want, and I'm the representative for your district, I'm asking you guys to table this vote because I will show you the letter that I've sent to the Attorney General today asking for an advisory opinion on 8 possible violations with this proposed zone amendment from CB1 to CB2, which by the way, if you Google, why do people need CB2, it's for a travel center. It's for a truck stop. So, the reason I brought this forward to the Attorney General is because I'd hoped that we could work this out. I'd hoped the obvious would be nobody wants this and we would be able to move on. But We now have a violation of the comprehensive master plan, page 18. The village master plan explicitly mandates that the village will preserve its rural mountain character and the natural beauty and existing resources. Can we rezone the CB2 by legally sustained when the facilities are going to be in high intensity, 24-hour commercial service that directly contradict the primary rural character? The answer is no. I'm asking the AG to look at that. Absence of mandatory traffic impact analysis. Ordinance 250 -- sorry, 240, Section 26-499, local ordinance requires that the inclusion of the traffic impact analysis for developments that could become a detriment. Can a finding



of fact for the rezone be valid in the absence of such a study, particularly when the proposed zone is designed to attract heavy volumes of commercial passenger traffic? I know this is all legal talk, but it's super important. Water scarcity. and PFAS contamination. Recent data from the Environmental Department identified PFAS exceeds the village water system, leading to the closure of a critical well. Ordinance 240 specifies that development must not -- That's two minutes. - adversely affect the community water system. We have three. Also, I'm looking at ex parte. I'm going to look if anyone has had communication that would be a I hope that somebody didn't do that shit that you have done ex parte because you're -- That's time - I don't care. You guys are doing this bullshit and people want to hear it. So when the AG gets to the ex parte, I cannot wait to see these important records. Transparency. Yes, and there is none here. It's all figured out already.

- Loretta Quintana - First thing I want to say is that I tried to work with Ms. Road. I went to her after the last meeting and said, let's work together as a community. As you know, I have a master's degree in real estate and insurance. My focus of studies was in community development and insurance rates. Ms., the answer from Ms. Road was, I don't need the community. I can do this without your help. Does she care about it? So, the things that we have to look at, the zoning requirements. The zoning requirements are one, highest and best use. Two, public health and safety. Three, to ensure the compatibility with other properties. Four, manage traffic. And five, environmental. Those are critical. But we need to look at the economics, not only for the village, but for everybody. Tijeras is considered by the census to be a senior community. It's got one of the highest rates of poverty in the state. It's at 13%. Cedar Crest is at 5. But what this is going to do is this is going to raise insurance rates because it's going to raise, and the mayor should know that he is a licensed agent. This is going to raise ISO rates. That means every one of us is going to be paying higher insurance on our property and our auto because the risk is going to be higher. Now, if you live in Paco, that may not bother you and it may not bother me in Cedar Crest, but if you live in the village of Tijeras your part is 13%, it's going to bother you a lot.
- Yvette C. Storr - I'm a 15-plus generation native New Mexican genealogist for the Canon de Cargue land grant. and my family originally settled Carnuel, Tijeras, and Canoncito. I am here to strongly protest the zoning change being requested by Ms. Rhodes. I don't want to take up my 2 minutes reiterating the concern that was already voiced at the last meeting. They're all very valid, very serious. Water, septic, the aesthetic, the traffic, the short off-ramp. We already have had so many deaths on that stretch of highway. I have heard that many of those voicing the concerns here don't live within the village parameters. The short span that goes within the village of Tijeras will seriously affect the rest of the villages up the North 14 corridor. San Antonio, San Yocito, Cedar Crest, San Antonito, La Marera, Sandia Park. Whatever decision is made will impact the amount of traffic that we have to get through. And our children, our children that are driving in the buses down to Roosevelt, down to A Montoya, it's ridiculous. It's a bad idea. So if you approve this zoning change, it will negatively impact all the communities along that corridor. The purchaser Mrs. Rhodes bought the land zoned at CB1. And I'd like to know if she was in discussion with developers and or purchased the land with a promise made that it would be possible to change the zoning code. Why would you buy a piece of land zoned CB1 unless you were promised to go CB2? Being part of the land grant, I have been privileged to information that we were contacted over a month ago by a large commercial developer asking if land grant would be willing to place a billboard.
- Parker Jordan - Counselors, Mayor, I have a statement from my wife and I. Good evening. My wife, Carrie Jordan, my name is Parker Berg, are residents of Torres. We have two children at school age. We're very concerned about those appropriations being very, very unsafe for our community, especially for our children. So, I'm going to read this statement. I have offered a comment in the last council meeting, as well as other questions and answers in the Sunday session. Thank you for allowing me to address you again today. I'm here deeply concerned with the interaction. With the applicant, I look at it as after the motion to approve failed, a community member offered the applicant collaboration and was declined. They said explicitly, we'd like to work together with you. And CB1 is a serious okay, planning, master plan approved, building development idea that this village has already committed to.



But yet, when you were approached, or you approached her, you basically said, collaboration is the cornerstone of planning. If the applicant is dismissive and contemptuous, before a project even begins, to me, it's a clear indicator of how they will treat us as a long-term neighbor. Besides all the other public comments against the applicant that you already have been voiced repeatedly, we urge you to consider the lack of cooperative intent and the utter insincerity towards our community here. Please do not approve this application. There's a lot of reasons. Who here wants to have this here? Who wants it?

- Jack Ferriday - Thank you for letting me speak. It's nice that we can speak. Last time when I was here, the mayor made a comment that the other towns around us, Albuquerque, Cedar Crest, didn't ask Tijeras opinion about what was going to go on there. And to the point, that's true. Thing is that the water doesn't know the boundary lines of the town. And we all know the water's going down two feet, two and a half feet a year, and it's getting drier and drier. And I keep thinking of what Chief Seattle said, when will people learn you can't drink money? So, let's take words from the wisdom of the ancient people. If you build a truck stop, how many truckers, how many drivers driving through will go into the bathroom? And if they don't turn off the faucet, they don't care, they get back on the highway. And that's our water that's going down the drain. Also, one more thing, Howard Finn said one person speaking has more power than 10 people who are silent.
- Frank Pierce - Yes, Mayor, Council, thank you for the opportunity. I hear what Ms. Rode said and promised, and those are all some very nice things if that's the case. But my concern is if she brings in new partners into this deal, and they have a different idea of how things should be operated, what should be done, we're going to be out of luck on that. She has some good ideas, and I'm a pro-business kind of guy, quite honestly. But this troubles me greatly. She could take this property tomorrow night if it's approved and flip it for two or three times what she's probably put into it. Those are my two concerns, most definitely. But this is just a bad situation, it's bad business. Thank you.
- Gary Hefkin - I'm a four-decade resident of the East Mountains on New Mexico 14th in the village of San Antonio. I'm also the commissioner on the Acequia community ditch. I respect the hard work you're doing here. Thank you for the village. My interest in the subject zoning change request from CB1 to CB2 focuses on community impact, specifically traffic. All the other issues that I know everybody has, water, safety, and they all sit there as well. But I'm going to focus on traffic. So, I reviewed the Village of Tijeras Code of Ordinances, and I feel confident that the code, as it's written, when carefully administered, will afford protections the community is due. The code is what you got, and you work with it. Change it if it's necessary. Numerous elements are presented in the code talking about traffic and safety. a lot of other stuff but there's an instance I think, and I believe that Representative touched on it small detail that's been overlooked and it may be the vehicle's moving through thing on to serious response it's written that a developer of a property regardless of the zoning classification will assume the efforts and costs surrounding highway access. Everybody knows that. The owner contacts New Mexico Department of Transportation D3 with the plan, assumes the cost of design and cost of construction if designs are approved. Is that it?
- Joel Darnald - I'm a fourth generation New Mexican. I'm here speaking to join the hundreds of people here in opposition of the zoning change. We all know the applicant is a businesswoman, a speculator, a developer. She has talked around lots of uncertainty of what she envisions this property to become, but she has been clear that the property is on the market. Her intention is to sell. There's probably a subdivision application coming in the near future. And whatever and whoever and whatever buys is not constrained by our promises of no big box stores. And I noticed in her KOAT news interview, she carefully did not promise no truck stops. She bought the property, knowing it's zoning, and now asking you to approve the zone change to CB2 only so she can sell for more. How can a zone change be justified when no clear plan or even a concept that requires CB2 is given or justified? So, this is going to come up harsh, but I need to say it. I must remind the counselors that if any of you have had any communication with the applicant or anyone that could be deemed the applicant's agent since the time the application was made, you are obligated to declare that ex parte communication has taken place, and you must recuse yourself from voting on this application. Thank you very much.



- Lisa Darnold - I echo all of the comments that everybody else has given so far. One of the things that also concerns me is during the last meeting, Mayor and Councilor Ortiz also indicated that they had gone up. They looked at the property before Ms. Rhodes had purchased it. They looked at it for maybe purchasing it themselves and what could be developed there. And Mayor says, the first thing that we would do, we turn it to CB2. So, I feel like there's some people who have already decided that this should be CB2 that are on this board. Thank you. And if we were developing, there was a comment also last week that we were trying to limit Ms. Rhodes in what she could do or not do, especially what she could not do. There's nobody here trying to limit anything under CB-1. She can do plenty under CB-1.
- Anna King - Well, the first thing I would like to say is, has anybody ever told you they wanted to move to Tijeras because it has a great gas station, which has a really nice Applebee's right off the freeway. Because I've never heard anybody say that. What I've always heard people say is how lucky I am to live in this beautiful forest and mountains and the water and the outdoors. And I do respect each one of you, and I do know you, and I don't want to be rude in any way. And I know you're trying to do what's best for the community, and your generational people. You're not just from the outside. Thank you for that. I did some statistic hunting on the Internet, and I found out that for a large business, \$13 to \$14 out of every \$100 stays in the community. in a locally owned smaller business, \$48 to \$68 out of every \$100 stays in the. The other benefits are job creation. They're locally owned businesses, and I had one here for almost 30 years, and I did great. And in fact, it's where the rock wall is in the old adobe buildings. We have kept the spirit of that place Because we do believe in these people that were born and raised, and their parents are from here and all that. We tried to really respect and have a business that didn't interfere with anybody but created wealth. And I am a businessperson. I'm very much committed to making money and working hard. And we had an arts market. We tried to do our best all kinds of people from all over the mountains could come down and work, sell their work, and not offend anybody.
- Kathy Healy - I'm a resident of the Village of Tijeras within Village Limits. Full disclosure, I worked for the village for a couple of years. I know most of you. I admire and respect all of you for serving the community. I think people probably do appreciate very much the role that you serve. They're just riled up. I would like to say just on my own behalf and my husbands as citizens of the village, voting members of the community, that it's very clear that the interior community of the village limits, as well as the outside community, are not for changing a CB1 to a CB2 and have to wonder why would you buy a CB1 property and then come straight to the village and say, now I want to change it to a CB2. I hope that the village council Mayor, think long and hard about the decision that you're making. I do appreciate you all very much.
- Charlene Pyskoty - I want to just state that I oppose this zoning change. But more than that, I oppose how this has been handled. I feel really disappointed in the leadership here because, Mayor, in the last meeting, you really urged us all to become involved. You talked about those workshops, those zoning workshops. which were just canceled immediately there were no zoning workshops for us to give input even though you urged us all you sort of shamed the people here that you know we show up now to complain but where were we in the planning process and you promised us a planning process and that never happened and Clerk Caufield I had emailed you a couple of times I asked you about the decision. I asked if there was that 45-day requirement to hold this vote again, I received no e-mail back from you. And so, I think that now that this is out of our hands and into the Office of the Attorney General, it'll be interesting to see where that transparency is. I did e-mail the counselors And I offered, as a former Bernalillo County Commissioner, I know a lot about zoning. I offered to come and speak with you and see if there were any resources, I could give you. I didn't hear back from any of you. And so, I want to, I just feel disappointed in promises made and not kept. You kept saying, trust us, trust us. How can we trust you if you're making promises? And then two days later, you're breaking promises.
- Ramona Jennings - Mayor, council people, I was up here last time and there were a few things that were said about those of us that don't vote in the village. Even though we do not vote in the village, we



will be impacted by a change like this. And to short, cut us off at the knees and make us feel like we're not important because we don't vote in the village mayor, unacceptable. Now, we had a great idea. put out by you, why didn't we all get together and go buy the property for ourselves? That was the last thing on our minds as community people. We're not over there thinking, oh, we need to buy the whole freaking mountain so they can't change us. That's ridiculous. Now, with that being said, how about some transparency about the water? The water. Don't I mean, yes, the crime is going to be a problem. Fire resources. EMS is going to be a problem. But those are way out of our pay grade. But what about the water that we need as residents?

- Commissioner Alan Haskins - I've seen many things change. A lot of the things that made it better, some of the things you don't like. Move up here and have somebody pop a house next to your place because you didn't buy the property. You're stuck with it. Just because somebody's decided to go do something different in an area that you don't necessarily approve of doesn't mean it's going to happen how you envisioned it. Once you go through planning and all these other things, it's going to change. It's going to hit something where somebody in here isn't going to like it. So, it's going to get altered. It's going to hit the county. It won't be the same after it hits the county because there's other things that show up. If it goes beyond a certain point, as far as size, you bring the state in. Now you're mucking with all the highways. So, the cost goes up for what she may have in mind of doing. It may not be near as big as what you perceive, because everybody's perceiving one like up there in Moriarty. Great big trucks with 50, 60 trucks parked in it. This isn't going to happen. Guarantee you. I mean, I've been on the planning and zoning now for at least 20 years, and things change. Somebody comes in, wants this, it changes. It always changes. It will not be what you perceive it to be today because you're perceiving something great, big, nasty thing going to happen. It isn't going to happen. I can tell you it isn't going to happen because the village people won't put, won't pass it. Let's not put the opportunity. But I'm saying, I've seen different things happen. that people wanted to do, we sat there and fought with them. Finally, we told them we'll talk to the county because we've changed some stuff. If the county approves it, it's good. Thank you. I'm just telling you; it's not going to happen.
- Erin Garrison - Good evening and thank you for having us here again. My name is Erin Garrison. I'm a resident of the Village of Tijeras. While it's always nice to be with my community members, I had anticipated bringing my voice to a zoning workshop instead of facing down another vote. At the last council meeting, I left with the feeling of the power of community voices. I felt the importance of elected officials listening and acting on the voices of the community. Please do not be swayed by the allures of big developers, big money, and plastic prosperity. I had hope in this council 14 days ago that they had heard our pleas of representation. Unfortunately, this is the allure which has reshaped small towns throughout America. We know the story. We have all driven by, closed up small businesses with a big box store nearby. This is why we implore you, Mr. Mayor and councilmen and women, to keep the door closed. Vote no. Our community has said this applicant, this community has not said this applicant cannot develop. We are asking this applicant to develop within the bounds of her current zoning. We are asking that any development will add to the vibrancy and uniqueness of our little village. We are asking for community supported, ecologically responsible, and generationally accountable development. Please vote to keep the door closed.
- Guadalupe Scott - Thank you for what you're doing. I also want to welcome her to the neighborhood. But I do support responsible growth, but only with clear protection on traffic, infrastructure, and compatible business use. My thinking is, I have 7 properties within the two-mile radius of where this is the root of the issue. And so, my thinking is, She paid for the land. She paid knowing that she bought CB1. Obviously, she got what she wanted. I am here to request that you give us what we want, which would be to keep our community. There are just too many potentials that have little positive contribution to our community. And once it's approved, it's going to be very difficult to undo. And so I just want to thank you for your time. And my intentions are good. And like I said, welcome to the neighborhood. During one of the recent meetings regarding this zoning change, the mayor noted that many individuals voicing opinions at the meetings were business owners operating in the village. or



residents surrounding the area, but they were not Village of Tijeras residents. Well, I am a Village of Tijeras resident, and I want to make it very clear that I oppose this zoning change.

- Christopher Chavez - I grew up in the East Mountains in Sandia Park. I then moved to Albuquerque, which lasted a short five months, because the apartment complex I was living in got shot up. I wanted to feel safe in my home and get away from crime. Luckily, I was able to move to the village where I've lived happily for several years now. But I don't want to be having to look for another home to escape crime again. If this zoning change is approved, the development that follows could bring crime with it. Albuquerque is the place for big development, not the East Mountains. Council woman Garcia is the only counselor who had the courage to publicly state she is against this zoning change. So, I urge the other councilors to be more like the councilwoman and listen to the constituents' concerns. And that includes the Greater East Mountain community, the business owners in the village, regardless of if they are residents of the village of Tijeras. They deserve the same respect. So please do what is best for our community.
- Jacob Stimmel - Good afternoon. I am a longtime Village of Tijeras resident, voter, and one of the rare young adults that gets to live in the East Mountains. I would deal with the fallout of this longer than many people in this room. As a resident of this village, I am truly disturbed by the direction our village seems to be heading. It's bad enough us residents are dealing with the PFAS forever chemicals that were discovered in our water, but now this? The size of the lot paired with the proposed zoning seems like too extreme of a change for me and seems to favor corporations over constituents. I don't think we can support the kind of corporate development that villages like Los Lunas have seen recently. I want to see our village aligned with villages like Los Ranchos and Corrales, with locally owned small businesses, slower traffic, and historic charm. I echo the concerns about safety. More GRT shouldn't come at the expense of people fearing for their safety. I heard excuses like, we need the GRT for our roads. I live in the village. I know Carmino Road and Criswell Drive were just redone. If you go look right now, Pineview is getting redone. So, it's kind of a weird excuse. I'm embarrassed to hear members of the greater community that say that my elected officials that represent me are acting like bullies towards them. This is not how I or us village residents want to be represented. If this zoning change is approved, I want to tell my neighbors in the village of Tijeras and beyond that I am truly sorry. This is not what we voted for.
- Kaitlin Cantrell - I'm a small business owner in our beautiful East Mountains, co-manager of the Cedar Crest Farmers Market, and a vocal advocate for our community. Most importantly, though, I'm a widowed mother of two daughters who I've chosen to raise in this community. My littlest is a student at San Antonito. and a future student at East Mountain High, as we all know to be two of the top-rated schools in the state. I choose to raise my daughters here because these days, safe, small-town, tight-knit communities are hard to come by. I choose to raise my daughters here, and I choose to invest in this community for its safety, its values, and it's know-thy-neighbor atmosphere, something quickly dying in this world we live. The community has come here in abundance to voice their opposition. Because the fact is that any CB2 zoning is absolutely sure to destroy the entire nature of our community. Bringing crime and sucking up valuable resources which are already in short supply. Mr. Mayor, you spoke in the news about responsible development in our community. CB1 zoning is responsible development. You all sit here. for the people, by the people, while the people have spoken. And we hope you'll do the right thing for the community, the community you also claim to value. Thank you for your time.
- Rich Dunn - I appreciate the opportunity to communicate with you all and the people that are in the room. I am not a resident of Tijeras. I'm one of your neighbors. Someone here earlier said, if you're a neighbor, you don't get to vote, which is a problem, but it's a reality. I understand that. What I would ask is, what's the business plan? What's the revenue stream that's anticipated from this change Because without that understanding, I don't see how you can reasonably make a decision of this magnitude and affect this many people without understanding what you're going to get out of it. Perhaps it's the zoning process that needs to be amended. What I've seen locally around the communities here is it's always



pushed downstream to address water, to address infrastructure, which always lags the approval. It'll be 10 years before these roads are adequate to handle whatever is being contemplated. Without that information, I don't think it's reasonable to make these kinds of decisions. Thank you.

- Ed Weil - I've listened to all this, and I'm reminded of the same by Dylan. He said, you don't have to be a weatherman to know which way the wind blows. To see which way the wind blows, and I like it.
- Zack Withers - I'm a lifelong resident and a local business owner, and I'd like to start by saying thank you to the council and to Mr. Mayor. I remember being here 20 years ago for this fight, and I've been a lot of the community efforts to oppose unsustainable development in the meantime and you guys have really done a great job of making sure that you're listening to the community, and I really appreciate that. You guys are in a tough spot here. The things that I'd like to reiterate is that you're not under any obligation to this applicant to grant the zoning change and I think you've heard very clearly from the community that we're very opposed, not to this responsible development, but to this particular change. So, what I would ask is that you deny this change and that we go back and look at how we can support responsible development through revising the zoning rules. Thank you.

6. **Approval of Agenda for Monday, April 13, 2026**

A C T I O N	Motion To:	Approve with Amendment to move item 8&9 to 10&11.		
	Made by:	Y. Garcia		Councilor Armenta- Yes Councilor Barnes- Yes Councilor Garcia- Yes Councilor Ortiz- Yes
	Second by:	E. Barnes		
	Motion carried?	PASSED	FAILED	

7. **Council to Review and Approve Regular Council Meeting & Public Hearing Draft Minutes for March 30, 2026**

[Attachment A – Regular Council Meeting & Public Hearing Draft Minutes for March 30, 2026](#)

- Councilor Y. Garcia – Item 10 doesn't show Failed.
- Mayor J. Bruton – No, it shouldn't be marked Failed as it was technically tabled/died since it was not seconded. We can put no second.
- Attorney J. Nixon – Mayor, I would concur with that. At this point, again, as provided in your zoning ordinance, the council is required to approve, approve with conditions, deny or remand it back to the Planning & Zoning Commission. So that's why we're here tonight to actually take final action. And because the motion was not seconded on March 30th, we have to do this again. So being clear that no action was taken, this is helpful for the minutes.

A C T I O N	Motion To:	Approve Regular Council Meeting & Public Hearing Minutes with Friendly Amendment to item 10 to reflect No Action Taken.		
	Made by:	J. Ortiz		Councilor Armenta- Yes Councilor Barnes- Yes Councilor Garcia- Yes Councilor Ortiz- Yes
	Second by:	M. Armenta		
	Motion carried?	PASSED	FAILED	

8. **Council to Consider and Take Action on Zoning Change from CB-1 to CB-2 as Recommended by Planning & Zoning Commission**

[Attachment B.1 – Planning & Zoning Hearing Minutes for February 25, 2026](#)

[Attachment B.2 – Zoning Application – Tijeras Ventures, LLC](#)

[Attachment B.3 – Current Village of Tijeras Zoning Map \(2023\)](#)

- Councilor M. Armenta - I guess first off, you know, I'm just kind of, you know, I mean, we opened our doors here to the community, come in, and we've listened to a lot of concerns. But I'm starting to feel that our integrity is being challenged a little bit. I've been part of this community for all my life, my dad, my grandparents, and it's unfortunate. It's unfortunate. we welcome our neighbors with open arms. We've done everything, all the open meetings, everything. And to say that we're not going to have them in the future here to



listen to zoning changes and so forth, it's pretty disappointing to you, personally. And I'm speaking personally, me personally, okay? So along with that, I'm going to read a little bit of just a statement that I hear. I understand that that's a very unique situation, that property. Over and above all the other zoning changes that have been here within the village limits, right? It's a big, it's a big parcel. 60 acre parcel in many regards to other parcels, you know, and of course we have sat here and we've listened to how it's going to affect the community. You know, how do I, I feel and I understand that we do have to make adjustments to our zoning ordinance before we can make a decision like this. We haven't been given a chance to do that. Everybody's just been here making us look like we're bad people or something without even giving us a chance. So I understand, you know, Rhodes, she needs to develop this property and we're going to find a solution to help her develop this property. And I hope that the community, along with us, we can work together to help this person develop the property. So with that being said, Mayor, I'd like to make a motion to deny the CB1 to CB2 change for this property.

A C T I O N	Motion To:	Deny Zone Change from CB-1 to CB-2 as Recommended by Planning & Zoning Commission.	
	Made by:	M. Armenta	
	Second by:	J. Ortiz	
	Motion carried?	PASSED	FAILED

9. **Council to Consider and Take Action on Residential Development as Recommended by Planning & Zoning Commission**

[Attachment C.1 – Planning & Zoning Hearing DRAFT Minutes for March 25, 2026](#)

[Attachment C.2 – Zoning Application – Juan Duran, Resident](#)

A C T I O N	Motion To:	Approve Residential Development for Resident Juan Duran, 212 Rincon Loop as Recommended by Planning & Zoning Commission.	
	Made by:	Y. Garcia	
	Second by:	J. Ortiz	
	Motion carried?	PASSED	FAILED

10. **Fiscal Year 2025 Audit Exit Conference – Presentation by Southwest Accounting Solutions (Geoff Mamerow) – Council to Accept Fiscal Year 2025 Audit**

A C T I O N	Motion To:	To Accept Fiscal Year 2025 Audit.	
	Made by:	J. Ortiz	
	Second by:	M. Armenta	
	Motion carried?	PASSED	FAILED

11. **Council to Consider and Take Action on Resolution 2026-15 Authorizing the Acceptance and Donation of a Fire Engine**

[Attachment D – Resolution 2026-15 Authorizing the Acceptance and Donation of a Fire Engine](#)

A C T I O N	Motion To:	Approve Resolution 2026-15 Authorizing the Acceptance and Donation of a Fire Engine including Attachment D.	
	Made by:	Y. Garcia	
	Second by:	J. Ortiz	
	Motion carried?	PASSED	FAILED



12. Council to Consider and Take Action on Resolution 2026-16 Authorizing the Submission of a Transportation Project Fund (TPF) Application to the NMDOT for Pine Crest Road

Attachment E – Resolution 2026-16 Authorizing the Submission of a Transportation Project Fund (TPF) Application to the New Mexico Department of Transportation for Pine Crest Road

A C T I O N	Motion To:	Approve Resolution 2026-16 Authorizing the Submission of a Transportation Project Fund Application to NMDOT for Pine Crest Road including Attachment E.	
	Made by:	M. Armenta	Councilor Armenta- Yes Councilor Barnes- Yes Councilor Garcia- Yes Councilor Ortiz- Yes
	Second by:	Y. Garcia	
	Motion carried?	PASSED	

13. Council to Consider and Take Action on Resolution 2026-17 Authorizing the Submission of a Transportation Project Fund (TPF) Application to the NMDOT for Design for NM 14 Pedestrian Improvements

Attachment F – Resolution 2026-17 Authorizing the Submission of a Transportation Project Fund (TPF) Application to the New Mexico Department of Transportation for Design for NM 14 Pedestrian Improvements

A C T I O N	Motion To:	Approve Resolution 2026-17 Authorizing Submission of a Transportation Project Fund Application to NMDOT for Design for NM 14 Pedestrian Improvements Including Attachment F.	
	Made by:	Y. Garcia	Councilor Armenta- Yes Councilor Barnes- Yes Councilor Garcia- Yes Councilor Ortiz- Yes
	Second by:	J. Ortiz	
	Motion carried?	PASSED	

14. Council to Review and Approve Income Statement Ending February 28, 2026

Attachment G – Income Statement as of February 28, 2026

A C T I O N	Motion To:	Approve Income Statement Ending February 28, 2026, Including Attachment G.	
	Made by:	J. Ortiz	Councilor Armenta- Yes Councilor Barnes- Yes Councilor Garcia- Yes Councilor Ortiz- Yes
	Second by:	Y. Garcia	
	Motion carried?	PASSED	

15. Updates

- a. Prior Meeting Items Discussions - None
- b. Mayor J. Bruton - None
- c. Councilors
 - Councilor Y. Garcia
 - i. Attended Land Grant meeting and they stated that they don't have an update regarding Earth Day. (Councilor J. Ortiz – I have the flyer made and I will reach out with updates.)
 - Councilor E. Barnes - None
 - Councilor M. Armenta - None
 - Councilor J. Ortiz
 - i. Earth Day – T-Shirt and Flyer almost complete will send out this week.
 - ii. When cancelling workshops/meetings please keep all of updated.
- d. Clerk A. Caufield – Decals for fire trucks delivered.
- e. Deputy Clerk M. Martinez – None



16. Time and Place of Next Meeting

The next Regular Meeting of the Governing Body of the Village of Tijeras will be held on Monday, May 4, 2026, at 6:00 p.m. in the Council Chambers.

17. Adjournment

Meeting adjourned at 7:53 P.M

“If you are an individual with a disability who needs a reader, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the office of the Village Clerk at (505) 281-1220 at least four (4) calendar days prior to the meeting. Public documents including the agenda and minutes can be provided in digital or hardcopy format. The Village of Tijeras strictly prohibits any form of unlawful discrimination based on race, color, religion, gender identity, sexual orientation, sex, national origin, age, disability, or political affiliation in any program, activity, or service sponsored by the Village.”

DRAFT