

Planning & Zoning Minutes  
P/Z Room South City Hall  
360 Rio Communities Blvd  
May 18, 2017

**Call to Order**

- Robert Teague called the meeting to order at 6:30 pm.

**Roll Call**

- Present: Robert Teague, Dennis Kintzler, L.E. Rubin and John Thompson
- Also present: City Manager Bob Skerry, EDC Chair Jim Winters and Deputy Clerk Pam Johnson

**Approval & signing of minutes**

- John Thompson moved to accept the minutes of the May 4 meeting as submitted. L.E Rubin seconded the motion and the minutes were approved on 4-0 vote.

**1. General Discussion –** There was no general discussion at this meeting.

**2. Discuss: Parks/Trails – Public Forum –**

- John Thompson proposed we contact Whitfield and establish rapport.
- Bob Skerry said we need to decide what we want before we start talking to a planner. He said we need to find out what people want.
- Robert Teague said whatever happens at Whitfield will be on their property along the bosque. He said we need to build a relationship with them and we may get some ideas that will help later on but we have to get the survey done first and see what people want.
- Dennis Kintzler said Whitfield only has authority on property they own and it's not in the city.
- Bob Skerry said P & Z is charged with getting a consensus of what people want.
- John Thompson said if we know what Whitfield's plans are it may be beneficial to see how it will tie in to our plan.
- Bob Skerry said first we need to find out what people in Rio Communities want and if Whitfield has a plan that we can tie in with ours then we can do that.
- Dennis Kintzler said he found out that the park on the west side of the river belongs to MRGCD and a group from the high school is cleaning it up.
- John Thompson explained how Gap Chart shows a sequence of planning - what we'll do first, what our to-do list is and what priorities are.
- Robert Teague said we first need to find out what the public wants and then get planner to help us. He said he doesn't see how we can put land acquisition anywhere in our plan now.
- Bob Skerry said we have to keep remembering the key is plan, design and construct. He said where we are right now is preplanning because we can't plan until we know what the people want and then we can plan and go on to design. He said there is \$20,000 in the budget for planning but we should know what we want before we meet with a planner.
- Dennis Kintzler said we have churches that have land and people in their churches and it may be possible to get them involved. He said it may be possible to build a park on their land and they would help us.
- Bob Skerry said P & Z needs go to Los Lunas and see bike trails, hiking trails, pocket parks, athletic facilities, etc. and what gets used and be able to answer questions. He said he can provide some information on costs.

- Dennis Kintzler said people that fly drones won't get involved with Whitfield and birdwatching but they will get involved if they think something benefits them.
- Robert Teague said we need to get back to the point of folding the survey. He said we can't go to the planning stage until we know what people want and he would like to get to the point where we've fixed what went wrong and move on.
- John Thompson said he will correct the issue with flipping the document so the fold is at the bottom.
- L.E. Rubin said we need five reams of paper and if the city provides the paper, he'll do the printing.
- Robert Teague suggested we fix what is wrong and print one to review.
- L.E. Rubin said if he can get an electronic version of the survey, he will make a copy for the next meeting.
- Bob Skerry said we should make sure we have a print ready copy. He said we were lucky the forum wasn't posted because he would have people call and ask why it was cancelled. He said we need to get all our ducks in a row and have a presentation ready, then choose a date.
- Robert Teague said we're working on a power point presentation but it isn't finished.
- Bob Skerry said the presentation should be reviewed by the entire commission and approved by vote.
- John Thompson said the agenda for the next meeting should include review of the power point presentation and the corrected survey. He said he will bring the power point presentation to the next meeting.
- L.E. Rubin asked about the process of getting money to pay for mailing when the flyer is ready.
- Bob Skerry said the procurement officer needs to know how much we want and give us a purchase order. He said mailing for P & Z is budgeted. He then explained that the post office weighs one piece and multiplies it by the number we have and gives us a price.
- L.E. Rubin said if the city has a two-sided sheet that will go in the mailing, that is a consideration because we're going to decide on some things at our next meeting.
- Bob Skerry said the board should approve what they want to do and if the city isn't ready, that's ok. He said we're using the fire department permit but we don't want to include anything that has to do with the fire department.
- Bob Skerry said the date for the forum should be set after we have everything complete.
- Robert Teague said if we change the presentation at our next meeting, we won't see it again for two weeks. He said it would be ok even if we schedule the forum in July.
- Dennis Kintzler said we won't know what we want to do until we get the surveys back.
- Robert Teague said most of the options are in the power point presentation and it gives an idea of what is possible.
- Dennis Kintzler said we may be able to work with manufacturers in the industrial park to provide money for a park. He said they'll be the largest employer in the city and their people will be using it.
- Robert Teague said we can talk about how the city can acquire land but even if we found something, we don't have the money to acquire land now.
- Bob Skerry said before we can take donations we need a 501c3 corporation. He said we could mention donation as a possibility but we need to get through the first stages.
- John Thompson said one of the slides in the power point says land can be donated to the city and the next slide says introduction of estate planner to explain how to do that.
- Bob Skerry said the only thing we can think about now is what people want – not someone donating land although that's a good idea.
- L.E. Rubin said Jim Winters collected information at the last forum, and put it on a board. He said what we gathered there was the basis for the ballot we're sending out now but we didn't get enough information about what people want.
- Bob Skerry said we didn't have enough input from that forum. He said we need to reach out to 2,250 people in the community and we need to decide how to do the presentation – who's going to do what and we need to keep track of what we find out.
- Dennis Kintzler said we may need to do several forums.

- Robert Teague said we have a good plan for people mailing the survey back to us and a good plan for filling out the survey at the forum. He said we need to be able to give some information and options available.
- Bob Skerry said, after the forum, the commission will take the information and discuss what they think they heard. He said we need to decide on a format for the forum – how to present, questions we want to put out, etc.
- Robert Teague said if we can agree and vote on the mail-out and power point, it will be easy to decide the format for the forum.
- Dennis Kintzler suggested contacting Neighborhood Watch to see if we can get them involved. He said it may be helpful to get groups already involved in the community to spread the word. He also suggested using the local paper.
- Robert Teague said we also have Next Door, e-mail, city website, etc.
- Jim Winters said we should be sure the presentation doesn't overwhelm the audience. He said the purpose is to get people thinking and if we take too much time, we'll lose them. He said the goal is to get information from them.
- Dennis Kintzler said we need a way to get flyers out in the city.
- Robert Teague suggested there may be people willing to donate their time and do some work for us.
- L.E. Rubin said several people have asked him why we killed the park at Del Fuego. He said when people look around at Del Fuego and Timan and places that were parks in the past, those are dead issues now because they're privately owned, but people want those to be parks again.
- Bob Skerry said it may be possible to have those parks, but we can't talk money or location now.
- L.E. Rubin said the people who live there used that park and want them to be parks again.
- Bob Skerry said we have to remember that we need to know what 5,558 people want – not three or four people that are vocal about wanting a particular park. He said what we want to hear is what type of park people want.

### 3. Clean-up on Hwy 304 –

- Robert Teague said we've talked about putting a dumpster on Hwy 304 but he agrees with L.E. Rubin that we may not get our money's worth and enough trash to fill up dumpster at that location. He said we could still do a clean-up on Hwy 304 and put trash in bags. He said we provide the bags and he will pick them up and put them in the dumpster at city hall.
- Robert Teague said the Mayor has used the Mormon Church to clean up property for the elderly that can't do it themselves. He suggested we don't set a date and let the Mayor give the church our list of clean up dates and let them choose the date. He said if that clean-up is successful, we can move to Hwy 47 and Monzano Pkwy.
- L.E. Rubin said there is a lot of trash on private property but we can't go on private property.
- Robert Teague said it may also be dangerous to put a dumpster on Hwy 304 because of the traffic. He also said it is easier and safer to have the dumpster at city hall.
- Dennis Kintzler said we've had the best reception by having the dumpster at city hall and someone can be here to watch it.
- Jim Winters said we could do a mini mailing to residents along Hwy 304 to let them know we'll pick up trash in bags.
- L.E. Rubin said we need to encourage those people to clean up.
- Dennis Kintzler said we have a communication problem, and we may get more activity if we post a sign.
- Bob Skerry said we've put dumpsters in neighborhoods but people don't know they're there. He said when Preston was here he sent letters to people letting them know the dumpster will be there and when.
- Robert Teague suggested Next Door may be a good place to post information.
- L.E. Rubin moved that the P & Z chairman talk to the city manager and coordinate with church groups to get their members to organize cleanup dates and bring garbage to the dumpster. The motion was seconded by John Thompson and passed on 4-0 vote.

- Robert Teague said the agenda for the next meeting on June 1<sup>st</sup> will be approval of the power point presentation and mail-out.

**ADJOURN**

- John Thompson moved to adjourn. Dennis Kintzler seconded the motion and the meeting adjourned at 7:49 pm. On 4-0 vote.

Respectfully submitted,

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Pam Johnson, Deputy Clerk

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Robert Teague, Chair

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John Thompson, Vice Chair

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L.E Rubin, Secretary

\_\_\_\_\_  
Dennis Kintzler

Date: \_\_\_\_\_