

Planning & Zoning Minutes
P/Z Room South City Hall
360 Rio Communities Blvd
July 20, 2017

Call to Order

- Robert Teague called the meeting to order at 6:32 p.m.

Roll Call

- Present: Robert Teague, L.E. Rubin and Dennis Kintzler
- Absent: John Thompson
- Also present: City Manager Bob Skerry, Deputy Clerk Pam Johnson, Code Enforcer Robert Dodson-Morgan and Lawrence Gordon

Approval & signing of minutes –

- L.E. Rubin corrected the statement under item #3 to read “John Thompson asked about a noise ordinance *for* the city.”
- L.E. Rubin moved to approve the minutes of the July 6, 2017 meeting as corrected. Dennis Kintzler seconded and the motion passed on 3-0 vote.

1. General Discussion –

- Dennis Kintzler said he hasn't had time to go to La Merced school but we would have to contact the school board about a joint powers agreement.
- Bob Skerry said he will meet with VIA about the possibility of giving us land adjacent to the school and he will talk about that after his meeting. He said that will be included in our parks planning and we'll need a coordinated plan that goes along with the parcels we accept. He said the school has a soccer field and playground equipment so we could fill in the gaps.
- L.E. Rubin clarified that the school would use city property and we would use theirs so there would need to be a joint powers agreement.
- Bob Skerry said water and power are already there so it may be possible to pay to extend the lines but that's all. He said that would be a benefit to the school and the kids if we put in more athletic fields or other things for the kids. He also said we need to remember that there is \$20,000 in the budget for park planning.
- Robert Teague said there was a line of people waiting to dump trash before 7:45 a.m. Saturday and the next clean-up day is August 19.
- Bob Skerry said the county has agreed to blade Sherrod, Sundial and Navajo Loop and the city will pay for dumpsters. He said we'll need between 10 and 12 dumpsters to clean up all areas inside the city limits. He said Sherrod is a County road and it would be good advertising for them and at the same time, we'd get front end loaders and blades.
- Robert Teague said our residents cleaning up and providing dumpsters and/or buying a city trash dispenser for weekly pick-up won't solve our problem because there are people outside the city that bring the trash. He said the city should require weekly trash pick-up and the Mayor asked Council to come up with a plan. He said if people should pay for trash pick-up, maybe they'll use the receptacle.
- Bob Skerry said this matter has been brought up before but it didn't go anywhere. He said now that Councilors Sais, Scroggins and Brown have been at the monthly clean-up, they understand the problem.

- Robert Teague said the Mayor wanted him to ask that everyone read the city's ICIP between now and our next meeting. He said it includes things that are coming up soon like work to be done on the City Hall building and annexing land and he wants everyone to be on the same page.
- Robert Teague said the Mayor wants our input about priority and asked to be on the agenda for our next meeting. He said the document is on the city website under plans.
- Bob Skerry asked everyone to remember to think ahead when we work on ICIP because we can't put anything in for a grant that isn't included in our ICIP.
- Robert Teague said the Mayor says when we talk about annexation, they'll want to know if the city has a plan.
- Bob Skerry said we need to have a good ICIP in the annexation process. He also said one of the ways to annex the industrial park is having a helipad, a fire substation and getting money through BNSF for chemical firefighting and HASMAT. He said things we think we'll need should be in the plan and if not, they think we don't need them. He said it is our job to think ahead about things we might need. He said the deadline for ICIP submission is September 1.
- Robert Teague said the sub-divider for Melodie Good is preparing final documents for her subdivision revision. He said the state engineer refused to write the letter confirming they could get a well permit.
- Bob Skerry said they won't write a letter guaranteeing a well, but they can provide a letter that they qualify to apply for a well. He said the difference is that if they say you can't even apply, then there are no water rights available in the area.

2. Discuss: Parks/Trails – Public Forum –

- Robert Teague said all we have left to do is the correction to the flyer. He said he talked to the Mayor about a date for the forum and he said maybe September 16. He said the Mayor will work it out at the next workshop and let us know.
- Bob Skerry showed everyone how to navigate the assessor's website to see the map. He pointed out property owned by Whitfield and said there is potential for trails there. He also said the owner and the size of the property is listed for each piece of property in the city.
- Bob Skerry indicated property the city owns close to Chamisa where there could be a park with walkways and trails to other areas of the city.
- Bob Skerry also pointed out lots where water and sewer are available and said someone may want to subdivide that land and ask for higher density or a change in lot size. He said that property is currently zoned R-1 but a developer may want to do something else so they'll have to come to P&Z. He also said we can ask potential developers to give the city land for parks.

3. Discuss: Industrial or Commercial Vehicle within city limits/parking –

- Robert Teague asked if anyone had comments on material handed out.
- L.E. Rubin said it's a valid point that the reason this came up is that there is a select number of people that complain about trucks parking in the street. He said we can't limit what goes down the road but the streets get cluttered when two or three people park semi-trailer trucks on the streets. He said he wouldn't object to them parking on their property but parking on the street is a problem because it's not safe, especially overnight. He said we have nothing now that prohibits parking on street and we need to look at something that addresses parking of commercial vehicles on city roadways.
- Bob Skerry said enforcement of trucks parking illegally will be a law enforcement issue and people aren't willing to pay for more police officers.

ADJOURN –

- Dennis Kintzler moved to adjourn. L.E. Rubin seconded the motion and the meeting adjourned at 8:16 p.m. on 3-0 vote.

Respectfully submitted,

Pam Johnson, Deputy Clerk

Robert Teague, Chair

John Thompson, Vice Chair

Date: _____

L.E. Rubin, Secretary

Dennis Kintzler