

Planning & Zoning Minutes
P/Z Room South City Hall
360 Rio Communities Blvd
August 17, 2017

Call to Order

- John Thompson called the meeting to order at 6:30 p.m.

Roll Call

- Present: Dennis Kintzler, Lawrence Gordon, John Thompson and L.E. Rubin
- Absent: Robert Teague (excused)
- Also present – City Manager Bob Skerry, Deputy Clerk Pam Johnson and residents Frank Stasi and Jenelle Yzquierdo

Approval & signing of minutes –

- Dennis Kintzler moved to accept the minutes of the August 3, 2017 meeting as submitted. Lawrence Gordon seconded and the minutes were approved on 3-0 vote.

1. General Discussion –

- John Thompson welcomed Lawrence Gordon who is a new member of the P&Z.

2. Discuss: Parks/Trails/Mail-out folding party date –

- Bob Skerry said the printer will fold the mail-out flyers so a folding party won't be necessary. He said city staff will put the address labels on them and take them to the post office.
- John Thompson asked when we should start posting the forum on Facebook and Next Door.
- L.E. Rubin said if we start posting on the first and somewhere around the 5th or 6th they get the mailer, that would be a reminder of what they may have already heard.
- Bob Skerry said it would be good to let the mailer get to residents first. He said we have 2,157 addresses and we know that some are for homes that have been abandoned. He said we're coming up on the 2020 census and he has to provide a list of probable addresses in the city. He said the post office will return the mailers that are undeliverable and he can take that address off the list.
- Bob Skerry said he compared the franchise fee addresses in the city to the assessor's list and the county addresser's list. He said the addresser has all houses listed so we can check with the utility companies to see who has utilities turned on.
- John Thompson asked how many people should show up at the public forum for us to consider our sampling legitimate.
- Bob Skerry said if we get 10% response, we'll be doing good.
- John Thompson said once we receive the ballots, we need a system of tabulating results. He said some people will mark their choices and submit them to us at the meeting. He said it will be more difficult to keep track during the meeting when people are making suggestions. He said there will be four of us taking notes and then we'll meet in the next few days and tabulate.
- Bob Skerry asked that the ballots be given to him. He said he and Jim Winters can tabulate them and come up with the result. He said someone should list comments made by speakers at the forum on a white board. He said after the meeting, if there are things mentioned that we didn't think of, we can ask for a vote on which are most important, count them and tabulate.

- Frank Stasi asked if the city has land now that can be used for a park.
- Bob Skerry said we have “Sawtooth Park”, 27 acres from Habitat for Humanity and VIA will work with us on five acres near La Merced.
- Jenelle Yzquierdo said she knows people who don’t follow Facebook or Next Door and want to know what happened to the parks we had and what P&Z is doing to create parks.
- Bob Skerry explained that we can’t get grants for funding to buy property until we have a survey that tells us what people want. He said we have \$20,000 in the budget for planning for parks and trails but we need to know what the people want before we talk to a planner. He explained that we won’t get grant money unless we plan first, then design and then construct. He said we can’t skip over planning and design and go to construction. He said P&Z is trying to decide what people want and encouraged Jenelle to get her friends to come to the forum.
- John Thompson said we want as much community input as we can get and it would be wrong for P&Z to decide what to do and ask the residents to pay for it. He said we need to show what the community wants when we do our planning.
- Bob Skerry further explained that P&Z is a planning commission whose job it is to plan and make recommendations to council. He said it is his job to find grants to do what the council wants.
- Jenelle Yzquierdo said she would like to get involved and is willing to do anything to help.
- Bob Skerry said we also need to consider maintenance costs in our planning. He said the city has a 9,000-square foot building next door that will eventually be used for recreation and should be considered an asset and part of an overall plan.
- Dennis Kintzler said the city needs to provide something for kids.

3. Discuss: Solid waste options –

- Bob Skerry said the county is in a solid waste battle again and explained the options the city has. He said we can have a solid waste ordinance and a franchise agreement with one hauler who has the sole right to pick up trash in the city. He said some cities do that and city staff does the billing but we don’t have staff to do that now. He said there would be less traffic on the roads if we have one hauler. He also said we would create a monopoly so they would be willing to pay more in a franchise fee. He said that would also make it possible to get roadway impact fees in addition to the franchise fee. He said some people don’t want to be told which hauler they have to use but that means three trucks going down the roads and less guarantee of a higher franchise fee because they only get part of the business.
- Bob Skerry said Robert asked us to look at other towns with similar population and see what they do about solid waste.
- Lawrence Gordon asked if the four haulers in the city now can bid to be the sole provider for the city.
- John Thompson suggested a third option is to require people to choose one of the three we have now but they must have one.
- Bob Skerry said there needs to be discussion among P&Z to establish which way to go so council will know we’ve already argued it out. He said then an ordinance will be drawn up and we’ll put out a request for bid and choose the company that gives us the best deal.
- Dennis Kintzler said the fact that we only have one landfill needs to be included in our discussions. He said the company that owns that landfill is also one of the haulers and they could close the landfill to any other hauler.
- Bob Skerry said one of the haulers has offered to put a collection yard that would be a recycle center on Manzano Expressway at the edge of city boundaries. He said their plan was to put a concrete slab

on the property where they would dump all the trash and separate the recyclables and take that to Albuquerque and the trash to the landfill in Albuquerque.

- Dennis Kintzler asked if it would be possible to invite haulers one at a time to come to a meeting and ask what they can do for us.
- Bob Skerry said we can't do that but we can solicit a Request for Information. He said we would need to specify what questions will be asked so all four haulers get the same questions.
- L.E. Rubin asked what happened the last time this issue came up that caused it to come to a standstill and nothing was decided.
- Bob Skerry said people didn't want to be told which hauler they had to use.
- Dennis Kintzler asked why trash haulers are different from any other utility company. He said people can't decide which water or electric company they want to use. He also asked if the city has asked people working in the city whether they have insurance and what kind of liability they have. He said if they don't have insurance, we wouldn't know it.
- Bob Skerry said if we have a franchise agreement, they would have to pay the franchise fee and prove they have insurance. He said a franchise agreement assumes city property is being used to provide service to residents so they have to pay the fee.
- Frank Stasi said we got input from the public before and it may be a good idea to do again.
- Lawrence Gordon asked if we can find that information.
- Bob Skerry said we can find the workshop minutes and we can also read county minutes. He said we need to figure out if people have a legitimate gripe or if having a single hauler is in the best interest of the city.
- L.E. Rubin said part of the problem is that we have 2,200 homes and we make it mandatory that everyone in the city limits have garbage pickup that costs about \$15-\$20 per month per home. He asked if the city has a way to get an increase in the property tax for people within the city limits for the \$300 so trash pick-up is paid in property tax.
- Bob Skerry said we can file a tax lien when people refuse to pay but we won't get paid until the house is sold.
- Lawrence Gordon asked if the cost could go down if we use a single hauler.
- Bob Skerry said it probably would the first year but franchise agreements are written for a ten-year period. He said the ordinance could be written so that they'll be allowed to raise rates because of increase in cost of living.
- Dennis Kintzler said we should continue to bring this issue up until we have a solution. He said if we drop it we'll never get anywhere.

John Thompson said we will do a dry run on the public forum presentation and discuss solid waste at the next meeting on September 7.

ADJOURN –

- L.E. Rubin moved to adjourn. Lawrence Gordon seconded the motion and the meeting was adjourned at 7:46. p.m. on 4-0 vote.

Respectfully submitted,

Pam Johnson, Deputy Clerk

Date: _____

Robert Teague, Chair

John Thompson, Vice Chair

L.E. Rubin, Secretary

Dennis Kintzler

Lawrence Gordon