

Planning & Zoning Minutes
P/Z Room South City Hall
360 Rio Communities Blvd
September 7, 2017

Call to Order

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

Roll Call

- Present: Robert Teague, Dennis Kintzler, Lawrence Gordon, John Thompson and L.E. Rubin
- Also present – City Manager Bob Skerry, County Commissioner David Hyder and Deputy Clerk Pam Johnson

Approval & signing of minutes –

- John Thompson moved to approve the minutes of the August 17, 2017 meeting as submitted. The motion was seconded by Dennis Kintzler and the minutes were approved on 5-0 vote.

1. General Discussion –

- Lawrence Gordon said we had two dumpsters at clean-up on Saturday but the second one didn't get completely full.
- Bob Skerry said we're getting close to the end of year and more people trim trees so we will continue the cleanup days through November.
- Dennis Kintzler asked about sidewalks. He said there are a lot of people walking along Hwy 47 to Dollar General.
- Bob Skerry said there is money in the budget for sidewalks but it's not a planning commission matter yet. He said the priority is getting the building fixed. He also mentioned that the walls are up at the Keter building and they're getting ready to set steel on the roof.
- Robert Teague said dirt work has been started for the new Loves store on I-25. He said the next time we get questions about trucks parking on city streets, we can find out if Loves will allow overnight truck parking.
- Dennis Kintzler said we allow for recreation – trails, etc. in the comprehensive plan. He asked if we need to have public input for funding.
- Bob Skerry said if we have an engineer certify the funding, we could get a CDBG grant for \$700,000, but we have to have a specific CDBG forum before we apply for funding. He said what we're doing now is a dry run to see what people want. He said if we have a forum and don't have support for it, we won't get the grant so P&Z needs to know what people want to get funding. He stressed that it is very important to think things through and follow the vision and the comprehensive plan.

2. Discuss: Parks/Trails/Prep for Forum –

- John Thompson asked why Bob and Jim will calculate results of the mailer instead of P&Z.
- Dennis Kintzler said he thinks one member of the P&Z should be included when they count.
- Robert Teague said it's a good idea for Bob and Jim to count the ballots. He said we won't have to have a special meeting and we don't want to be accused of cheating.

- Bob Skerry said P&Z commissioners needs to absolve themselves in every step of the process.
- L.E. Rubin said some people will make copies of the ballot and return more than one so we may get more than one vote in a household.
- Robert Teague said we won't get 100% participation so it's ok if we get extra ones.
- John Thompson said this is not a scientific survey – all we want is an idea of what people want.
- Bob Skerry said there will be people argue that our survey wasn't correct because it wasn't designed to be mathematically correct. He said we will need to make people understand it's not meant to be exact and all we're looking for is an indication of what people want.
- Robert Teague said a few months ago someone started a conversation about parks on Next Door and thirty people responded. He said he put out information on the public forum and have had no response. He said if someone puts something on Next Door occasionally, it will put us back on top and start a new conversation.

3. Discuss: Solid waste options –

- Robert asked if anyone had looked at what other cities do about solid waste.
- John Thompson said he has been following what the county is doing and every comment on Facebook has been negative.
- Dennis Kintzler said this issue has come up in communities where he has lived and it's a long process that requires a lot of discussion mainly because of dealing with EPA.
- Robert Teague suggested each one contact a city in the state and see how they handle their solid waste. He said our main issue is that not everyone has trash service and the ones that do don't want their neighborhood trashy. He also said another issue is how many garbage trucks go down the streets.
- Dennis Kintzler said we need to think about franchisers and length of service. He also said we may need to go through a series of meetings with the public and put more strength in the ordinances.
- John Thompson said we need to find out what other cities are doing and how well it's working.
- Robert Teague said there are 2,500 houses in the city and 300 without trash service so we'll probably make those people mad.
- John Thompson said enforceability of the ordinance is the key. He also said people have to perceive a problem or the ordinance is useless.
- Robert Teague said the public may not see it as a problem, but the business or a couple that wants to move here do.
- Lawrence Gordon said once we start giving out tickets and enforcing the ordinance, more people will get trash service.
- Bob Skerry said we should make a list of ten questions that everyone should ask when we contact other cities. He said the first sentence before the ten questions should be an explanation of why we're doing this. He said, if not, there's no reason to do it.
- Robert Teague said if we pass an ordinance requiring everyone to have a trash can, then it's out of our hands and the enforcer handles it, but we only have one part-time code enforcer.
- Dennis Kintzler said some of this will be a law enforcement issue. He said as our law enforcement strengthens and our streets get better, we'll need to find a way to preserve our law enforcement and the streets.
- Robert Teague asked everyone to think about what the statement should be so we can agree on one. He then suggested the state be divided into quarters and each one contact cities in one quarter. He took the SW quarter, John the NW, Lawrence the SE and Dennis the NE.

- Bob Skerry said the Municipal League web site has a list of cities and their populations. He suggested limiting the cities we contact to those with populations of 5,000 to 10,000. He said most of the big cities have their own fleet of trucks or a contractor, but that involves having staff. He said we're looking for something cheap and how smaller towns are dealing with solid waste and keeping it within budget.
- Dennis Kintzler said we should find out from companies coming here and setting up businesses who they prefer and why.
- Robert Teague said we need to collect data and that requires homework so we don't talk about the same thing at every meeting.
- Lawrence Gordon said whatever we do needs to include recycling.
- Robert Teague said if it goes to a contractor, we can insist they have a recycling station.
- Bob Skerry said there are different types of recycling so that needs to be a question we ask other cities. He said we should ask if recycling is self-supporting and how long it takes before it makes money.
- Robert Teague said the city spends a lot of money on streets and trash trucks tear them up.
- Bob Skerry said one of the questions on the list should be about franchise fees. He said in addition to a franchise fee we can also have impact fees to pay for repair to damaged roads.
- Robert Teague said, if we have a hauler picking up trash in the city and refusing to pay a franchise fee and we allow it, that's unfair to local businesses.
- Lawrence Gordon said P&Z's job is to find the best people for us and make sure they legally dump garbage. He said where they dump the garbage is not our problem.
- Robert Teague said the people that have trash pick-up will be happy if it's cheaper to have a single hauler and the ones that don't will be mad anyway. He then questioned how cheap it will be if we require the hauler we choose to have a recycle station.
- Lawrence Gordon said, after initial set-up, they should make money.
- Dennis Kintzler said recycling is not money making but keeps things that can be recycled out of the landfill.
- John Thompson said if the county has a landfill, the haulers can use that, but if not Waste Management could hold us hostage.
- Bob Skerry said, if Waste Management owns the landfill and it's been sanctioned, they have to allow other haulers to dump but the fees could be high.
- Robert Teague said one of the things on our to do list is to call companies and see how many people are on their route so we can see how many people have trash pickup.
- Bob Skerry said council will want to see pros and cons after we come up with questions. He said when it comes time to decide, they'll have information.
- Dennis Kintzler said we need to take politics out of it and run the city like a business.
- Robert Teague said if we don't solve this problem and not make money for the city, we haven't done it right. He said the contractor shouldn't get all the money.
- L.E. Rubin said council wouldn't address the issue before.
- Robert Teague said the mayor told him he wants something done.

ADJOURN –.

- John Thompson moved to adjourn. The motion was seconded by L.E. Rubin and the meeting adjourned at 8:03.

Respectfully submitted,

Pam Johnson, Deputy Clerk

Robert Teague, Chair

John Thompson, Vice Chair

Date: _____

L.E. Rubin, Secretary

Dennis Kintzler

Lawrence Gordon