

Planning & Zoning Minutes
P/Z Room South City Hall
360 Rio Communities Blvd
November 16, 2017

Call to Order

- Robert Teague called the meeting to order at 6:35 p.m.

Roll Call

- Present: Robert Teague, Dennis Kintzler, Lawrence Gordon and L.E. Rubin
- Absent: John Thompson
- Also present – Deputy Clerk Pam Johnson

Approval & signing of minutes - October 19 and November 2, 2017

- L.E. Rubin suggested that the word “healthful” in the mission statement as recorded in the November 2 minutes be changed to “healthy”. After some discussion, L.E. Rubin moved to accept the minutes of the November 2 meeting as revised. Lawrence Gordon seconded the motion and the minutes were approved as amended on 4-0 vote.
- Dennis Kintzler moved to approve the minutes of the October 19 meeting as submitted. Lawrence Gordon seconded the motion and the minutes were approved on 4-0 vote.

1. General Discussion –

- Robert Teague said the city has acquired the Tierra Grande fire station.
- L.E. Rubin said that’s good because we can’t get funds to do anything unless we own the property. He said if we pursue the annexation, we’ll have a fire station and a helipad there. He also said we have to show we can provide fire and police protection before we annex.

2. Discuss solid waste options/possible vote on questions to be answered –

- Robert Teague distributed copies of the list of questions we’ve come up with so far. He explained that the mayor wants to have a workshop on this subject and it will be scheduled in the evening. He said the questions are what we want to talk to the council about, so we won’t bring personal desires into the discussion. He then asked if there are questions that should be added.
- L.E. Rubin said P&Z got a solid waste proposal to council and it was discussed in a workshop but didn’t go for a vote because it was too controversial. He said we don’t want that to happen again and if we agree on something we can discuss it with council and get a decision. He also said the questions should be submitted to council in writing before discussion at a workshop.
- Dennis Kintzler said council will write the ordinance if they approve of the things we submit to them – not P&Z.
- L.E. Rubin said in the past, P&Z put the wording together and submitted it to council and they approved as submitted or made changes to it.
- Dennis Kintzler asked if we will start writing the ordinance if we can come to an agreement with council at the joint meeting.
- Robert Teague said we need to get an idea of what council wants at our joint meeting.

- L.E. Rubin said we haven't decided whether we want mandatory or voluntary and whether we want a single hauler or not. He said we need to have a position before we go to council.
- Lawrence Gordon said he thought we were leaning toward single hauler and everyone agreed.
- Robert Teague said some people may not agree, but we'll get past that. He also said trash pick-up should be mandatory. He said one reason voluntary won't work is because the hauler will bid based on the number of houses.
- Lawrence Gordon said one of the reasons to have a solid waste ordinance is to clean up the city. He said if it's not mandatory, the people who don't have trash pick-up now still won't have it.
- Dennis Kintzler said people who have trash collection will always have it. He said the reason to make it mandatory is because of the people who don't have it.
- L.E. Rubin said one-third of the residents in the city don't have trash service now and they wait for the city to provide a dumpster. It was agreed that trash pick-up service should be mandatory.
- Dennis Kintzler asked about the necessity of a franchise fee. He said the hauler will add the fee to the customer's bill.
- Robert Teague said the franchise fee is necessary. He said we don't have to have a road impact fee but all utility companies doing business in the city pay a franchise fee.
- L.E. Rubin said the question that addresses the requirement that the hauler establish an office in Rio Communities, so we get the GRT should be added to the list. He said the hauler reports to the state the amount of business they do in Rio Communities and should charge the tax rate for Rio Communities.
- Dennis Kintzler said the hauler needs to provide a place for people to go to conduct business.
- Robert Teague said some companies won't want to have an office here and would rather pay the city a service fee or an administrative fee instead.
- L.E. Rubin said that may be a problem for the winning bidder, but we still need a place that we can go to talk to someone. He said if we have a single hauler, they'll be a monopoly and they need to be vested in Rio Communities.
- Dennis Kintzler said this city will grow and we shouldn't give a hauler a monopoly if they don't invest in the community.
- Robert Teague clarified that the question will be "should the hauler have an office in Rio Communities?" and our answer will be yes.
- L.E. Rubin moved to approve the list of questions with changes made tonight. Dennis Kintzler seconded and the motion passed on 4-0 vote.

ADJOURN –

- Dennis Kintzler moved to adjourn. L.E. Rubin seconded the motion and the meeting adjourned at 8:00 p.m. on 4-0 vote.

Respectfully submitted,

Pam Johnson, Deputy Clerk

Robert Teague, Chair

John Thompson, Vice Chair

L.E. Rubin, Secretary

Dennis Kintzler

Lawrence Gordon

Date: _____