



City of Rio Communities Council Special Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, April 01, 2024 6:00 PM
Minutes

Please silence all electronic devices.

Mayor - Joshua Ramsell
Mayor Pro Tem - Lawrence R. Gordon
Council - Arthur Apodaca, Thomas Nelson, Matthew Marquez

Call to Order

Mayor Ramsell called the meeting to order at 6:04pm.

Pledge of Allegiance

Councilor Marquez led the pledge of allegiance.

Roll Call

Governing Body

Mayor Joshua Ramsell
Councilor Lawrence Gordon
Councilor Thomas Nelson
Councilor Art Apodaca
Councilor Matthew Marquez

Staff

Manager Dr. Martin Moore
Deputy Clerk Lalena Aragon
Police Chief Felix Nunez
City Attorney Cori Strife

Approval of Agenda

Motion by Apodaca to approve the agenda as presented. Seconded by Councilor Gordon.

Voting Yea:

Councilor Gordon
Councilor Nelson
Councilor Marquez
Councilor Apodaca

Motion passed with a 4-0 vote

Public Hearing - Playa Vista Group- Business Manufacturing: Proposed Location UPC

1009026365015000000 Subd: PLAYA ESTATES Tract: PARCEL 23 33.40 ACRES 1994 SPLIT, UPC
1010025060475000000 Subd: PLAYA ESTATES Tract: PARCEL 24 47.01 ACRES 1994 SPLIT, UPC
1010025376425 Subd: PLAYA ESTATES Tract: 18A 42.01 ACRES PLAT M-526, UPC
1010026480040000000 Subd: PLAYA ESTATES Tract: PARCEL 17 33.82 ACRES 1994 SPLIT, UPC
1010026320050000000 Subd: PLAYA ESTATES Tract: PARCEL 19 54.00 ACRES 1994 SPLIT, UPC
1010026397131000000 Subd: PLAYA ESTATES Tract: PORTION OF PARCEL 16 REMAINING 16.44
ACRES 2006 REV, UPC 1010026294187000000 Subd: PLAYA ESTATES Tract: SOUTH PORTION OF
PARCEL 15 5.65 ACRES 2006 SPLIT, UPC 1010026270120000000 Subd: PLAYA ESTATES Tract: PARCEL
14 19.56 ACRES 1994 SPLIT, UPC 1010026150145000000 Subd: PLAYA ESTATES Tract: PARCEL 11
14.52 ACRES 1994 SPLIT, UPC: 1010026145085000000 Subd: PLAYA ESTATES Tract: PARCEL 12 14.29
ACRES 1994 SPLIT, UPC 1010026105020000000 Subd: PLAYA ESTATES Tract: PARCEL 21 23.4 5 ACRES

1994 SPLIT, UPC 1009026490035000000 Subd: PLAYA ESTATES Tract: PARCEL 22 35.56 ACRES 1994 SPLIT

Motion and roll call vote to recess Council Special Business Meeting session and to go into Public Hearing

Motion with a roll call vote made by Councilor Nelson to recess the Council Regular Business Meeting Session and go into a public hearing for the Legal Description listed above seconded by Councilor Gordon at 6:13pm.

Voting Yea:

Councilor Gordon

Councilor Nelson

Councilor Marquez

Councilor Apodaca

Motion passed with a 4-0 vote

Mrs. Everett was sworn in and gave a presentation. The council asked Mrs. Everette questions regarding quiet times, rail spur and sewage and water usage.

Mr. Irvine was sworn in and talked about his concerns for the community opposing this application a year ago and his concern for the traffic on Highway 304. He continued to talk about his concerns of what kind of manufacturing could come into the city.

Maria Gonzalez stated that they don't want this in their backyard and talked about the dust it will create. She stated that it should be on a ballot for the citizens to vote on.

Lisa Holyk talked about her concerns of views, property values and wanting to live in a small community without all the traffic.

Michale Tedesco talked about his concern of what types of business, he requested this zone change be put on a ballot.

Mrs. Craig talked about the meetings last year and stated not all of the residents that attended last year were for it. He stated that it is against the will of the community.

Thomas Whalen stated that there is plenty of land in New Mexico that is zoned for this. He talked about his concerns of what the city will be responsible for, and taxes bring raised.

Monique Marquez talked about her concerns of storage of petroleum being transported and her concerns of minimum jobs. She then stated to put it on the ballot.

Lodie Silva also agreed this should be placed on the ballot. She asked Council to do their research and her concerns for the buffer zone. She suggested that the zoning code get changed immediately. She also talked about how loud a rail spur could be.

Ron Gentry asked if the city only notified Rio Communities resident. He talked about his land and stated that he has land that falls within 100 feet of the property in question.

Motion and roll call vote to go back into Council Special Business Meeting session

Motion made by Councilor Marquez to table the Public Hearing and Public Comments to April 16, 2024. Seconded by Councilor Nelson.

Voting Yea:

Councilor Gordon

Councilor Nelson
Councilor Marquez
Councilor Apodaca

Motion passed with a 4-0 vote

Motion made by Councilor Nelson to go back to the Regular Special Business meeting. Seconded by Councilor Apodaca at 7:16pm.

Public Hearing - Playa Vista Group- Commercial 2 Zone Proposed

Location UPC:1010026397131000000 portion of parcel 16 4.56 acres, UPC:1010026480040000000 parcel 17 15.13 acres, UPC:1010025376425 parcel 18A

Motion and roll call vote to recess Council Special Business Meeting session and to go into Public Hearing.

Motion made by Councilor Nelson to recess Council Special Business Meeting session and to go into Public Hearing for the legal description listed above. Seconded by Councilor Gordon at 7:18pm.

Voting Yea:

Councilor Gordon
Councilor Nelson
Councilor Marquez
Councilor Apodaca

Motion passed with a 4-0 vote

Lodie Silva asked for some more details about the permissive uses in C2. She asked since they do not require a special use permit, then will they still have to come in front of the council for permission. For instance, a strip mall wants to come in and a nail salon wants to come in, they will have to get permission. The Attorney explained that a strip mall will have to come in front of Planning and Zoning and continued to explain the process after the zone change is made.

Maria Gonzalez talked about other properties in the city that are already zoned for commercial 2 and why they would want to add new ones. What guarantee is there that these new properties won't be abandoned.

Motion made by Councilor Nelson to table the Public Hearing and Public Comments to April 16, 2024. Seconded by Councilor Marquez.

Voting Yea:

Councilor Gordon
Councilor Nelson
Councilor Marquez
Councilor Apodaca

Motion passed with a 4-0 vote

Motion and roll call vote to go back into Council Special Business Meeting session

Councilor Nelson made a motion with a roll call vote to go back into Council Special Business Meeting. Seconded by Councilor Gordon at 7:36 pm.

Voting Yea:

Councilor Gordon
Councilor Nelson
Councilor Marquez

Councilor Apodaca

Motion passed with a 4-0 vote

Public Hearing - Playa Vista Group- Commercial 2 Zone Proposed Location - UPC:

1009026375240000000 parcel 5 11.52 acres, UPC:1009026375140000000 parcel 7 27.26 acres

Motion and roll call vote to recess Council Special Business Meeting session and to go into Public Hearing

Motion made by Councilor Apodaca with a roll call vote to recess Council Special Business Meeting session and to go into Public Hearing for the legal description listed above. Seconded by Councilor Gordon at 7:37pm.

Voting Yea:

Councilor Gordon

Councilor Nelson

Councilor Marquez

Councilor Apodaca

Motion passed with a 4-0 vote

Council went into a Public Hearing.

Maria Gonzalez talked about her concerns about traffic and damage to the roads.

Dick Irvin was sworn in and suggested it be put on a ballot.

Motion made by Councilor Nelson to table the Public hearing and Public Comment until April 16, 2024. Seconded by Councilor Marquez.

Voting Yea:

Councilor Gordon

Councilor Nelson

Councilor Marquez

Councilor Apodaca

Motion passed with a 4-0 vote

Motion and roll call vote to go back into Council Special Business Meeting session

Motion Gordon to go back into Council Special Business meeting. Seconded by Councilor Apodaca at 7:49pm.

Voting Yea:

Councilor Gordon

Councilor Nelson

Councilor Marquez

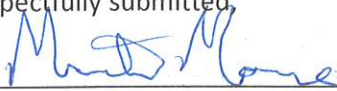
Councilor Apodaca

Motion passed with a 4-0 vote

Adjourn

Motion made by Councilor Nelson to adjourn at 7:49pm. Seconded by Councilor Gordon. The motion carried.

Respectfully submitted,

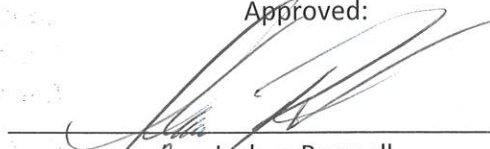


Dr. Martin Moore, (Acting) Municipal Clerk
(Taken and Transcribed by Lalena Aragon, Deputy Clerk)

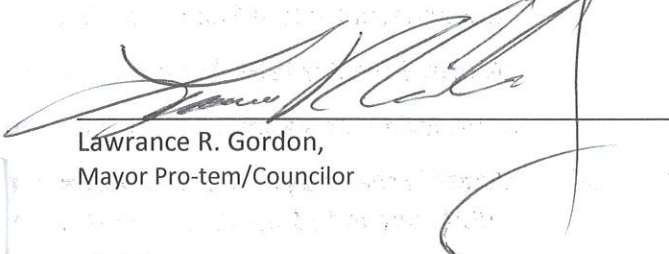
Date:

June 10, 2024

Approved:



Joshua Ramsell,
Mayor



Lawrance R. Gordon,
Mayor Pro-tem/Councilor



Arthur Apodaca,
Councilor

June 6-10-24

Thomas Nelson,
Councilor



Matthew Marquez,
Councilor

6-10-24