



City of Rio Communities Council Special Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, March 21, 2022 6:00 PM
Minutes

Please silence all electronic devices.

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* Mayor Joshua Ramsell called to order the public hearing at 6:00 pm.

Pledge of Allegiance

* led the Pledge of Allegiance.

Roll Call

* PRESENT: Mayor Joshua Ramsell, Mayor Pro tem Peggy Gutjahr, Councilor Arthur Apodaca, Councilor Lawrence Gordon, Councilor Jim Winters.

Present: City Manager Dr. Martin Moore and Municipal Clerk Elizabeth Adair.

Approval of Agenda

Motion made by Councilor Winters to approve the agenda as presented. Seconded by Councilor Apodaca. Voting Yea: Mayor Pro tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote the agenda for the special city council business meeting was approved as presented.

Public Hearing for the purpose: Consideration of Subdivision Property:

Legal Description: UPC: 109081446296000000 Account Numbers R175467, R175468, and R175469 Subd: LEMON GROVE ESTATES Tract: 15A, 16A, and 17A; PARCEL 15 0.08 ACRES 1997 REV; PARCEL 16 0.07 ACRES 1997 REV; PARCEL 17 0.09 ACRES 1997 REV

Public Hearing for the purpose: Consideration of Subdivision and Rezoning of Property:

Legal Description: UPC: 1010028210345000000, TRACT: 1 S: 15 T: 5N R: 2E 11.17 Acres, 1998 Rev; UPC: 1010028310385000000, TRACT: 2 S: 15 T: 5N R: 2E 17.54 Acres, 1998 Rev; UPC: 101002827029000000, TRACT: 3 S: 15 T: 5N R: 2E 22.77 Acres, 1998 Rev

Motion and a roll call vote to recess Special Business Meeting session and to go into Public hearing

Mayor Ramsell read the description of the property: Legal Description: UPC: 109081446296000000 Account Numbers R175467, R175468, and R175469 Subd: LEMON GROVE ESTATES Tract: 15A, 16A, and 17A; PARCEL 15 0.08 ACRES 1997 REV; PARCEL 16 0.07 ACRES 1997 REV; PARCEL 17 0.09 ACRES 1997 REV

Motion made by Mayor Pro tem Gutjahr with a roll call vote to go into the public hearing. Seconded by Councilor Apodaca. Voting Yea: Mayor Pro tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. With a 4-0 vote the Council recessed the special business meeting at 6:05 pm.

* Manager Dr. Moore began stated

* Councilor Winters said he is glad ***

* Councilor Apodaca asked if there will be ***

Councilor Winters asked if there will be a common wall

Councilor Gordon asked if there will be a fence dividing

Mayor Ramsell read the legal description: UPC: 1010028210345000000, TRACT: 1 S: 15 T: 5N R: 2E 11.17 Acres, 1998 Rev; UPC: 1010028310385000000, TRACT: 2 S: 15 T: 5N R: 2E 17.54 Acres, 1998 Rev; UPC: 1010028270290000000, TRACT:3 S: 15 T: 5N R: 2E 22.77 Acres, 1998 Rev

* Manager Dr. Moore began to explain the zoning and then stated the applicant request to take the total *** acres to split it out *** R1 zoning for residential purpose, C3 zoning for 9 ** acres. He then walked them through a little bit of the application and then started ***0.12***. (go ahead and type everything that he had to say in this area)

Manager Dr. Moore continued to ask for recommendations to change the zoning map from R1 ***0.16*** (go ahead and type everything that he had to say in this area)

Manager Dr. Moore said in disclosure he is asking HDR engineering to go out to site ***0.18*** and explained the contract change from HDR request. ***0.19***

Councilor Apodaca asked if it was just a ***0.22***

Manager Dr. Moore explained that this was just a coincidence ***0.23***

Councilor Gutjahr said this is very helpful ***0.23***

Manager Dr. Moore said in full disclosure, a senior engineering position ***0.24*** and another one is the projected administrator 5 ***0.24***

Councilor Winters said it is a *** to not ***0.25***

Manager Dr. Moore said in speaking with Mr. *** he came to the same conclusion.

Councilor Apodaca said track 2 ***0.26***

Manager Dr. Moore said *** all of track 1, ***0.27***

Councilor Gutjahr said looking at the layout, the little park ***0.28***

Manager Dr. Moore said this site plan is an illustration ***. When they come back they will be coming back with actual site plans ***0.29***

Councilor Apodaca asked if there was going to be a minimum and maximum of square footage ***0.30***

Manager Dr. Moore said the recommendation is at least a minimum of ***0.30*** and then said this is step one, development phase ***0.31*** the existing zoning code is ***0.32*** they would have to meet that. He continued explaining ***0.33*** we need to meet fire code, alerted the NM water company they are aware for potential tie in ***0.33***

Councilor Apodaca asked based on the size of lot would this determine ***0.34***

Manager Dr. Moore said as far as the foot print on the ground would be dictated on the size of the lot ***0.34***

Councilor Winters asked if they will have conventats

Manager Dr. Moore said ***0.36***

Councilor Winters said this represents 10% of ***0.37***

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

Motion made by Mayor Pro tem Gutjahr, Seconded by Councilor Gordon.

Voting Yea: Mayor Pro tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters. @ 6:38 pm.

Action Items

Discussion, Consideration, and Decision regarding: Subdivision of Property: *Legal Description: UPC: 109081446296000000 Account Numbers R175467, R175468, and R175469 Subd: LEMON GROVE ESTATES Tract: 15A, 16A, and 17A; PARCEL 15 0.08 ACRES 1997 REV; PARCEL 16 0.07 ACRES 1997 REV; PARCEL 17 0.09 ACRES 1997 REV*

* read into the minutes ***

Motion made by Mayor Pro tem Gutjahr, Seconded by Councilor Winters.

Voting Yea: Mayor Pro tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters.

Manager Dr. Moore explained to the applicant ***0.41***

Discussion, Consideration, and Decision regarding: Subdivision and Rezoning of Property: *Legal Description: UPC: 1010028210345000000, TRACT: 1 S: 15 T: 5N R: 2E 11.17 Acres, 1998 Rev; UPC: 1010028310385000000, TRACT: 2 S: 15 T: 5N R: 2E 17.54 Acres, 1998 Rev; UPC: 101002827029000000, TRACT: 3 S: 15 T: 5N R: 2E 22.77 Acres, 1998 Rev*

Manager Dr. Moore *** rezoning of 0.42 and deny the request of *** and approve the applicant to move forward with the subdivision application

approve dr moore recommendation

Motion made by Mayor Pro tem Gutjahr, Seconded by Councilor Gordon.

Voting Yea: Mayor Pro tem Gutjahr, Councilor Apodaca, Councilor Gordon, Councilor Winters

Adjourn

@6:45 pm.

Motion made by Councilor Winters, Seconded by Councilor Apodaca.

Respectfully submitted,

Elizabeth (Lisa) Adair, Municipal Clerk
(Taken and Transcribed by Amy L. Lopez, Deputy Clerk,
Cheyenne Sullivan, Assistant Clerk)

Date: _____

Approved:

Joshua Ramsell,
Mayor

Margaret "Peggy" Gutjahr,
Mayor Pro-tem/Councilor

Arthur "Art" Apodaca,
Councilor

Lawrence R. Gordon,
Councilor

Jim Winters,
Councilor