



**City of Rio Communities Planning and Zoning Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Thursday, August 17, 2023 4:00 PM**  
**Minutes**

*Please silence all electronic devices.*

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**Call to Order**

- Vice chairman Adair called the meeting to order at 4:00pm

**Pledge of Allegiance**

- Vice Chairman Adair led the Pledge of allegiance.

**Roll Call**

- PRESENT: Vice Chairman Scott Adair, Secretary Melodie Good, Commissioner Chad Good  
ABSENT: Commissioner Adelina Benavidez
  - Present: Municipal Clerk Elizabeth Adair, Deputy Clerk Lalena Aragon

**Approval of Agenda**

- Motion made by Secretary Good to approve the agenda. Seconded by Commissioner Good. With a unanimous vote the agenda was approved as written.

**Approval of Minutes for the Business Meeting (8/03/2023)**

- Motion made by Commissioner Good to approve the minutes for 08/03/2023 as written. Seconded by Secretary Good. With a unanimous vote the minutes were approved as written.

**Discussion, Consideration, and Decision – Recommendation for applicant Tasa Stromei requesting 05 N. Navajo Ave. to be rezoned from planned development to commercial 2**

- Mrs. Stromei explained that she is looking to start a business on her property at 05 N Navajo Loop and is requesting a Zone Change from planned development to Commercial 2.
- Secretary Good asked what kind of building was on the property.
- Mrs. Stromei explained that it is the old pnm building.
- Vice Chairman Adair asked if they are only going to be using the existing building.
- Mrs. Stromei said yes, we are remodeling it and that they are planning on starting a business of manufacturing and extraction of cannabis.
- Scott asked if they will be putting up a parking lot.
- Mrs. Stromei explained they will not the building will only be for a couple employees there will be no retail in the building.
- Vice Chairman Adair asked how they will be disposing the waste product.
- Mrs. Stromei explained they would dispose of it legally and they could not burn it or throw it away.
- Clerk Adair said then they will need to come back for a special use permit.
- Mrs. Stromei said she is aware that they needed a special use permit.
- Secretary Good asked what the commission's next step is.
- Dr. Moore explained that they will need to send a letter to Council with their recommendation.

- The commission discussed the property and who will have to be notified.
  - Motion made by Secretary Good to recommend the applicant to council with no additional conditions. Seconded by Vice Chairman Adair. Voting Yea: Vice Chairman Adair, Secretary Good, Commissioner Good. With a 3-0 vote the commission made the recommendation to send it to council with no additional conditions.

**Public Comment:**

- No public comments.

**General Commission Discussion/Future Agenda Items**

- Clerk Adair explained that as of right now they don't have any future agenda items for their next meeting.
- Secretary Good asked if we have heard anything about the Solar farms.
- Dr. Moore explained that they have heard one was approved but they are not disclosing what one it is yet.
- Commissioner Good asked for an update at the Tillery and the carwash buildings.
- Dr. Moore explained the old Tillery building there is a possible buyer, there is a nondisclosure at this time. He continued to explain the process.
- Dr. Moore then said as far as the car wash there is a possible purchaser.
- Secretary Good asked what we can do about this building it has been going on long enough.
- Dr. Moore stated that we are moving as fast as we legally can we don't want to have it tied up in a district court we want to try to get it sold.
- Secretary Good asked about County Towing.
- Dr. Moore explained that the federal government is involved and continued to explain that it is a very dangerous property and I advise that no one approaches that property he continued to explain that the property is a ground field and that we are working with our attorney to deal with it safely and not bankrupt the city.
- Vice Chairman Adair asked if there is business activity going on.
- Dr. Moore explained they have had activity, but they do not have a business license from the city.
- Secretary Good talked about the Arcosa and asked if the Mayor and Dr. Moore were present and acknowledged in any way that this is the City of Rio Communities.
- Dr. Moor stated that himself and the Mayor were present, and they were acknowledged privately not publicly. He then explained that the press releases weren't originated by Arcosa we did talk to the CEO and the President of the company. We are working on the zip code and silver lining is that it got the Governors attention.
- Vice Chairman Adair said that the next meeting on September 7, 20203 there are no agenda items at this time.
- Dr. Moore said not unless we get some applications in. We will keep you posted, and we can give a 72 hour notice of a cancellation.

**Adjourn**

- Motion made by Secretary Good to adjourn. Seconded by Vice Chairman Adair. With a unanimous vote the meeting was adjourned at 4:32pm.

Respectfully submitted,

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Elizabeth F. Adair, Municipal Clerk  
(Taken and transcribed by Lalena Aragon, Deputy Clerk)

Date: \_\_\_\_\_

Approved:

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Vacant

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Scott Adair, Vice Chairman

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Melodie Good, Secretary

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Adelina (Lina) Benavidez, Commissioner

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Chad Good, Commissioner