



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, March 02, 2023 4:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Chairman Scroggins called the meeting to order at 4:08pm.

Pledge of Allegiance

- Chairman Scroggins led the Pledge of Allegiance.

Roll Call

- PRESENT Chair Thomas Scroggins, Secretary Melodie Good, Member Scott Adair
Member Adelina Benavidez, Member Chad Good.
 - City Manager Dr. Moore, Municipal Clerk Elizabeth Adair, Deputy Clerk Lalena Aragon.

Approval of Agenda

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

Approval of Minutes For the Business Meeting (02/16/23)

- Motion made by Secretary Good, Seconded by Member Benavidez to tabled minutes. Voting
Yea: Chair Scroggins, Secretary Good, Member Adair, Member Benavidez, Member Good. With
a 5-0 vote the minutes were tabled.

Russell and Melodie Good - subdivision preview

- Mrs. Good gave a presentation about subdividing her property for her children.

Executive Session - Pursuant to 10-15-1(H)(3) Deliberations by a public body in connection with an administrative adjudicatory proceeding: a) Consideration of Application from Cibola Land Corporation rezoning to commercial 3; b) Consideration of Application from Cibola Land Corporation rezoning to industrial 3

Motion and roll call vote to go into close session

- Motion made by Member Adair, Seconded by Secretary Good.
Voting Yea: Chair Scroggins, Secretary Good, Member Adair, Member Benavidez, Member Good
4:12pm.

Motion and roll call vote to go back into the regular business meeting session

- Motion made by Member Adair, Seconded by Member Benavidez.
Voting Yea: Chair Scroggins, Secretary Good, Member Adair, Member Benavidez, Member Good
5:48pm

Welcome everyone back and statement by the Chairman:

- Chairman Scroggins stated: The Planning and Zoning Commission of the City of Rio
Communities, New Mexico, hereby states that on March 2, 2023 a Closed Executive Session was
held and the matters discussed were for the purpose of a) Consideration of Application from
Cibola Land Corporation rezoning to commercial 3; b) Consideration of Application from Cibola

Land Corporation rezoning to industrial 3 pursuant to NMSA 10-15-1(H)(3)Deliberations by a public body in connection with an administrative adjudicatory proceeding

Discussion, Consideration, and Decision – Recommendation to move to Council applicant Cibola Land Corporation for the rezoning of Commercial 3

- Chairman Scroggins stated for the recorded the only thing we discussed in closed session is the issue in hand the Commercial 3 and the Industrial 3.
- Chairman Scroggins asked do we have any discussion.
- Member Good said we have discussed enough.
- Chairman Scroggins asked for a motion on Commercial 3 for the recommendation on the zone change.
 - Motion made by Member Good to deny the commercial 3 zone change. Seconded by Member Adair. Voting Yea: Chair Scroggins, Secretary Good, Member Adair, Member Benavidez, Member Good. With a 5-0 vote the commission voted to send a recommendation to deny the zone change to Council.

Discussion, Consideration, and Decision – Recommendation to move to Council applicant Cibola Land Corporation for the rezoning of Industrial 3

- Chairman Scroggins asked for a motion on the industrial 3 zone change.
 - Motion made by Secretary Good that the commission sends this proposal to City Council with a denial of approval. Seconded by Member Adair. Voting Yea: Chair Scroggins, Secretary Good, Member Adair, Member Benavidez, Member Good. With a 5-0 vote the Commission will send the zone change of Industrial 3 with a denial to City Council.

Public Comment:

- Robert Kaneshiro said thank you to the commission for their decision and listing to the community.
- Dick Irvine said hats off to you.
- Deirdra Velasquez said on behalf of Valencia Water Watchers we would like to thank you for listing to the people.
- Helen Smith 952 Federico Thank you very much. I do have a question about a power line. It is above ground don't we have a ordinance that utilities need to be under ground.
- Linda Gvenley said thank you very much for a courageous decision.
- Tom Nelson said we people want to say Thank you.
- James Stokes said thank you for your decision.
- Lodi Silva said my opinions and my statements are my own they don't represent and board or city involvement I am involved with. I want to thank you guys for all the hard work. I know it was a hard decision and you put in many hours and probably had some sleepless nights like all of us. We realize it doesn't stop with you it goes on to City Council and we hope they will follow your lead and at a minimum asked for some environmental impact studies to protect our community. Thank you.
- Kathy Gurule said ladies and gentlemen I just want to say thank you very much for making mine and my husband's decision to move here in October not a decision we war not going to regret and I want to thank you for listening to the voices of the people behind me who are your community your neighbors. We thank you.

- Monique Marquez 309 Godfrey, I want to thank you for your time I know you have been through scrutiny I feel the Council has put that scrutiny on the community or the commission thank you guys for listening. I want the city members and everybody behind me to know this isn't over. Be on the lookout for more flyers we are going to continue on with City Council everybody continue the pressure don't stop yet.
- Matthew Marques 309 Godfrey; said I want to thank you guys for saying no. We know the fights not over we still have to go through City Council and give our fight to them. I want to sure you know the community wasn't against you guys it was against what was going to be put over there. Even though we brought a lot of frustration to you guys, you are a part of us and I hope you stay behind us while we fight a billion-dollar company that is trying to take over our lives. Thank you.
- James Gale said I was a hired as a director at UNM in 1998 and I have 40 years of experience in the media we can partner with a lot of companies in the area including this one and make it a win, win but we need to slow down and get some more studies and do this right. I really appreciate what you did today. Thank you.
- Patty Gray said I want to thank you for making a good decision. I didn't want to speak at all. I am a retired developing manager for oil and gas and I was so afraid that my past sins were going to hunt me in my retirement and I was going to have to pay the price for the things that I did wrong in my life I am serious they can promise you the world I have been on the other side. Thank you please don't give up on it.
- Jodi Skelton said I am thankful that you guys listened to what these people back hear have said plus all the letters and such. This has been very important to us. We are your neighbors we are not you people we do live here in this community, and we are thankful that you listened to us about these concerns of ours.

General Commission Discussion/Future Agenda Items

- Chairman Scroggins asked if there were any discussion on any future agenda items.
- Member Adair said no I would like to make a comment and thanked everyone for showing up and showing all this support. But one thing I would like to see is next time we ask for volunteers is for the same support.
- Member Good said I want to thank everybody for coming and giving their input it made a lot of impact on where we went by hearing what is going on. When we have clean up days please come we have a lot of green issues there is a lot of trash out there that needs to be picked up so let's be there when we are doing it.
- Member Benavidez had no comment.
- Secretary Good explained that this is a process, and this is democracy, and how it plays out. We are just part of the council and when someone brings something to us, we are obligated to do what we did. It sometimes felt like we were on a firing squad but if you can't stand the heat get out of the kitchen right. I just wanted you to know we understand it is a process and I hope you guys do to and this is how it played out.
- Chairman Scroggins said I would like to thank the community and I agree with Scott. There will be a letter to follow what we will send to the Council Governing Body, and we will sign that at our next meeting.
- Manager Dr. Moore said Mr. Chairman I have been directed by the City Council to go through on the standers related to the industrial zoning and I hope a couple of you from the commission will join us on the task force.

- Member Good volunteered for the task force.
- Member Adair volunteered for the task force.
- Manager Dr. Moore explained that the task force initials address the development standers on what is permitted use and what are not related to C3 and I3 zoning.

Adjourn

- Motion made by Secretary Good to adjourn. Seconded by Member Benavidez. With a unanimous vote the Planning and Zoning meeting was adjourned at 6:03pm.

Respectfully submitted,

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

Date: _____

Approved:

Thomas Scroggins, Chairman

Melodie Good, Secretary

Scott Adair, Commissioner

Adelina (Lina) Benavidez, Commissioner

Chad Good, Commissioner