



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, March 03, 2022 5:30 PM
Agenda

Please silence all electronic devices.

Call to Order

- Chairman Thomas Scroggins called the meeting to order at 5:33 pm.

Pledge of Allegiance

- Secretary Scott Adair led the Pledge of Allegiance.

Roll Call

- Present: Chairman Thomas Scroggins, Vice-chair John Thompson, Secretary Scott Adair, and Mr. L. E. Rubin
- Present: City Manager Dr. Moore, Deputy Clerk Amy Lopez

Approval of Agenda

- Secretary Scott Adair made a motion to approve the agenda. The motion to amend the agenda was seconded by Vice-chair John Thompson. Vote: Chairman Tom Scroggins- yes; Vice-chair John Thompson - yes; Secretary Scott Adair- yes; Mr. L. E. Rubin- yes. With a 4-0 vote the agenda for the January 6, 2022, Planning and Zoning Meeting was approved as written.

Decision – Business License and Business Registration Ordinance

- Chairman Scroggins began a discussion regarding Ordinance 2204-09 and explained he did not find it on the City website. He then said after reading the ordinance, and he found the fees to be expensive, at \$25 a day for some vendors.
- Vice-chairman Thompson said a business license should be about ensuring GRT is paid to the City.
- Chairman Scroggins gave an example of someone selling someone on the side of the road and not paying GRT on those sales and began a discussion.
- Chairman Scroggins said if we are interested in who is conducting business, he would rather see the vendor being charge for an inexpensive license than \$25 a day and continued the discussion.
- Chairman Scroggins said section C explains anyone selling produce should be paying \$25 a day and he feels the fees are too high and the ordinance is not clear.
- Secretary Adair asked if there should be a flat fee and began a discussion.
- Chair Scroggins said Section 8-1-2 states a business registration fee of \$35 is required and asked who would be required to get one and asked what qualifies the need for a license.
- Mr. Rubin asked what the penalty for not having a license.
- Secretary Adair explained it would be the \$35 as well as an additional \$10 and continued the discussion.
- Manager Dr. Moore said there need to be some use standards, not being able to park along the road, but have designated areas that people can conduct business. He then explained there needs to be a basic knowledge of what and where they are selling to keep safety in mind. He then said we might need to provide areas for certain events, and with door-to-door salesman we should provide us with dates they will be in town. The discussion continued.

- Chair Scroggins said if there were designated within the City, we could have a sign saying to register with the City with an option for online payments.
- A discussion began regarding other cities fees.
- Vice-chair Thompson said high priced bonds and fees would deter people from having events in Rio Communities, but Gross Receipts on small sales would be almost insignificant, but we should focus on larger items, like home additions. He then said we do not want to just have a free for all within the city.
- Secretary Adair said maybe fees could be assessed based on what the sales for the day would be and continued the discussion.
- Vice-chairman Thompson mentioned having a permit for a large event would be good so that safety and security people could be hired and continued the discussion.
- Manager Dr. Moore said we, as a city, need to be organized so we are organized, allowing people to come in and have success with a business or have fun safely, and explained how some other cities have done so.
- Chairman Scroggins said we do not really have a public area or building where people can meet and began a discussion.
- Manager Dr. Moore said we want to have a business mentality.
- Chairman Scroggins said we need to keep churches in mind as well.
- Manager Dr. Moore said we could regulate people to death, but we want people to be able to have events, we should be supportive of churches and nonprofits, and we can help them in some capacity without violating anti-donation clause.
- Vice-chairman Thompson said a quincinera would not be taxable event.
- Manager Dr. Moore said it would be different if the event were to be held in City Hall and continued the discussion.
- Chairman Scroggins asked what the next step would be.
- Manager Dr. Moore said we will have to handle the schedule of fees and who needs to obtain a license or a permit.
- Chairman Scroggins asked if we would want to update the business license and registrations.
- Manager Dr. Moore said yes.
- Chairman Scroggins said we need to lay out what is expected of businesses and for events.
- Manager Dr. Moore said when something is clear and reasonable people are more likely to comply, we do not want to single a certain area or type of business out, we need to maintain equality within the City. He then explained we need to have clear, step-by-step processes.
- Vice-chairman Thompson asked how a business would get a tax identification number.
- Manager Dr. Moore said it is extremely easy to get one.
- Chairman Scroggins asked if Secretary Adair would write a draft.
- Manager Dr. Moore said we can get a bullet point list and at that point we could share it with the legal counsel and began a discussion.

Discussion, Consideration, and Decision – Planning and Zoning 2022 Meeting Schedule

- Chair Scroggins said we are going to move on to the discussion of having the meeting during the day.
- Manager Dr. Moore explained the added cost of having staff stay late for meetings and began a discussion.
- Chairman Scroggins asked for a motion to move the meetings to an earlier time.

- Vice-chairman Thompson made a motion to hold the meetings at 4:00 pm. Secretary Adair second the motion. Vote: Chairman Tom Scroggins- yes; Vice-chair John Thompson - yes; Secretary Scott Adair- yes; Mr. L. E. Rubin- yes. With a 4-0 vote motion to hold Planning and Zoning meetings at 4 p.m. on the regular days was approved.

Public Comment

- There was no public comment.

General Commission Discussion/Future Agenda Items

- Manager Dr. Moore said the joint meeting with Council will be rescheduled for March 31, 2022, so new Planning and Zoning Commissioners can be included.

Adjourn

- Secretary Adair made a motion to adjourn. Vice-chair Thompson second the motion. With a 4-0 vote, the meeting was adjourned at 6: 39 p.m.

Respectfully submitted,

Amy L. Lopez, Deputy Clerk

Date: _____

Approved:

Thomas Scroggins, Chairman

John Thompson, Vice-Chairman

Scott Adair, Secretary

L.E. Rubin