



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, October 20, 2022 4:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Chairman Thomas Scroggins called the planning and zoning meeting to order at 4:06pm.

Pledge of Allegiance

- Chairman Scroggins led the Pledge of Allegiance.

Roll Call

- PRESENT: Chair Thomas Scroggins, Secretary Melodie Good, Member Scott Adair
ABSENT: Vice Chair, Ralph Fernandez, Member L.E Rubin
 - Present: City Manager DR. Marty Moore, Municipal Clerk Elizabeth Adair, Deputy Clerk Lalena Aragon

Approval of Agenda

- Motion made by Secretary Good to approve the agenda. Seconded by Member Adair. With a unanimous vote the agenda was approved for the planning and zoning meeting as presented.

Approval of Minutes for September 15, 2022

- Motion made by Member Adair to approve the minutes for September 15, 2022. Seconded by Secretary Good. With a unanimous vote the minutes for September 15, 2022, were approved as written.

Discussion – Comprehensive Plan

- Chairman Scroggins said we are continuing the comprehensive plan we are starting at 4.21.
- Municipal Clerk Adair explained that the city has been working on a SWOT analyst.
- Manager Dr. Moore explained that the economic development task force is currently working on a SWOT analyst and will be presented to City Council. He further explained it needs to be updated every so many years.
- Secretary Good suggested that we add a timeline to this 4.21 and say that we need to update it every so many years.
- Manager Dr. Moore said I would recommend that maybe put every five years.
- Clerk Adair said I think the conversation last time was to remove see Grant County market assessment we are make our own not copying someone else's. The conversation continued.
- Chairman Scroggins said maybe periodically but not less than 5 years.

- Municipal Clerk Adair said 4.21 should read develop in parentheses not less than every five years strengths weakness opportunities and threats SWOT analysis for Rio Communities.
- Municipal Clerk asked if 4.22 looks good and began the discussion.
- Secretary Good said I think that ending could be struck out and just end it at gross receipts.
- The Commission agreed.
- Chairman Scroggins asked if economic development tax would have to through city council
- Manager Dr. Moore said yes it would have to go through City Council and I am not sure if it would have to go through the voters or not. The discussion continued.
- Secretary Good said it sounds like we are adding another tax when it is only the gross receipt tax.
- Manager Dr. Moore said I would take all of it out and re word it to review and evaluate economic funding opportunities. The discussion continued.
- Municipal Clerk Adair said let me read that back so review and evaluate economic funding opportunities.
- Secretary good said can I break it up a bit, Los Lunas offered to donate all their Christmas decorations to us they bought all new and are willing to give them to us.
- Manager Dr. Moore asked if they are still available
- Secretary Good said yes, they are.
- Chairman Scroggins said we are on 4.23 and began the discussion.
- Manager Dr. Moore said we can remove one and just add two.
- Charmin Scroggins asked is there is a way to amend the zoning ordinance by not having to go through the whole thing.
- Manager Dr. Moore explained there is a way to change it. The discussion continued.
- The commission began a discussion about 4.24. and Manager Dr. Moore recommend striking it out completely.
- Manager Dr. Moore recommended deleting 4.25 and further explained 4.26 is all we need.
- Chairman Scroggins said we are on 4.26 and began the discussion.
- Manager Dr. Moore suggested to re-word it to work aggressively with local educational institutions to provide training.
- Municipal Clerk Adair said so it will read, work aggressively with local educational institutions to provide training that will improve salaries of local work force and attract businesses.
- Chairman Scroggins said we are on 4.27 and began the discussion.
- Secretary Good asked for an example.
- Manager Dr. Moore explained Albuquerque Reginal Economic Alliance and the Valencia County business Incubator.
- The commission agreed to leave 4.27 the way it is.
- Chairman Scroggins said we are on 4.28 and began the discussion.
- Manager Dr. Moore explained we would have to pay to put the signs on the freeway.
- Secretary Good asked why.

- Manager Dr. Moore explained that we are not directly connected to the freeway, but at the same time either is Bosque Farms or Peralta the city has been working on that. The discussion continued.
- The commission agreed to leave 4.28 as is.
- Chairman Scroggins said we are on 4.29 and began the discussion.
- Manager Dr. Moore explained that it looks like we have an applicant to build a solar farm and didn't want to go into too much detail.
- The commission agreed to leave 4.29 as is.
- Secretary Good asked about 4.30 and if the industrial park was in our boundaries or the county's.
- Manager Dr. Moore explained it was in the County.
- The commission agreed to leave 4.30 as is.

Public Comment:

- There were no public comments.

General Commission Discussion/Future Agenda Items

- Secretary Good said I am very concerned about our fellow board members that haven't been coming to the meetings and began the discussion.
- Dr. Moore recommend a formal request to the Mayor and the Counsel.
- Chairman Scroggins asked if the Mayor had to do the replacing.
- Dr. Moore explained the Mayor recommends it and then it goes to Counsel.
- The commission agreed to write a formal letter addressed to the Mayor. The discussion continued.
- Dr. Moore explained that a company consulting a property owner that owns land by La Merced elementary school for a re zoning of a special use approval for a solar farm and further explained they would like to add that to the next agenda to present this to you to before going ahead with the public hearing.
- Member Adair asked who will do the maintenance on that.
- Manager Dr. Moore explained they will, and PNM will step in as well. The discussion continued
- Secretary Good asked if there were any other benefits to the city besides increase to power.
- Manager Dr. Moore explained there is also an educational benefit and a gross receipt tax benefit.
- Chairman Scroggins asked if the city would get any money from the substation or PNM.
- Manager Dr. Moore said yes, we will.
- Chairman asked can they put lines from the Solar farm underground.
- Dr. Moore said yes. The discussion continued.
- Chairman Scroggins said I am confirming we want to talk about this next meeting on November 3,2022.

Adjourn

- Motion made by Member Adair, Seconded by Secretary Good. With a unanimous vote the Planning Zoning meeting was adjourned at 5:30 pm.

Respectfully submitted,

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

Date: _____

Approved:

Thomas Scroggins, Chairman

Ralph Fernandez, Vice-Chairman

Melodie Good, Secretary

Scott Adair

L.E. Rubin