



City of Rio Communities Council Special Workshop with Planning and Zoning Commission

City Council Chambers - 360 Rio Communities Blvd

Rio Communities, NM 87002

Thursday, December 09, 2021 6:00 PM

Minutes

Please silence all electronic devices.

Call to Order

- Mayor Pro tem Ramsell called to order the special workshop at 6:05 pm.

ATTENDANCE

- PRESENT: Mayor Pro-Tem Joshua Ramsell, Councilor Peggy Gutjahr, Councilor Jim Winters, P&Z Chairman Tom Scroggins, Vice Chairman John Thompson, Secretary Scott Adair, Member, Lawrence Gordon and (virtual) L.E. Rubin.
ABSENT: Councilor Robert Chavez.
Present: City Manager Dr. Martin Moore and Municipal Clerk Elizabeth "Lisa" Adair.

Comprehensive Plan - Council Direction

- Councilor Gutjahr said for her mind the importance is the zoning grid. She then said sometime tonight to talk about the status about that plan.
- Councilor Winters said most people have not looked at the fact of the business plan but listed all the comprehensive plan items. It was originally rated 1-5, 5 being the most important to them, and a discussion started.
- Secretary Adair asked what is a 3.3 out of 10, what does X stand for.
- Councilor Winters explained that out of 5 and then said the X stands for felt like it was important. He further explained that they put this in a 5-year updated plan.
- Councilor Gutjahr said prior to COVID we would look to this for our capital outlay because that can be looked at by the legislatures when they look at your comprehensive plan and ICIP.
- Secretary Adair asked what was the sample size.
- Councilor Winters said the survey was all of Council. Its where they wanted to spend money.
- Councilor Gutjahr said originally the community was involved.
- Councilor Winters said the community was heavily involved in the original comprehensive plan. He further explains that he printed out Jemez Springs comprehensive plan and they had over 20 public meetings. He explained how Jemez Springs used MRCOD and how it was beneficial to them but very expensive and they do offer grants for the city. And would advise the council to look over the benefits of said program.
- Vice Chair Thompson commented P&Z went through the zoning grid made changes but then made it apparent that what we have in our zoning ordinance there are discrepancies. We are trying to address more issues and reviewing our ordinance and making sure there are no other discrepancies so we can present to council.
- Councilor Winters asked are they basing it off the American survey from the census. This led to a discussion.
- Manager Dr. Moore explained a lot of the social programs that are tied with the federal model indicates how everything is allocated, that all depends on the census surveys.
- Councilor Winters said MRCOG has given updated information to Ralph Mimms because he had requested for it.

- Vice Chair Thompson said with the areas in the 5-year plan, which expects growth, is there value in saying we expected to be at say 6k in population but only are at 5,200.
- Councilor Winters said they reason we put it to the at 6k is because we were going by American community survey. He further explained most likely we are under reported on the latest census report due to COVID.
- Chairman Scroggins said I know a lot of stuff has been accomplished, but maybe P&Z can get together with Dr. Moore on what things have been accomplished further and, what things need to be accomplished, and started a discussion.
- Mayor Pro tem Ramsell said he agrees with Chairman Scroggins, getting a couple of pages on what has been accomplished of how things have come along plus how we can update the priorities and continued the discussion.
- Councilor Gutjahr said one source of information would be a survey and multiple public hearings which worked very well and continued the discussion.
- Council and P&Z started a discussion on how we can setup a way of getting community concerns and comments by setting up a box or an anonymous survey.
- Clerk Adair suggested people submitting email comments to Clerk and Deputy Clerk and gather them all together until they have an area in a meeting to present them forward and continued the discussion.
- Councilor Gutjahr said she is hearing a variety of ways to get information and continued with the discussion.
- Manager Dr. Moore said the one thing he heard was what have we accomplished, throwing up the performance how far have we come, did we knock it out of the park or have we failed the public and continued the discussion.
- Councilor Winters said we need to find some way to keep Council aware so that they can have discussion and P&Z getting more involved instead of being last to know.
- Council continued with the discussion suggested having a standing item under the manager's report and comprehensive plan.

Number of Commissioners on P&Z

- Council began a discussion on the number of commissioners.
- Member Gordon said 7 is a good number and we will be covered.
- Clerk Adair explained to the public, if they wish to apply, contact the clerk's offices and that we have an application ready.
- Councilor Gutjahr suggested the notice be detailed on P&Z meetings.
- Chairman Scroggins said if we do advertise, we do need to keep track of more than 2 respondents and continued the discussion.

P&Z - projects currently working on/wanting to work on

- Chairman Scroggins said right now there are 3 things we are working on animal survey, zoning grid and comprehensive plan those are the 3 things that are important.
- Vice Chair Thompson said in a few years what are we going to do about those individuals that did not get a permit. At some point its going to be an issue.
- Mayor Pro tem Ramsell said some may have gotten from other places not the city sometimes that happens.

- Councilor Gutjahr said she wonders maybe something like a letter that must go out to the city that they need to get a permit, or they can be in danger of getting it removed or torn down just so that it reminds them to obtain one.
- Manager Dr. Moore explained that he is waiting on some information on a draft letter to go out to everyone about a nuisance, such as weeds, trash amongst other things and continued the discussion.
- Council continued with the mailers.
- Vice Chair Thompson said at the end of October he made a trip to San Diego County in an area that failed due to no council, no P&Z, no code enforcer. Going and seeing how bad that city is makes me want to keep in mind we really need code enforcers to keep our city clean.
- Mayor Pro tem Ramsell said if you travel outside of the city areas, unincorporated areas look like a dump site, discussion continues.

Setup next Special Workshop

- Everyone agreed to set up the next special meeting on March 10, 2022 at 5:30 pm.

Adjourn

* The Special Workshop was adjourned at 7:15 pm.

Respectfully submitted,

Elizabeth (Lisa) Adair, Municipal Clerk
(Transcribed by Cheyenne Sullivan, Assistant Clerk)

Date: _____

Approved:

Joshua Ramsell, Mayor

Arthur (Art) Apodaca, Councilor

Lawrence Gordon, Councilor

Margaret (Peggy) Gutjahr, Councilor

Jim Winters, Councilor