



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, November 03, 2022 4:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Chairman Scroggins called the meeting to order at 4:11.

Pledge of Allegiance

- Chairman Scroggins led the Pledge of Allegiance.

Roll Call

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

Approval of Minutes for October 20, 2022

- Motion made by Secretary Good to approve the minutes for October 20, 2022. Seconded by Member Adair. With a unanimous vote the minutes for October 20, 2022 were approved as written.

From John Tekin and Laurie Moyer Marble Enterprises

- Secretary Good asked about Mr. Fernandez and if anyone has gotten ahold of him.
- Clerk Adair said that the city is putting a calling for volunteers that will go on social media and the big board outside of City Hall.
- Member Adair talked about the location of the proposed solar farm.
- Manager Dr. Moore showed members the map and explained the location of the land and the zoning. The discussion continued.
- Chairman Scroggins asked if the property owner that wants to build the 240 some homes aware of this.
- Manager Dr. Moore explained that they have been informed of the application.
- Member Scott asked if the roads on the map access roads.
- Manager Dr. Moore explained they are platted access roads.
- Member Adair asked if PNM would be responsible for any upgrades to the distribution center.
- Manager Dr. Moore explained as far as the substation itself that would be PNM's responsibility. The discussion continued.
- Member Scott asked if a public hearing needed to happen.
- Manager Dr. Moore explained there will be a public hearing with planning and zoning and if passed by planning and zoning then there will be a public hearing for city council as well.
- Secretary Good asked if there would be any benefit for new homeowners in the area.
- Manager Dr. Moore explained the benefit would be to everyone in the city.
- Member Adair asked how it would benefit the city.

- Manager Dr. Moore explained that I'm not to sure of it would have to do with the PRC agreement. We have been talking to PNM with matching power to the grid.
- Manager Dr. Moore explained that they will need to talk to the schools and the properties around the areas as well.
- Chairman Scroggins asked if we could add anything to the special use permit as far as how it looks.
- Manager Dr. Moore explained yes, we can. The discussion continued.
- Secretary Good said (*as per Secretary Good request at the November 17th meeting to have her full statement inserted her*) ("I see all these so ok so maybe this is a first of a couple solar businesses that are interested, and I would hate I mean looking at our long-term goals solar businesses are not what we need to further the cause of Rio Communities we need businesses that our citizens can avail themselves to. "I am not opposed to theses, but I would not like to have a bunch of them pop up and limit the future growth of the type of businesses that we do want.")
- Chairman Scroggins asked if the city gets gross receipt tax from the Solar farm.
- Manager Dr. Moore explained that there will be some sort of revenue to the city.
- Secretary Good said I see that the old Tillery is going away, and the old Al's Mini mart is going to be something. Are there any other businesses coming to the city.
- Manager Dr. Moore explained nothing serious there is some talk but nothing that has came in front of me at this time.
- Secretary Good asked if Economic development was working with any of the sites.
- Manager Dr. Moore explained yes, they are working with owners from various sites. The discussion continued.
- Secretary Good asked if the library is open.
- Manager Dr. Moore explained it is not open. Public Works is working on the security of the building to get City Hall and the library open as soon as possible.
- Member Scott asked if the city had metal detectors.
- Manager Dr. Moore explained we do have one in the court room. The discussion continued.
- Secretary Good asked when the Solar people are scheduled to come.
- Dr. Moore explained that it is on the agenda for November 21, 2022.

Move November 17, 2022 P&Z meeting to another date

- Chairman Scroggins asked if there is any discussion on moving the next meeting to November 21, 2022.
- Manager Dr. Moore explained that they requested to move the meeting so we could have a public hearing for the Solar farm.
- Chairman Scroggins asked if we could keep our meeting on the 17th and make the 21st a special meeting. The discussion continued.
- Motion made by Secretary Good to make the November 21, 2022 meeting a special meeting. seconded by Member Adair Voting Yea: Chair Scroggins, Secretary Good, Member Adair. With a 3-0 vote the commission approved the setting of a special meeting on November 21, 2022 at 4:00 pm.

Comprehensive Plan

Chairman Scroggins explained the November 17, 2022 meeting commission will be going over the comprehensive plan.

Public Comment:

- No public comments

Adjourn

- Motion made by member Adair. Seconded by Chairman Scroggins. With a unanimous vote the planning and zoning meeting was adjourned at 5:09 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