



City of Rio Communities Planning and Zoning Meeting

City Council Chambers - 360 Rio Communities Blvd

Rio Communities, NM 87002

Thursday, September 15, 2022 4:00 PM

Minutes

Please silence all electronic devices.

Call to Order

- Chairman Scroggins called the Planning and Zoning meeting to order at 4:14 pm.

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.
 - City Manager Dr. Martin 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 August 18, 2022

- Motion made by Member Adair to approve the minutes for the 18th of August. Seconded by Secretary Good. With a unanimous vote the minutes for August 18, 2022, were approved as written.

Discussion – Comprehensive Plan

- Chairman Scroggins started a discussion on part 4.01 of the comprehensive plan and asked if anyone wanted to rephrase the objective.
- Chairman Scroggins started a discussion on the policies that are recommended.
- Clerk Adair explained we do not have an economic development committee and only have an economic development consultant at the moment and would have to talk to Dr. Moore to see what has been discussed between them.
- Chairman Scroggins recalled hearing about an economic meeting, and they were supposed to hear what was going to come from the specific meeting.
- Clerk Adair said the committee is meeting on the 21st and still have not come up with anything right now and continued the discussion.
- Member Scott stated there needs to be changes to the wording on policies 4.01 and continued to say the grammar is off. He finished by saying instead of 'to start business he would say 'to create businesses.
- Secretary Good said it already says creating economic incentives for companies.

- Clerk Lisa recommended instead of start to put start up.
- Chairman Scroggins said now we have a LEDA.
- Clerk Adair explained this is an updated LEDA and added retail which the old LEDA did not have incentives for retail.
- Chairman Scroggins asked if we had an economic development committee or an economic development commission.
- Clerk Lisa said as of right now it is a planning committee with commission members where we do not have a full commission board.
- Secretary Good asked if we wanted to move that to a different section.
- Clerk Adair said we would have to ask Dr. Moore what he would want to do.
- Chairman Scroggins said it would diverse the local economy due to us not having a zip code makes it difficult for businesses.
- Clerk Adair explained businesses say it makes things difficult with us not having our own zip code as well.
- Chairman Scroggins said from his experience with his post office box, being in Belen, let you call you're mailing address Rio Communities.
- Clerk Adair said they had let the city do that as well when they had a P.O Box at one time.
- Member Scott said this is something to encourage more businesses and essential we change our zip code.
- Secretary Good said the economic development committee is not working on this but a different entity is and continued the discussion.
- Clerk Adair said it doesn't necessarily have to be in the section because if you look further in not all says economic development.
- Member Adair said the objective doesn't reference specifically to the economic belt.
- Clerk Adair said in 4.05 is does have a separate website and asked if the verbiage should change to economic development website is.
- Secretary Good said have it say, economic development website links to the city website.
- Chairman Scroggins asked Clerk Adair if she knows what the website is and said instead of create for it to say, see economic developments website and continued the discussion.
- Clerk Adair said she can always add the website once verbiage is fixed.
- Secretary Good stated the policies are something they anticipate doing and the policies indicated what has been done which to her seems they need to separate economic development website linked to the city web page. She continued to say it needs to state it is monitored or something in the lines of this to indicate we are continuing in the future.
- Member Adair said so state a new goal based on the fact we have a new website.
- Secretary Good said yes.
- Clerk Adair said after opportunities maybe add something about it being monitored.
- Member Scott said change the verbiage saying recently established an economic developer website or something and continued the discussion.
- Secretary Good said yes and letting them know there is visibility to advertise new business opportunities.
- Chairman Scroggins suggested to exchange 4.05 to 4.04 due to 4.01, 4.02, and 4.03 have been specifically about economic development and continued to explain his reasoning.

- Secretary Good asked what about 4.06, 4.07, 4.08 and 4.09.
- Chairman Scroggins said those are not necessarily being done by the economic development committee. He continued to state 4.06 has been talked about before and hasn't gotten much done.
- Clerk Adair explained 4.06 can be part of the goals as well as 4.07 unless you would like to change it as well.
- Secretary Good said what is the difference between the two.
- Clerk Adair said the city center complex is more of having other businesses similar and having businesses around our complex and continued to explain the differences.
- Member Adair recommended getting rid of specifically in 4.08 and state straight forward activities that promote local businesses.
- Chairman Scroggins asked if he is referring to the railroad spur down nearby the industrial park.
- Clerk Adair suggested keeping this just in case the industrial park becomes part of the city and then the railroad needs to deliver things.
- Clerk Adair asked what does develop a retail stabilization improvement plan is for the city and surrounding area.
- Chairman Scroggins said he thinks Mr. Mims could explain.
- Clerk Adair asked if they should leave it as is.
- Chairman Scroggins said he thinks they should because they haven't really developed much.
- Clerk Adair stated she thinks this part is hard to read since the picture is placed in the middle of the paragraph and continued the discussion.
- Chairman Scroggins asked if council passed the abandon building ordinance.
- Clerk Adair explained its not to identify the abandoned buildings but have been identified as abandoned building which is different and for potential resale opportunities.
- Chairman Scroggins asked if this would include the gentlemen who wanted to build the 230 houses across the church by the school.
- Secretary Good said it states 'existing residential' but thinks it is fine and talks about places which already exist not just new places.
- Clerk Adair said she thinks this is what Pecos Homes is doing as well.
- Chairman Scroggins said there are opportunities to improve the infrastructure but thinks it's a good place to leave 4.08 as is.
- Chairman Scroggins asked if we are already implementing this due to having the VCIB.
- Clerk Adair said but it says expecting training levels of the industrial park, we don't have the industrial parks. So, I would leave it as is it is still a work in progress.
- Secretary Good suggested we use commuting distance instead of radii. I'm not sure what that means.
- Chairmans said it means radiance.
- Secretary Good asked what the deal with salary levels is, does that mean they have to pay a certain salary.
- Clerk Adair said yes. The discussion continued.

- Manager Dr. Moore explained the economic development developer needs to work with the community college and attract workforce.
- Clerk Adair said so it should read conducting an inventory of current and potential workforce needs, expected training levels at the industrial park to include salary levels and desirable commuting distances. The discussion continued.
- Chairman Scroggins said 4.15 is good as is. The discussion continued to 4.16.
- Member Adair said should we take out vacant properties.
- Manager Dr. Moore said I recommend saying work with individual and commercial properties.
- Clerk Adair explained the clerk's office has a list of everyone who comes in for a business license that is available if someone requests it.
- Manager Dr. Moore said that works as good as any that can apply to any committee, or you can say the City of Rio Communities will establish a list of targets.
- Clerk Adair said what about 4.18. That was written by a member that worked with Valencia campus.
- Secretary Good said we are not going to be working with them to develop our strategic plan, but we already have one.
- Manager Dr. Moore said yes, we are beyond that.
- Clerk Adair talked about doing strike outs and changing numbers.
- Chairman Scroggins said 4.19 said through grants, create small business incubators designed to increase opportunities for startup companies.
- Clerk Adair said we have our incubator I think that should be a strike.
- Secretary Good agreed.
- Member Adair asked so are we done with two and three.
- Manager Dr. Moore said two and three are still on the table, maybe do a rewrite.
- Chairman Scroggins read 4.20.
- Dr. Moore recommended to remove the word establish and replace it with the word maintain.
- Clerk Adair explained that Member Adair won't be here for the meeting on the 6th. Should we just cancel.
- Secretary Good asked if any contact has been made with any other of the members.
- Manager Dr. Moore said yes, and I also talked with the mayor, and we need to set up a time to talk with them.
- Chairman Scroggins said let's pass on the 6th and have one on the 20th.

Public Comment

- A public comment from Facebook was from Cecille Luna said speaking of new business we also need Day Care.

Adjourn

- Motion made by Secretary Good, Seconded by Member Adair. With a unanimous vote the planning and zoning meeting was adjourned at 5:21 pm.

Respectfully submitted,

Elizabeth F. Adair, Municipal Clerk

(Taken and transcribed by Lalena Aragon Deputy Clerk and
transcribed by Cheyanne Sullivan, Assistant to the Clerk)

Date: _____

Approved:

Thomas Scroggins, Chairman

Ralph Fernandez, Vice-Chairman

Melodie Good, Secretary

Scott Adair

L.E. Rubin