



City of Rio Communities Council Regular Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday July 27, 2026, 6:00 PM
Minutes

Please silence all electronic devices.

Mayor - Joshua Ramsell

Mayor Pro Tem - Lawrence R. Gordon

Council – Michael Melendez, Thomas Nelson, Matthew Marquez

Call to Order

Mayor Ramsell called the meeting to order at 6:03pm

Pledge of Allegiance

Councilor Nelson led the pledge of allegiance.

Roll Call

Governing Body

Mayor Joshua Ramsell

Councilor Matthew Marquez

Councilor Lawrence Gordon (via phone)

Councilor Thomas Nelson

Councilor Michael Melendez

Staff

Manager Dr. Martin Moore

City Attorney Cori Strife

Approval of Agenda

Motion made by Councilor Melendez to approve agenda. Seconded by Councilor Gordon.

Voting Yea:

Councilor Melendez

Councilor Gordon

Councilor Nelson

Councilor Marquez

Motion Passed with a 4-0 Vote

Consent Agenda

Motion made by Councilor Nelson to approve consent agenda and table July 13 minutes. Seconded by Councilor Marquez.

Voting Yea:

Councilor Marquez

Councilor Nelson

Councilor Gordon

Voting No:

Councilor Melendez

Motion passed with a 3-1 vote

Swearing in Tommy Westmoreland as City Municipal Judge.

Public Comment

Maria Gonzales Good evening, mayor and council members. My name is Maria Gonzalez and I have sadly called Rio Community's home for many years. I met 119 San Lucas. I appreciate the city manager's recent statement that there are currently no plans before the city for a data center. I sincerely hope that remains true. But hope is not a land use policy. The 365-acre property that so many residents fought to protect is now being marketed nationwide by CBRE as a premier site for a hyper scale data center. Whether or not an application has been submitted today, that marketing tells us what developers believe this property is suitable for. That alone should prompt this council to begin serious public discussion. When this land was rezoned, many of us explained concerns about what that decision could one day allow. Today we can clearly see why those concerns were justified. For the past eight years, I've walked my dogs across this beautiful desert landscape. It is one of the last quiet open spaces in our community. A place where families walk, neighbors meet, and people experience the peace that makes Rio Community special. A hyperscale data center would permanently change that character. Residents deserve to know how the city would address the potential impacts of 24-hour industrial noise, air pollution from backup diesel power generators, increased demands on our water and electrical infrastructure, light pollution, traffic, potential impacts on property values and the overall quality of life for the people who already live here. My request tonight is simple. Please don't wait until a developer is standing at this podium with a formal application. By then, our choices may be far more limited. I respectfully ask this council to begin the conversation now to establish what protections Rio Community Community's needs before any proposal is submitted. Because, quote, not planned today is not the same as it can never happen and not yet does not mean no. We are not just making decisions for ourselves. We're making decisions for the people who are called Rio communities. Home. We're making decisions for people who will call Rio communities Home for decades to come. We do not inherit the community from those who came before us. We borrow it from the generations who will come after us. Let's make sure we return it to them with the same beauty, peace and open spaces that makes Rio Community special today. Thank you.

Nancy Lopez: Hello Mayor, Council, and Dr. Moore This is Nancy again, I have a few things to complain about, and I will do it here where it will be heard and not a snarky post online. As you know I have lived in Rio Communities for many years. As an old lady or "senior citizen", I am disappointed by the behavior of some members of this Council. I hate going online anymore to find out what's going on in my community. Whether that be an event or garage sale, it gets drowned out by gossip and disgusting comments about our community. I have never known such vile behavior by people I call neighbors. What happened? We all have complaints and we all have our own views of life, but this is despicable. Learn to work together as representatives of the place we call home. Because I care about my community and its future, I support the tax increase because I believe it allows our city to hire more first responders. It would improve firefighter pay to attract qualified professionals. I went to a recent event at the Fire Station and learned a lot about how hard they work and the lack of pay they receive. We need to be proud to provide the resources needed to keep moving our city forward. Grants alone are not enough, and we cannot continue to grow without a strong tax base. What concerns me most is the lack of professionalism from some elected officials. Your job is to educate the public, calm tensions, and help residents understand city government—not add to the conflict. I am especially troubled when claims are presented during meetings without clear public documentation. If information is being used to influence council decisions, the public deserves transparency and confidence that it is being handled appropriately.

As I have told my sons when they were little, kindness costs nothing, but pays everyone. Remember we're neighbors first. Thank you, Nancy L

Presentation- by Donzil Worthington and Todd Burt with Bohannan Huston regarding Water Utilities Planning.

Presentation- End of Fiscal Year Financial Summary

Manager Report

Maverick Update.

Don Diego Update.

2026 NMML Annual Conference.

Discussion, Consideration, and Decision – Approval of Resolution 2026-14 Municipal Arterial Program Cooperative Agreement (Golf Course Road Plan and Design – HW2L300419)

- 7. Discussion, Consideration, and Decision – Approval of Resolution 2026-15 Fourth Quarter Financial Report.**
- 8. Discussion, Consideration, and Decision – Approval of Resolution 2026-16 Property Tax Rate Adjustment.**
- 9. Discussion, Consideration, and Decision – Approval of Resolution 2026-17 Adopting the Final Budget for Fiscal year 2026-2027**
- 10. Discussion – Planning and Zoning Commission request for Guidance on Large Developments**

Action Items

Discussion, Consideration, and Decision – Approval of Resolution 2026-14 Municipal Arterial Program Cooperative Agreement (Golf Course Road Plan and Design – HW2L300419)

Motion made by Councilor Melendez to Approve Resolution 2026-14 Municipal Arterial Program Cooperative Agreement (Golf Course Road Plan and Design – HW2L300419) . Seconded by Councilor Gordon.

Voting Yea:
Councilor Melendez
Councilor Gordon

Voting No:
Councilor Nelson
Councilor Marquez

Motion Tied with a 2-2 vote
Mayor broke tie voting Yes Motion Passed

Discussion, Consideration, and Decision – Discussion, Consideration, and Decision – Approval of Resolution 2026-15 Fourth Quarter Financial Report.

Motion made by Councilor Melendez to Approve Discussion, Consideration, and Decision – Approval of Resolution 2026-15 Fourth Quarter Financial Report. Seconded by Councilor Gordon.

Voting Yea:

Councilor Melendez

Councilor Gordon

Councilor Nelson

Councilor Marquez

Voting No:

Motion tie with a 4-0 vote

Discussion, Consideration, and Decision – Approval of Resolution 2026-16 Property Tax Rate Adjustment.

Motion made by Councilor Melendez to Approve Resolution 2026-16 Property Tax Rate Adjustment. Seconded by Councilor Gordon.

Voting Yea:

Councilor Melendez

Councilor Gordon

Voting No:

Councilor Nelson

Councilor Marquez

Motion Tied with a 2-2 vote

Mayor broke tie voting Yes Motion Passed

Discussion, Consideration, and Decision – Approval of Resolution 2026-17 Adopting the Final Budget for Fiscal year 2026-2027.

Motion made by Councilor Melendez to Approve Resolution 2026-16 Property Tax Rate Adjustment. Seconded by Councilor Gordon.

Voting Yea:

Councilor Melendez

Councilor Gordon

Voting No:

Councilor Nelson

Councilor Marquez

Motion Tied with a 2-2 vote

Mayor broke tie voting Yes Motion Passed

Discussion, Consideration, and Decision – Approval of Resolution 2026-17 Adopting the Final Budget for Fiscal year 2026-2027.

Motion made by Councilor Melendez to approve Resolution 2026-17 Adopting the Final Budget for Fiscal year 2026-2027. Seconded by Councilor Gordon.

Voting Yea:
Councilor Melendez
Councilor Gordon

Voting No:
Councilor Nelson
Councilor Marquez

Motion Tied with a 2-2 vote
Mayor broke tie voting Yes Motion Passed

Discussion – Planning and Zoning Commission request for Guidance on Large Developments

City Manager: Mayor, members of council, myself as the city manager and Cori as our legal counsel. We sit in on the planning Zoning commission meetings. And there was a request from the Planning and Zoning Commission that we bring to you. There are large developments that have been, you know, that we've heard about one that's been advertised through CBRE, for example, data centers, an example. But when Planning and Zoning Commission. So, what do they? What ended up happening is they went. They took a concern seriously. They're actually looking at our planning and zoning ordinance and how well does it protect and directs planned developments or possible developments, whether they are quote, unquote permitted to come in with whatever the set of conditions are that they have, or especially those types of things. And they were concerned. Their concern was that they wanted. I get this right, Cory, tell me if I get it wrong, but an overall direction on how the council would like the Planning and Zoning Commission to approach these developments. Their concern is they want to make sure that language is in. I'll give you an. I'll just pick a small example again. Back in 2021, with cannabis, there was a concern that if they didn't bring something in the ordinance that they could end up with cannabis developers showing up in pretty much any zone in town because of the work that was done. They were limited, I believe, to either C2 or C3 or one or the other or both. And then there were some specific listed restrictions that went along with that. And there were certain approvals that they had to go through to take care of that use. So, when we're talking about large developments, whether it's a. Let's say somebody wants to come in; they don't want to bring a data center. They want to bring in a 500,000 square foot warehouse in those 300 and some acres. Or they want to break. Come in and bring an outdoor. Somebody wants to manufacture backpacks, or somebody wants to come in and do something similar to what Air Knob is doing, which fits more in the manufacturing than in the industrial definition. Like, for example, they do medical tests and those types of things have different types of things. In other words, there's. It's the next step, I guess, behind why the rezoning. One of the things that we have had, we've been a little bit advantageous and I think this is. I'm sharing what they communicate to me by commission. They, they feel like at least they have the opportunity that they're not confronted like Socorro county was confronted up front and Socorro county came in and said, oh, guess what, we want to bring this and New Mexico Tech wants to partner with us and we want to do this huge, you know, hyperscale development or something that happens in any, any other places. It's happen. Those kind of things are happening. In other parts of the state as well. And so, what they're looking at is they're wanting to be thoughtful and they want, they want to be thoughtful in how they approach and what they recommend to you as city council, where you go with the types of things and how the development standards are built in so that they're clearly understandable, they're enforceable. I think you follow the thread that I'm basically sharing and Cori, you can add anything.

City Attorney Cori Strife: Sure. The only thing that I really wanted to highlight was a specific. I mean it

was sort of a realization from the company commission that the ultimate power in terms of adjusting the ordinance to fit the needs of the city is going to be in your guy's hands. And so, what they were looking for is some specific direction from you guys in terms of would you like the commission to do the work of making suggested changes to the ordinance and bringing them back to you? Would you like to do a town hall, get public input on what they'd like to see in an ordinance before we try and do any changes? Would you like to, to do a first crack at planning and zoning adjustments to the ordinance, Any combination thereof? In terms of, I mean, I think that we all sort of recognize that there's a deficit and I'll highlight the one that we saw in planning and zoning which is if you look at C1, there's a very clear delineation of what permitted uses are. And then it goes so far as to say that if it's a, if it's a use of gross floor area that exceeds 3,000 square feet, it necessarily becomes a special use permit. And so C1 sort of already addresses large scale developments. You can't have 1 in C1 without going through the process of special use permit. And so, it's sort of protected when you get to those larger, more industrial areas. Once you hit C2, once you hit the light manufacturing, once you hit those zones, that safeguard isn't there anymore. And you know, obviously it may go up. You, you know, you might go from 3,000 to 5,000, you might go from 5,000 to 10,000 depending on the neighborhood and area. But that's something that isn't, it isn't there now. And so just from my perspective, I recognize that there's an immediate shortfall in terms of protections whenever we're talking about large developments. And I know that like data centers, the hot button topic right now, you know, oil and gas really was a hot button topic about 10 years ago. So, what I want to do is try and, and address, you know, future proof in the city so that I know it's right now it's data centers. In 10 years, it could be something totally different. You know, it was, you know, five years ago it was cannabis. Right. And so, my ask, and this came sort of from council or from the commission as well, is that there is a safeguard equivalent, I think in C1 that sort of forces it not only to be, you know, a use that is sort of tangible, it's enumerated, but also as a of sort. Not only does that go through playing zoning and the administrative process, but it has to come to council as well. At which point then we have the public forums, at which point then we have the public hearings and so on and so forth. Right. So, it forces a lot of public involvement in those things that are large. And again, it could be a data center today, it could be cannabis tomorrow, it could be something else we haven't thought of in five years. But at least then that way it keeps you guys in control of what you see in your city and what your citizens think are going to do for Palmy what you they're getting. And so, this is all sort of a broader, you know, I couched it under large developments because again, data center is a hot topic right now. I don't think it will be forever. And so, I want to ensure that what we're doing is we're getting guidance for how do we deal with all of this moving forward. And is council willing to, you know, either give direction to the commission or to me or to call the town hall and get some public input or again, any combination thereof. And so that's the asset is what do you guys want to see and are you amenable to doing a zone post ordinance change? I do think that, you know, we have the benefit of time on our hands right now, but I don't think that we're going to have it forever. So, I think that getting something rolling now is prudent.

Councilor Nelson So, I agree with Town Hall 100% also the joint meeting with Highlanders on his city council. But I also think we look into right now putting 18-to-20-month moratorium on data centers in city of Rio Communities

City Attorney Cori Strife: mayor members of council. So, I don't disagree. The reason that I'm pointing at the ordinance, I'll scream ordinance from the top of the roof is because there is no definition for a data center. I at this moment in time, I don't. I could not legally define to you under the city zone code what a Data center there is. So, I couldn't put a dor.

Councilor Nelson: It's not defined, it's not allowed.

City Attorney Cori Strife: Not necessarily true. And that's the thing. So I, I think we need to have those meetings but also put moratorium on Data center meetings.

Councilor Marquez: Dr. Moore, can you put it on the agenda for the next regular business meeting to have a moratorium voted on for data center?

Mayor Ramsell: I think what legal counsel is explaining is how do you put a moratorium on something that our zoning code doesn't define?

Councilor Nelson So we're stopping it that way we can get educated and put the definitions in the ordinances.

City Attorney Cori Strife: And my suggestion, and again the reason that I couched it the way that I did in the discussion is because we don't have a definition for it. And so, I would propose, and again, you know, it's at your direction, I would propose that if a moratorium is going to be a conversation that we're going to have that we keep the scope broad to all large developments. So that way we can we figure out what it is specifically we're trying to.

Councilor Nelson Well, large development, but specifically right now data centers to these the citizens of Rio Communities.

City Attorney Cori Strife: And we can specify that in the language of the moratorium. Again, I don't want to call it a thing that we do not have

Councilor Nelson a definition for, but in that time frame we can work on the definition better. You know, right? To better protect the community.

City Attorney Cori Strife: Yes. And mayor, members of council. That's exactly right. And that. But that has to be an ordinance. And an ordinance has to be published in post. I mean we're talking about a timeline. And so yes, I again I respect a moratorium 100% on board. It's just in the language of the moratorium, again what I'm suggesting the council put on the agenda for discussions. And a moratorium is a large development. And again, I think we all know what we're talking about right now, but

Councilor Nelson it's again, I cannot call it development quotation, data center or in the whereases.

City Attorney Cori Strife: Right. I mean that's where we would do it in cannabis. Right. That's what we did whenever we were talking about that kind of thing. So again it's a point we'll take and I understand exactly the direction that I think the city wants to go, but for the purposes of keeping it in line and you know not I won't go down that road.

Councilor Nelson So I think what council Marquez and I agree, maybe we should have it on next agenda and a discussion considering some decision on how we're going to

Councilor Melendez: approach that point of order. We're talking about large developments again and large developments. That's what Horizon Development did back in 1960, 61. They plotted, engineered a large development all the way to the foot of the.

Councilor Nelson So, I think you're missing what the attorney just said.

Councilor Melendez: But here's the thing, managing large tracts of land. Well, this is a good example right here. Rio Communities.

Councilor Melendez: It was slated to be one huge development. And you're looking at what it is in the year 2026. The plans were great and grand in 1965. And today you're looking at the results of all that big, big planning. So, so much for big development. So, we're going to want to look at where is Rio Communities today in the year 2026. And I believe we have a strategic plan, master plan about how we want to. And this is it that the planning zoning wants. What direction are we taking? I think for the most part.

Councilor Nelson So, by putting more turbulent data centers and large developments, we're giving them direction.

Councilor Melendez: At the time I'm still speaking.: One of the things that we, that I know that really resonated with voters and last election was maintaining a rural atmosphere. People like that, you know, we're a bedroom community and that's what believe marketed. It's going to work well. But when we start throwing in data centers and stuff like that, all we're doing is promoting data centers. No, we don't want that. No, we don't want that. And we're telling everybody what we don't want. But they're like, hey, you just gave me an idea.

Dr. Moore: Yeah. Members of Council, one thing I will throw out to you also, I think the point from our attorney, frankly from my chair as well taken, is that we had mentioned, for example, we pick on days that are just an undefined use. It's not defined in our ordinance. There may be other conditions use. So, I'm thinking, you know, not specific lang, not specific language necessarily, but recognizing these undefined uses. We don't know the impact they're going to have on. On this. So, I think that's partially where she's going with this, making sure that we.

Councilor Marquez: And it's a good idea because if, if we turn a blind eye, then it's going to come anyways. It'll be easier to come if we like Councilor Nelson and he said that if we define it, if we're able to define it, if we put a moratorium. sorry. If we put a moratorium, then we're able to say hey, you know what, let's talk about it as defined it better. And it's not just data centers, it's other things like maybe things that destroy the environment, like something like that. Or you can go as far to say as those solar panels over on Valencia. You know, it's Belen and world smoothness. It takes up a wide area. Do we want real communities to look like that? And I don't think we do and do memorial moratorium. I think that's the right way and to define it as much as possible we should do that quickly so a company can't move in and say hey, you didn't do it. So, we're going to take advantage of it. So, I think we should move quickly on with planning and zoning and with having a town hall meeting or something

City Attorney Cori Strife: council just to ensure that. So again, it was, it was, it was from planning and zoning it ultimately it really is my request because I understand I'll probably be the one doing the majority of the work sort of on either the front or back end depending on your guy's pleasure here. So, it really is a request for directions. I understand that first and foremost, obviously it's going to be getting moratorium on our next regular business meeting. I think that's important. And I think again I would couch it in the term. Dr. Moore is the term that I kind of like, which is that anything that is undefined within our current zoning ordinance. Right. I think that that is a very safe approach which is that there are a lot of things, again, there are some things that we probably never contemplate. I mean, I guarantee whenever I was looking at this specific lens for cannabis five years ago, I wasn't thinking about data centers because they didn't really exist on the same capacity that they've come to the forefront in the last two or three years. And so, I think that just to hit it with, you know, an undefined use or something adjacent to that terminology for the purposes of next regular business meeting. And kind of on that same front, I would like to request it on the next regular business meeting. I also get directions from council with respect to actually amending the zoning ordinance to include some definitions and maybe we can start having that discussion about protections as well. Again, in those zones, like I said, C1 has it right. Anything over 3,000 square feet becomes something that has to go in prior counsel before it can even be approved. Right. But once I hit C2, that protection falls off. And I strongly recommend just in terms of like a quick and easy fix, you know, I can slap that in there. Again, we have to go through publishing and closing, which is a long-term thing, but at least we can get something going quickly. And again, that could be a more elaborate conversation moving forward, but that's my asking is that we get not only the moratorium but a broader discussion about an

ordinance. Then on next regular business meeting and

Dr. Moore: mayor, members of council. One of the things also that I would suggest here, and I think it's, I think it's very wise what our attorney is saying because moratoriums have not been challenged in the Mexico courts yet. I know they're popping up. We don't know where those are going to go. And what she is suggesting is I think very wise, get your protections in place and then you can always loosen them up in areas or tighten them further in areas that you need to, but at least get something in place in more than just the C1 zone and just make sure that, you know, you've got basically what you need to be able to do. I know she's got some definite ideas, Councilor Nelson but those are just some tools I wholeheartedly agree with and maybe put on the agenda. As for the definition is a discussion Item Only like 2, 2 separate items. And you're the, you're the head discussor and we're the listeners.

City Attorney Cori Strife: Sure. Mayor, members of council, again, I guess this would become three potential items which would be one first discussion about moratorium and I think that would be an action item at that stage. The second one would be a proposed amendment to the zone code specifically to add in the definition for a data center. At which point I would probably, frankly, I'd probably bring you five or six just because there are a lot of different ways that we can approach a data center. You know, we can do it in a tiered perspective. You can go from, you know, little your cell phone in your pocket, technically as a data center in its most literal sense. That is never what any of us are talking about whenever we're using that terminology. But we can go with the tiered approach and then we can say once it's at a certain tier, those are the things we're really talking about when we're talking about prohibitions or we can go sort of the full scale and really capture in what our definition is, what we're talking about and sort of lead the smaller guys out of it or a hybrid approach. And that's why I would probably at that time bring you a series of definitions for you guys to pick from and then sort of fine tune. But I want to get literal language in front of you so that we can start the process of getting the publishing post, particularly the definitions, as quickly as possible. And then the third item would be looking at those zones that don't have a protection for square footage because again, that's the most simple way to take a look at things that we haven't thought about yet and get them safeguarded. So as Dr. Moore alluded to, if there's a challenge against the moratorium and it for some reason were to succeed in a message, of course, we will already have done the work of protecting our citizens against large developments we didn't see coming.

Councilor Nelson Right, I agree on your second one. I think we'll go over definitions and then maybe have a workshop on it with all of us.

City Attorney Cori Strife: Absolutely, yes. And I mean, I think that, that Dr. Moore's point earlier, that would be the moment where we might want to start getting a town hall involved. Where I mean, if I bring you three or four definitions and you, where you guys find one that you really like or maybe even two, at that stage, I think it would be appropriate that the town hall get citizen input on. Okay, well, once we've tried to put a definition on, what do we mean by data center, we can give the citizen input on, well, what do you want to regulate or not regulate? Is there an acceptable amount of data center? Right. Is it okay to have a cell phone in your pocket if we choose to go that really literal route? Or is it just period ended story, never okay to have a data center whenever we start talking about those large scale, hyper intensive guys, you know, or again, because we could be talking about all our development generally, are we really just going to take a square footage approach and just say, look, once you hit this level of water consumption, this level of resource demand, this level of square footage, you know, that again, to Councilor Marquez's point, solar farms, right. That's a tremendous amount of square footage. It's not going to be consumptive, not the way that a data center is, but the amount of impact, right, the environmental impact is not negligible. And so that's the moment where we would involve

the citizens and ask them, okay, are we looking at environmental impact? Are we looking at water consumption? Are we looking at, you know, what approach of these, you know, is most prudent for the city because we have, you know, we sort of know what we're working with in terms of resources and important capacity. How do we achieve what the citizens want with the least demand on ourselves and our resources? And I think that would be the moment where I found all the future.

Councilor Nelson I wholeheartedly agree. I mean, the more we get the citizens involved in everything in the city, whether they show up or not. But we give them opportunity.

Speaker F: Yeah.

Speaker K: We need to give the opportunity and listen to what they say.

Speaker F: So, Mayor, council. I apologize.

Speaker K: I see.

Speaker F: Mayor, council members, Councilor Marquez, to the point. There is one of the things I just whispered to our attorney in full disclosure and transparency was that we need a critical path. And so, I'll work with our attorney. We'll make sure there's a critical path laid out. Both the council and the commission be able to look at it. You guys want a joint meeting, Great. However, if you want to do that, then town hall format, you know, for residents to be able to come out and sneak their feet, all of that stuff. Just get the critical path laid out so. So that we look like we're organized and know what we're doing.

Councilor Nelson And on the fact that making the ordinances, I feel let's take the burden off planning and throwing on that one. Let us be the ones who are responsible as ordinance. We take the blame. Whatever happened not to.

Speaker F: Yes.

Councilor Nelson Ordinance is all done in council.

City Attorney Cori Strife: Yeah. Mayor, members of council. If the members of council, for example, want to come in and say, okay, this is what we like to do, that's absolutely, perfectly appropriate and good. Especially on large issues.

Councilor Nelson I just. That way you're getting them clear. That way, when you're done with your work, you give them clear direction. Okay, this is where we're wanting to go. And then. Then we'll walk through those hearing steps. But you'll have already done the line. Sure.

Councilor Nelson It's not.

Councilor Melendez: They're.

Councilor Nelson They're not the ones that are getting blamed for it. Whichever way it goes, ultimately all back on us anyway. Let's take the burden off their backs. Let's. I mean.

City Attorney Cori Strife: Yeah.

Speaker F: And mayor, members of council, they will have valuable information to be able to share for you. And I'm sure. Sure, you welcome that. Yeah, yeah. But I think that what Councilor Nelson is saying is exactly what the commission is asking for.

City Attorney Cori Strife: Yes. And mayor, members of council and Councilor Nelson, again, I'm returning to all the council for this, which is that my request then is when we're discussing ordinance amendments. Do you want me to take a first crack at what I think should go into it and then bring it to you guys as a proposal and get your revisions? I think I suggest that path sort of as my preliminary path because it's been the most efficient in other communities I've worked for. I've also seen communities who like to, you know, set up workshops or things like that. I find that tends to belabor the process and I feel the time is at the essence of this one.

Councilor Nelson Right. I mean, I'm all for drafting it and then maybe we, we go over the workshop with you and then in the meeting we do this.

City Attorney Cori Strife: Perfect. And to be crystal clear, all of it needs to. Again, this is my feeling, please feel free to override me if you want to. All of the draft language, I believe, needs to go in front of council and that also needs to go to the public and to be discussed in a town hall because again, we're talking about things that are going to be a dramatic impact potentially on this entire community. And so I think that, that, that is the moment that public input is going to be important.

Councilor Nelson Not just our community, the whole county.

Councilor Marquez And I think that when, when we do go over it, we have to, us as council have to have it before the workshop because we have to review it and to say, okay, what should, you know personally, you know, what should I add in? What should I think should go in there rather than, you know, we first see it after we're workshop and then,

City Attorney Cori Strife: and then mayor, members of council, it's my, my preference of what I intend to get you is by the 10th, what all aim has for you is proposed moratorium language. You guys can take an action on hopefully some proposed definitions that you guys can look at and just chew over and then some just preliminary changes. Like I said, C2 and those other industrial zones are really the ones that are standing out to me at the sore thumb. And those are the things that I would aim to have to you. And so because it would be on the regular business meeting, it would be at least 72 hours prior to that that you guys would get that packet containing those changes. With respect to larger ordinance changes, I think those. Yes. I mean, everything that I do in my mind goes to you 72 hours prior, sort of minimum. I think it's actually more like 96, because Thursday is the final day. But just to make sure that if that's clear to all that's, that's my intention is to always have anything that I produce as work product in front of you with the commissions packet.

Council Discussion

Our Next Regular Scheduled Meeting will be Monday August 10, 2026, at 6:00pm

Adjourn at 9:18pm

Respectfully submitted,



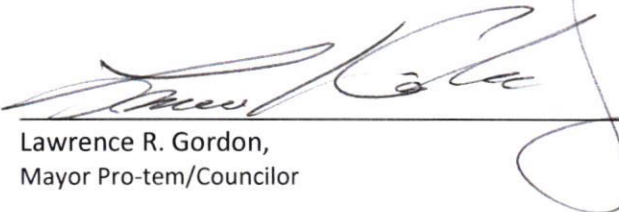
Jennifer Gauna Municipal clerk
(Taken and Transcribed by Patricia McCloskey, Deputy Clerk)

Date: _____

8/10/26

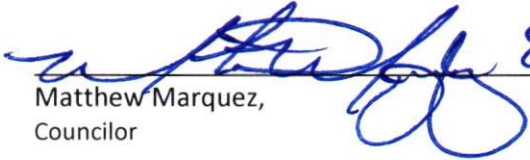
Approved: _____


Joshua Ramsell,
Mayor


Lawrence R. Gordon,
Mayor Pro-tem/Councilor


Michael Melendez,
Councilor


Thomas Nelson,
Councilor


Matthew Marquez,
Councilor