

# Planning & Zoning Minutes

## Regular Meeting

### June 18, 2020

#### Call to Order

- ◇ Chairman Thomas Scroggins called the meeting to order at 6:00 p.m.

#### Roll Call

- Present: Chairman Tom Scroggins, Vice-Chairman John Thompson, Secretary L. E. Rubin, Scott Adair, Lawrence Gordon, and Dennis Kintzler
- Present: Municipal Clerk Lisa Adair

#### Approval & signing of Hearing Minutes of February 6, 2020 and March 5, 2020 Regular Meeting Minutes.

- ◇ John Thompson made a motion to table the Hearing Minutes for February 6, 2020 until next meeting. L. E. Rubin seconded the motion and the motion was approved with a 6-0 vote.
- ◇ Dennis Kintzler made a motion to approve the minutes for March 5, 2020. John Thompson seconded the motion and the motion was approved with a 6-0 vote.

#### General Discussion

- Tom Scroggins said the commission will need to figure out in the next couple of meetings what we are going to prioritize for the near future, but today there are two things that we need to talk about: Bill Brown gave me the name, Mike Melendez, of a potential new commissioner for P&Z who is experienced in Planning and Zoning, and the City will be changing the method of payments of our stipends.
- Clerk Adair began to explain the method of payment and began a discussion.
- Clerk Adair mentioned the next meeting would be interfered with because of the Fourth of July holiday and asked if the meeting would be moved or cancelled and began a discussion.
- John Thompson made a motion to cancel the July 2, 2020 meeting and reschedule that meeting for July 9, 2020. Lawrence Gordon seconded the motion and the motion was approved with a 6-0 vote.
- Tom Scroggins began a discussion about abatement.
- Code Enforcer Reeves explained the procedure and said that we would be able to put a lien on the properties after we have sent out so many notices, he has been able to reach one of the properties owners.
- Lawrence Gordon asked how many times we need to reach out to the owners before we can put a lien on the property.
- Code Enforcer Reeves said that would have to be written into our Abatement Ordinance.
- Dennis Kintzler asked if the City would have to contact the finance company if there was one.
- Code Enforcer Reeves said if the company can be located.
- Scott Adair asked if the County needed to be notified if there was demolition happening.
- Code Enforcer Reeves said you have to make it public through notices before you do anything, he spoke with the retired Code Enforcement officer from Albuquerque and there is money to help cover the cost of dealing with dangerous buildings.
- John Thompson said there are steps we need to take before we can do anything about the structures.
- Tom Scroggins asked if nuisances and public safety can be a reason for abatement.
- Code Enforcer said yes and began a discussion.
- Tom Scroggins asked what happens when a property we placed a lien on gets sold.
- Code Enforcer Reeves explained that the City would be the first to be paid if the property was sold, the lien ensures we get paid and continued the conversation.
- Code Enforcer Reeves said he asked Council to save money for the Abatement for the next fiscal year and began a discussion.

- Clerk Adair explained the lawyer will be on retainer and issues like abatement will be looked at by the City attorney.
- A discussion began about problem properties.
- Tom Scroggins said Abatement is a topic that needs to be covered, at the next meeting we might be able to discuss which Abatement ordinance we like from what we have researched and send it to Council to review and they will send what they approve to the lawyer and started a discussion.
- Tom Scroggins said he wishes all the ordinances could be codified.
- Clerk Adair said that it is in the budget this year to have them codified and began a discussion.
- Tom Scroggins said that we should spend considerable time on abatement, going through the files at home and come in with an idea of what we want and narrow it down.
- Lawrence Gordon asked how the retired Albuquerque Code Enforcer suggests not having buildings tied up in abatement for years, wasting time and money.
- Code Enforcer Reeves said he went after the properties with liens and then went to sale if the property owners did not cooperate or the City would take the property but said he would get more information.
- Tom Scroggins said the last two months he has gone to the City cleanup and the Public Works guys were doing a good job and began a discussion.
- John Thompson said he gave Jill Cleary the letter to get approval to sell tiny homes and began a discussion.
- Tom Scroggins said these are things we might need to work on: Abatement, weeds, trash house on Brown, Pecos Homes has one home almost complete, repave Don Diego, update on Chamartin and San Lucas, park and trails update, and the color of urgent care center.
- John Thompson started a discussion about Pecos Homes and the home going in on Frederico.
- John Thompson began a discussion about mother-in-law quarters.
- Tom Scroggins said accessory building, by code, are not to be lived in and continued the discussion on mother-in-law quarters.
- Dennis Kintzler asked if there was any new information about new homes going in to the Chamesa area.
- Tom Scroggins said that that was no longer on the table, but the builder on Frederico will build another home once the first sells and another who is interested in building.
- John Thompson said Don Diego is the worst street with potholes.
- Code Enforcer Reeves explained Don Diego went on the list with the co-op agreement, and it was passed on to Jim Winters, we are on the east side for a couple more days then we will work on the west side and began a discussion.
- Clerk Adair said we were just awarded the 2020-2021 NMDOT grant for \$160,000 and we are still working on the \$130,000 from 2019-2020 NMDOT grant, one of those does include Don Diego.
- Code Enforcer Reeves said we are trying to fix the holes well enough to last until the work gets done on Don Diego.
- A discussion began regarding the hole on Chamartin.
- Code Enforcer Reeves said he will go check on the fencing around the hole and continued the discussion.
- Clerk Adair mentioned the drainage study funding to fix that hole has been frozen by the State until further notice and continued the discussion.
- Tom Scroggins said we will be having a joint meeting with City Council.
- Clerk Adair said it will be held July 22, 2020 at 10 a.m. and might eventually have a meeting that includes P&Z, EDC and City Council.
- Tom Scroggins said EDC has indicated they want to have a joint meeting with us and began a discussion.
- Tom Scroggins said that we will not be able to annex the Industrial park without having a City Managers or administrator and began a discussion.
- Tom Scroggins said John Thompson can update us next meeting on what the steps will need to be taken to annex the industrial park.
- L. E. Rubin said the industrial park was ready to annex 2 years ago and it was never taken care of and began a discussion.
- Tom Scroggins said that working together with EDC might be a good idea and began a discussion.

- John Thompson said we need to add the division of neighborhoods to the agenda for next meeting.
- Tom Scroggins said Abatement is homework to be presented next meeting as well as annexation and neighborhoods.
- Dennis Kintzler said parks and trails is something Council is working on and began a discussion.

## ADJOURN

- John Thompson moved to adjourn. L. E. Rubin seconded the motion and the meeting adjourned at 7: 56p.m. with 6-0 vote.

Respectfully submitted,

Date: \_\_\_\_\_

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Taken by Lisa Adair, Municipal Clerk  
Transcribed by Amy L. Lopez, Deputy Clerk

Approved:

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Thomas Scroggins, Chairman

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John Thompson, Vice-Chairman

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L. E. Rubin, Secretary

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Scott Adair

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Lawrence Gordon

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Dennis Kintzler