



ADVISORY BOARD MINUTES (REVISED)

SPECIAL MEETING

Thursday, March 15, 2012, 2:00 P.M.
 8th Floor Conference Room
 City Hall Building, 2 Civic Center Plaza

Members Present: 9

Katrina M. Martich, Joanne Burt, Richard L. Thomas, Lois A. Balin, James H. Tolbert, Andres Quintana, Bill G. Addington, Kevin T. von Finger, Charlie S. Wakeem, Chair

Members Absent: 0

Vacancies: 0

Planning and Economic Development Staff:

Fred Lopez, Comprehensive Plan Manager

Others Present:

Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Pat Aduato, EPWU-PSB; Dr. Richard C. Bonart, member of the public; Ms. Judy Ackerman, member of the public; Ms. Sherry Bonart, member of the public; Mr. Rick Provencio, member of the public; Mr. Alex Mares, Park Ranger; Ms. Mary Ann Bordeau, member of the public; Ms. Cathy, member of the public; Mr. Padilla, member of the public;

1. Meeting Called to Order

Chair Wakeem called the meeting to order.

2. Call to the Public (items not listed on the agenda)

None.

3. Discussion and Action to reconsider the Northwest Master Plan.

Contact: Charlie Wakeem, charliewak@sbcglobal.net

The following commented and/or asked questions:

1. Chair Wakeem
2. Mr. Tolbert
3. Ms. Cuellar requested Board Members make a motion to reconsider the Northwest Master Plan.

MOTION:

Motion made by Mr. Thomas, seconded by Ms. Burt AND UNANIMOUSLY CARRIED TO RECONSIDER THE NORTHWEST MASTER PLAN.

4. **Discussion and Action** on the Northwest Master Plan.
Contact: Fred Lopez, lopezar@elPASOTexas.gov

The following commented and/or asked questions:

1. Mr. Fred Lopez gave a PowerPoint presentation (copy of presentation on file)
2. Ms. Burt
3. Ms. Balin
4. Ms. Adatao
5. Dr. Bonart
6. Chair Wakeem
7. Ms. Martich
8. Mr. von Finger
9. Ms. Ackerman
10. Mr. Addington
11. Mr. Tolbert
12. Ms. Bonart
13. Mr. Provencio
14. Mr. Mares
15. Ms. Cuellar
16. **FOR THE RECORD** – Ms. Adatao clarified:
 - a. the utility (EPWU) is not initiating this process;
 - b. the utility has not declared any part of this land inexpedient to its utility system;
 - c. the utility has made no petition to sell any part of this land;
 - d. the utility was asked to pay half of the Master Plan and to participate;
 - e. it is the City who initiated this Master Plan
17. **FOR THE RECORD** – Mr. Tolbert clarified that, at the EPWU-PSB meetings in January and March;
18. Mr. Lopez responded to Mr. Tolbert’s comment;
19. Mr. Thomas
20. Chair Wakeem reiterated the **FOUR CAVEATS** approved by the OSAB:
 - a. Conservation easement on the natural open space being designated;
 - b. Bridges instead of box culverts on roadways that cross arroyos;
 - c. No large regional or neighborhood parks; smaller pocket parks and linear parks along arroyos;
 - d. Keep the arroyos natural and not make them hybrid
21. Ms. Burt
22. Ms. Balin
23. Ms. Bordeau
24. Ms. Ackerman

1st MOTION:

Motion made by Ms. Martich, seconded by Mr. Thomas THAT THE OPEN SPACE ADVISORY BOARD SEND A STATEMENT TO CITY COUNCIL THAT READS "AS A PROPONENT OF OPEN SPACE WE, THE OPEN SPACE ADVISORY BOARD, WOULD PREFER NO DEVELOPMENT WITHIN THE STUDY AREA. HOWEVER, IN RESPONSE TO COUNCIL'S DIRECTION TO RESOLVE THE CONFLICT BETWEEN THE 2005 MASTER PLAN AND THE CITIZEN'S PETITION, WE ARE IN SUPPORT OF SCENARIO TWO WITH THE FOUR CAVEATS WE PREVIOUSLY ADOPTED AND ADDING A FIFTH ONE:

- 5. THAT PASEO DEL NORTE NOT BE CONNECTED TO TRANSMOUNTAIN PROVIDED THE FIRE DEPARTMENT CAN PROVIDE SAFE ACCESS TO THE NEIGHBORHOOD WITHOUT THAT CONNECTION.*

PROPOSED AMENDMENT – MR. VON FINGER:

"THE OPEN SPACE ADVISORY BOARD WOULD LIKE CITY COUNCIL TO CONSIDER "NO BUILD" AS ONE OF THE OPTIONS."

Ms. Martich restated a portion of her motion with the proposed amendment language proposed by Mr. von Finger:

... "AS A PROPONENT OF OPEN SPACE WE, THE OPEN SPACE ADVISORY BOARD WOULD LIKE THE CITY COUNCIL TO CONSIDER AN OPTION OF NO DEVELOPMENT WITHIN THE STUDY AREA". ... From the "However, " the language would remain the same.

Ms. Martich and Mr. Thomas accepted the proposed amendment stated by Mr. von Finger.

Chair Wakeem requested Ms. Martich restate her motion.

Ms. Martich restated her motion, with the amendment language, as follows:

"AS A PROPONENT OF OPEN SPACE WE, THE OPEN SPACE ADVISORY BOARD, RECOMMENDS THE CITY COUNCIL CONSIDER NO DEVELOPMENT WITHIN THE STUDY AREA, AS ANOTHER OPTION. HOWEVER, IN RESPONSE TO COUNCIL'S DIRECTION TO RESOLVE THE CONFLICT BETWEEN THE 2005 MASTER PLAN AND THE CITIZEN'S PETITION, WE RECOMMEND OR CAN SUPPORT, SCENARIO TWO WITH THE FOUR CAVEATS PLUS THE FIFTH ONE:

- 5. THAT PASEO DEL NORTE NOT BE CONNECTED TO TRANSMOUNTAIN PROVIDED THE FIRE DEPARTMENT CAN PROVIDE SAFE ACCESS TO THE NEIGHBORHOOD WITHOUT THAT CONNECTION."*

After Ms. Martich restated her motion, the following commented and/or asked questions:

1. Chair Wakeem
2. Mr. Addington
3. Ms. Martich
4. Mr. Padilla
5. Mr. Provencio
6. Ms. Barney (?)
7. Chair Wakeem gave background information

8. Ms. Adauto added the 2005 Master Plan, approved by the City, has since expired. There is no valid Master Plan for the area currently.
9. Ms. Martich
10. Ms. Cuellar

PROPOSED AMENDMENT – MS. MARTICH:

... "THAT THE STATEMENT GO TO CITY COUNCIL FROM THE OPEN SPACE ADVISORY BOARD TO READ: AS A PROPONENT OF OPEN SPACE AND IN RESPONSE TO STRONG PUBLIC SUPPORT, WE THE OPEN SPACE ADVISORY BOARD RECOMMENDS THE CITY COUNCIL CONSIDER AN OPTION OF NO DEVELOPMENT WITHIN THE STUDY AREA. IN RESPONSE TO THE COUNCIL'S DIRECTION TO THE OPEN SPACE ADVISORY BOARD TO RESOLVE THE CONFLICT BETWEEN THE 2005 MASTER PLAN AND THE CITIZEN'S PETITION, WE SUPPORT DOVER KOHL SCENARIO TWO WITH THE FOUR CAVEATS, AND THE FIFTH BEING ADDED FOR PASEO DEL NORTE.

Ms. Thomas accepted Ms. Martich's proposed amendment to the motion language.

The following commented and/or asked questions:

1. Mr. von Finger suggested added the following language to the motion ... 'In the event that Council does not accept/vote in favor of the fourth option, then we support ...'.
2. Chair Wakeem
3. Ms. Martich clarified the word "however" has come out. It has come as two statements, one of support for "no development". But the second statement Ms. Martich thought, ~~as a Board appointed by City Council Representative Lilly answering to City Council~~, as a **Board appointed by City Council and answering to City Council**, we must recognize that they gave us a direction to consider Dover Kohl's options and we owe it to them to pick one.

Chair Wakeem called for the question. Chair Wakeem asked if Board Members had any objection(s) to the question. Messrs. Addington and Tolbert objected.

Mr. Addington proposed changing the word "strong" to "overwhelming" in the motion.

Ms. Martich felt the word "strong" was appropriate. She did not accept Mr. Addington's amendment to the motion.

Chair Wakeem asked if Mr. Addington would like to amend the motion language.

Mr. Addington clarified his proposed amended motion language "overwhelming support at the charettes". There was no second for Mr. Addington's proposed amended motion language. Motion failed.

Ms. Martich restated her motion.

FINAL MOTION RESTATED:

Motion made by Ms. Martich, seconded by Mr. Thomas AND CARRIED AS A PROPONENT OF OPEN SPACE AND IN RESPONSE TO STRONG PUBLIC SUPPORT WE, THE OPEN SPACE ADVISORY BOARD, ~~RECOMMENDS~~ RECOMMEND THE CITY COUNCIL OF EL PASO CONSIDER AN OPTION OF NO DEVELOPMENT WITHIN THE STUDY AREA. IN RESPONSE TO CITY COUNCIL'S DIRECTION TO RESOLVE THE CONFLICT BETWEEN THE 2005 MASTER PLAN AND THE CITIZEN'S PETITION, WE SUPPORT DOVER KOHL'S SCENARIO NUMBER TWO, WITH THE FOLLOWING FIVE ADDITIONAL RECOMMENDATIONS.

1. CONSERVATION EASEMENT ON THE NATURAL OPEN SPACE BEING DESIGNATED;
2. BRIDGES INSTEAD OF BOX CULVERTS ON ROADWAYS THAT CROSS ARROYOS;
3. NO LARGE REGIONAL OR NEIGHBORHOOD PARKS; SMALLER POCKET PARKS AND LINEAR PARKS ALONG ARROYOS;
4. KEEP THE ARROYOS NATURAL AND NOT MAKE THEM HYBRID
5. THAT PASEO DEL NORTE NOT BE CONNECTED TO TRANSMOUNTAIN PROVIDED THE FIRE DEPARTMENT CAN PROVIDE SAFE ACCESS TO THE NEIGHBORHOOD WITHOUT THAT CONNECTION.

AYES: Ms. Martich, Ms. Burt, Mr. Thomas, Mr. Tolbert, Mr. Quintana, Mr. Addington, Mr. von Finger, and Chair Wakeem

NAY: Ms. Balin

Motion passed.

5. Adjournment

MOTION:

Motion made by Mr. Thomas, seconded by Ms. Burt and **UNANIMOUSLY CARRIED TO ADJOURN.**