



ADVISORY BOARD MINUTES

PLANNING AND INSPECTIONS DEPARTMENT

Wednesday, July 6th, 2016, 3:00 P.M.

City 3 Building, 801 Texas Avenue
Basement, Thorman Conference Room



Members Present: 7

Chairwoman Lois Balin, Vice-Chairman Dr. Richard C. Bonart, Joseph Nester, Dr. Richard V. Teschner, Bob Geyer, Patricia E. White (arrived 3:14 p.m.) and Ann Morgan Lilly

Members Absent: 0

Vacancies: 2

Planning & Inspections Department – Planning Division Staff:

Larry Nichols, Director; Kim Forsyth, Program Manager; Alex Hoffman, Lead Planner; Nelson Ortiz, Senior Planner; Harrison Plourde, Senior Planner; Ryan Kirby, Planner

Other City Staff Present:

Karla Nieman, Assistant City Attorney, City Attorney's Office; Omar DeLaRosa, Assistant City Attorney, City Attorney's Office; Rudy Valdez, Program Manager, Capital Improvement District (CID); James Wolff, Planner, El Paso Water

Member(s) of the Public:

Judy Ackerman, Franklin Mountains Wilderness Coalition; Marilyn Guida

1. Meeting Called to Order

Chairwoman Balin called the meeting to order at 3:02 p.m.

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

None.

3. Discussion and Action:

- a. Change to the Agenda.

Staff requested moving agenda items 5. and 7. to the front of the agenda.

MOTION:

Motion made by Dr. Teschner, seconded by Ms. Lilly **AND UNANIMOUSLY CARRIED TO APPROVE THE CHANGES TO THE AGENDA.**

- b. Approval of Minutes: June 8th, 2016.

Chairwoman Balin asked if Board Members had any additions/changes/revisions.

MOTION:

Motion made by Ms. Lilly, seconded by Dr. Teschner AND UNANIMOUSLY CARRIED TO APPROVE THE JUNE 8TH, 2016 MINUTES.

Item discussed immediately following Discussion and Action on Item 7.

4. **Information and Discussion:** Quarterly report from the Planning Division, Subdivisions Section regarding land studies and plats approved in the Mountain and Hillside Development Areas. Contact: Nelson Ortiz, ortiznx@elpasotexas.gov

Mr. Nelson Ortiz, Senior Planner, presented the quarterly report from the Subdivisions Section regarding land studies and subdivisions approved between April 7th, 2016 and June 30th, 2016 and responded to comments and questions from the Board.

Chairwoman Balin, Vice-Chairman Dr. Bonart and Board Members Lilly, White, Dr. Teschner and Nester commented.

Moved to the front of the agenda

5. **Information and Discussion:** Update on the City Council motion regarding recommendations from the Bond Overview Advisory Committee (BOAC) and the Open Space Advisory Board (OSAB) for open space land acquisition. Contact: Larry Nichols, nicholslf@elpasotexas.gov

Mr. Larry Nichols, Director, Planning & Inspections, explained City Council directed the City Manager to have staff engage in doing the preliminary work to arrange for beginning acquisition proceedings. Mr. Nichols responded to comments and questions from Board Members.

Mr. Nichols read the City Council motion language into the record:

Motion was made by Representative Robinson, seconded by Representative Niland and carried that the City Manager or his designee be authorized to explore options to negotiate for the purchase of properties for the 2012 Bond Project for open space land acquisition in El Paso County, Texas, in accordance with recommendation by Staff and the Open Space Advisory Board and the Bond Overview Advisory Committee upon the successful completion of those negotiations the contracts for purchase of property be presented to the El Paso City Council for consideration.

Chairwoman Balin and Vice-Chairman Dr. Bonart and Board Members Mr. Geyer, Dr. Teschner, Mr. Nester and Ms. Lilly commented.

Ms. Karla Nieman, Assistant City Attorney, commented and responded to questions from Board Members.

Judy Ackerman, Franklin Mountains Wilderness Coalition, commented.

6. **Discussion and Action:** Possible alternative trail route for the Mountain to River Trail Project within the Open Space Master Plan. Contact: Lois Balin, lois.balin@tpwd.texas.gov

Chairwoman Balin explained she and Vice-Chairman Dr. Bonart met with Parks & Recreation and Capital Improvement Department (CID) staff and to create a mountain to river to valley trail network system via the Enchanted Springs development. To create such a trail network would necessitate securing a piece of PSB property, consulting with El Paso Natural Gas Company to allow the use of a portion of Gas Line Road and consulting with Texas Department of Transportation (TxDOT) to allow use of their property.

Vice-Chairman Dr. Bonart and Board Members Ms. White, Dr. Teschner and Mr. Nester commented.

The following staff members commented and responded to questions from the Board:

1. Mr. Rudy Valdez, Program Manager, Capital Improvement District
2. Mr. James Wolff, Planner, El Paso Water
3. Mr. Alex Hoffman, Senior Planner

MOTION:

Motion made by Dr. Teschner, seconded by Mr. Nester AND UNANIMOUSLY CARRIED THAT BOARD MEMBERS AGREED TO POSTPONE ACTION ON THIS ITEM UNTIL A FUTURE MEETING.

Moved to follow Information and Discussion on agenda item 5.

7. **Discussion and Action:** Policy for placing items on the OSAB agenda.

Contact: Lois Balin, lois.balin@tpwd.texas.gov

Dr. Richard Dr. Bonart, rickbonart@earthlink.net

Chairwoman Balin explained she and Vice-Chairman Dr. Bonart met with staff to discuss placing items on the agenda and receiving quarterly updates. Chairwoman Balin requested staff provide new OSAB Board Members copies of the OSAB contact list and OSAB meeting schedule.

Chairwoman Balin, Vice-Chairman Dr. Bonart and Board Members Mr. Nester, Dr. Teschner, Mr. Geyer and Ms. White commented.

The following staff members commented:

1. Mr. Larry Nichols, Director, Planning & Inspections, reiterated the objectives and procedures for placing items on the agenda for the City of El Paso Open Space Advisory Board. He stated adherence to the objectives and procedures has lapsed and asked Board Members to comply with the objectives and procedures. Mr. Nichols stated, per the City Manager's office, changes as to how the city conducts its boards and commissions will be forthcoming.
2. Ms. Karla Nieman, Assistant City Attorney
3. Mr. Harrison Plourde, Senior Planner, stated this morning he emailed OSAB members a copy of the OSAB by-laws, Agenda Item Placement Policy, contact list, the 2016 OSAB meeting schedule and a link to the Open Space Master Plan posted on the city's website.

Ms. Judy Ackerman, Franklin Mountain Wilderness Coalition, commented.

MOTION:

*Motion made by Dr. Bonart, seconded by Ms. Lilly **THAT EVERYBODY THAT WANTS TO PUT SOMETHING ON THE AGENDA, GET IT TO LOIS SO THAT SHE CAN GIVE IT TO STAFF BY THE MONDAY FOLLOWING OUR MEETING AND THAT STAFF AGREES TO REVIEW IT AND GET IT BACK TO US, WITH ANY CHANGES, THE WEEK BEFORE THE MEETING.***

Prior to the vote, Chairwoman Balin asked if Board Members had any further comments.

Dr. Bonart commented.

To allow further discussion, Ms. Nieman requested either Ms. Lilly withdraw her second to the motion or Board Members vote on the motion.

Ms. Lilly withdrew her motion.

Further discussion from the following Board Members:

1. Mr. Nester
2. Dr. Teschner
3. Dr. Bonart
4. Chairwoman Balin
5. Mr. Geyer

Mr. Nichols responded to comments from Board Members.

AMENDED MOTION:

Motion made by Dr. Bonart, seconded by Ms. Lilly AND UNANIMOUSLY CARRIED THAT BOARD MEMBERS AND STAFF FOLLOW THE EXISTING POLICY FOR PLACING ITEMS ON THE OSAB AGEND.

Following the vote, Mr. Nichols excused himself from the meeting.

8. Information and Discussion: Report from the Development Working Committee.

Contact: Joseph Nester, joseph@kaizen-ep.com

Members of the Development Working Committee, Ms. Lilly, Dr. Bonart and Mr. Nester, met staff members from the Planning & Inspections and Economic & International Development Departments to discuss ways to incentivize developers and stakeholders in conservation and preservation.

The following Board Members commented:

1. Mr. Nester
2. Vice-Chairman Dr. Bonart
3. Chairwoman Balin
4. Ms. Lilly
5. Dr. Teschner
6. Ms. White

The following staff members commented and responded to questions from Board Members:

1. Ms. Karla Nieman, Assistant City Attorney
2. Mr. Alex Hoffman, Lead Planner

Ms. Marilyn Guida, member of the public, commented.

9. Adjournment

MOTION:

Motion made by Ms. Lilly, and seconded by Dr. Bonart AND UNANIMOUSLY CARRIED TO ADJOURN.