



OPEN SPACE ADVISORY BOARD

Wednesday, November 7, 2012, 1:30 P.M.

8th Floor Conference Room

City Hall Building, 2 Civic Center Plaza

AGENDA

1. **Meeting Called to Order**
2. **Call to the Public** (items not listed on the agenda)
3. **Discussion and Action**
 - a. Approval of Minutes: October 10, 2012
 - b. Changes to the Agenda
4. **Discussion and Action:** The Texas Department of Transportation Loop 375 Border Highway West Extension Project and its potential impact on Cement Lake.
Contact: Katrina Martich, kmartich@martichps.com
5. **Discussion and Action:** A lease to Jobe Materials, LP as agent for the Texas General Land Office of the State Relinquishment Act Land, for sand and gravel mining of approximately 640 acres of land located in the Hillside Development Area and owned by the Public Service Board.
Contact: Rudy Valdez, rvaldez@epwu.org
6. **Discussion and Information:** Administrative policy establishing a procedure for allowing outside agencies to appear before the Open Space Advisory Board.
Contact: Elizabeth Gibson, gibsonnek@elpasotexas.gov
7. **Adjournment**

Posted this _____ day of November, 2012 at _____

Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Elizabeth K. Gibson, City Development Department

Mayor

John F. Cook

City Council

District 1

Ann Morgan Lilly

District 2

Susie Byrd

District 3

Emma Acosta

District 4

Carl L. Robinson

District 5

Dr. Michiel R. Noe

District 6

Eddie Holguin Jr.

District 7

Steve Ortega

District 8

Cortney Carlisle Niland

City Manager

Joyce A. Wilson





ADVISORY BOARD MINUTES

CITY DEVELOPMENT DEPARTMENT

Wednesday, October 10, 2012, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 6

Katrina M. Martich, Joseph Nester, James H. Tolbert, Lois A. Balin, Kevin T. von Finger, Chairman Charlie Wakeem

Members Absent: 2

Andres Quintana, Bill G. Addington

Vacancies: 1

District 3

Planning and Economic Development Staff:

David Coronado, Lead Planner; Elizabeth Gibson, Senior Planner; Kimberly Forsyth, Lead Planner – Subdivisions; Harrison Plourde, Planner;

Others Present:

Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Karla Niemen, Assistant City Attorney, City Attorney's Office; Kareem Dallo, Engineering Division Manager, Land Management; Trish Tanner, Jobe

1. Meeting Called to Order

Chair Wakeem called the meeting to order at 1:31 p.m.

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

None.

3. Discussion and Action

- a. Approval of Minutes: September 26, 2012

Chair Wakeem asked if Board Members had any additions, corrections and/or revisions for the September 26, 2012 meeting.

Mr. von Finger requested Staff revise:

Page 4 of 6, Item 9, change ~~Rio Bosque~~ to "Bosque" Linear Park

Chair Wakeem requested Staff revise:

1. Page 2 of 6, Item 4, elaborate regarding “Effluent” and “Reclaimed” water and include any discussion regarding cost.

Mr. John Balliew presented information regarding the provision of a long-term, sustainable supply of water to the Rio Bosque. He explained that the EPWU-PSB will continue working with TCEQ on the various permitting and pilot plant aspects. Mr. Balliew then elaborated on the two water types for the Rio Bosque:

1. Effluent – The effluent water, as it comes out of the plant, is specific for two discharge points; the Riverside Drain and Riverside Canal. The EPWU-PSB cannot just directly divert effluent water onto the Rio Bosque because that is not a permitted discharge point.

2. Reclaimed – The reclaimed water is *effluent water with additional treatment and disinfection* and is permitted for a wide variety of uses, including the Rio Bosque.

Any request for reclaimed water must be economically feasible and constructible, the EPWU-PSB would extend the reclaimed water service up to the boundary of the user; the user would then be fitted and pay for a meter and charged accordingly. For the Rio Bosque, the estimated cost for reclaimed water would be \$440,000.00 from the Bustamante pump station close to the farthest edge of the Rio Bosque.

2. Page 4 of 6, Motion for Item 10, change ~~ZONING~~ to SECTOR
3. Page 5 of 6, Item 11, revise the following sentence adding the word “last” - Regarding the proposed definition for “Conservation covenant”, Ms. Cuellar noted this **last** sentence would be stricken from the ordinance.

MOTION:

Motion made by Mr. von Finger, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR SEPTEMBER 26, 2012.

ABSTAIN: Ms. Martich and Mr. Nester

b. Changes to the Agenda

None.

4. **Discussion and Action:** Quarterly report from the Planning Division, Subdivision Section regarding land studies and plats approved in the Mountain and Hillside Development Areas. Contact: Kimberly Forsyth, forsythkl@elpasotexas.gov

Ms. Forsyth gave a presentation regarding subdivision plats approved by the City Plan Commission, during the last quarter between July 11 and October 11, 2012, located within the Hillside Development Areas. No land studies or plats, within the Mountain Development Area, were reviewed and/or approved by the City Plan Commission during this same time period.

The Board expressed some concern regarding arroyo modification approved by the City Engineer in the subdivisions. Ms. Forsyth explained that, per the previous Subdivision Code, developer(s) could request a modification to the treatment of the arroyos from the City Engineer. She referred to Section 19.16.050. H. Preservation of Natural Arroyos to Allow Construction of Improvements within the Arroyo.

Ms. Martich asked Staff if all the Subdivisions discussed today were vested in the old Ordinance and Standards and if they had been presented to the Board. Ms. Forsyth responded most of the Subdivisions were submitted to the City Planning Division between 2006 and 2008.

Mr. Coronado noted that the next Quarterly report would be presented to the Board in January. He stated that this would be an opportunity for the Board to consider creating a Sub-Committee to recommend changes to Title 19 or other areas of the City Code related to arroyo treatment, but that it is too late to take action on any of the subdivisions presented today.

Ms. Forsyth remembered that at the previous Quarterly report presentation it was suggested that a Sub-Committee be formed after the Crabtree consultant, working with the EPWU-PSB, makes their recommendations, and that Staff could incorporate some of those into the Subdivision Ordinance.

Chair Wakeem responded that he would like the Sub-Committee to wait to begin its work until the Crabtree consultant, working with the EPWU-PSB, had completed its report on light impact development of the arroyos.

No action was taken.

5. **Discussion and Action:** Status of stormwater funding for Open Space acquisition and restoration. Contact: Rudy Valdez, rvaldez@epwu.org

Mr. Valdez distributed copies of and elaborated on the Quarterly report for the 10% Open Space/Stormwater funding, through the end of August, 2012. He commented on the expenditure of \$129,369 to Huitt-Zollars for the study they did on the conceptual plans they developed regarding the improvements for Palisades Stormwater & Development Open Space. The new available balance for future Open Space projects is \$1,099,104, up approximately \$76,000.00 from the last Quarterly report presentation.

No action was taken.

6. **Discussion and Action:** Public access to the Palisades located north of Sierra Crest and Los Compadres subdivisions at the southern end of the Franklin Mountains.
Contact: Rudy Valdez, rvaldez@epwu.org

Mr. Valdez explained that Huitt-Zollars had done a study and from that study, three conceptual plans for improvements to the Palisades Stormwater & Development Open Space

were designed. Since that time, EPWU-PSB Staff met with City Engineering Staff and it was decided that City Engineering would create their own in-house plan combining several concepts developed by Huitt-Zollars. Mr. Valdez commented that EPWU-PSB Staff has not seen the City Engineering plan, but that the improvements were to be undertaken by the City, not the EPWU-PSB. Further, the project has not come before City Council, and therefore, monies have not been appropriated for the project.

Chair Wakeem stated that the real issue is a gate at the entrance of the Palisades, which is supposed to be public access, but is currently closed. He asked Staff why have the gate closed if people want to use it. Chair Wakeem stated that the purpose of purchasing Palisades was for public access to an open space asset.

Mr. Valdez added part of the proposed improvements included acquisition of property; additionally, he believed the acquisition of property was the access to the Palisades.

Chair Wakeem stated that the OSAB needs to know what the agreement is with the owner.

Mr. Valdez suggested that City Engineering Staff could be present at a future meeting to address the OSAB's concerns. Additionally, Mr. Valdez stated that he would investigate the conditions of the lease agreement and the gate.

No further comments.

7. Discussion and Action: Items for Future Agendas.

Chair Wakeem requested:

1. City Engineering Staff to discuss the Palisades
2. EPWU-PSB agenda item briefing the Board on a quarry lease requested by the GLO on a section of land in the Northeast in the Hillside Development Plan managed by the EPWU-PSB.

Mr. von Finger requested:

Huitt-Zollars to give a presentation of their study and recommendations regarding the Palisades

8. Adjournment

MOTION:

Motion made by Mr. von Finger, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO ADJOURN AT 2:15 P.M.