

Open Space Open Space



ADVISORY BOARD MINUTES

REVISED

PLANNING & INSPECTIONS DIVISION

Wednesday, October 14th, 2015, 3:00 P.M.

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

Members Present: 9

Chairwoman Katrina M. Martich, Vice-Chairman Joseph Nester, Richard C. Bonart, Richard V. Teschner, Lois Balin, Maria Teran (left meeting at 4:08 p.m.), Jim Tolbert (3:08 p.m.), Patricia E. White and Ann Morgan Lilly

Members Absent: 0

Vacancies: 0

Planning & Inspections Department – Planning Division Staff:

Larry Nichols, Director; Alex Hoffman, Lead Planner; Nelson Ortiz, Senior Planner; Anne Antonini, Planner; Harrison Plourde, Planner

Other City Staff Present:

Karla Nieman, Assistant City Attorney, City Attorney's Office; Kristin Hamilton-Karam, Assistant City Attorney; Rudy Valdez, Program Manager, Capital Improvement Department (CID); Jim Fisk, Transportation Planning Administrator, Capital Improvement Department (CID)

1. Meeting Called to Order

Chairwoman Martich called the meeting to order at 3:04 p.m.

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

Staff requested members of the public sign in prior to speaking to the Board.

Chairwoman Martich explained this time is allotted for members of the public to address the Board on matters that are not posted on the agenda today. Board Members may only listen; they cannot debate or discuss issues brought forth.

Call to the Public rules:

1. Stand up;
2. State your name for the record;
(minutes are being recorded and will ultimately be posted on the OSAB web page);
3. Speak to the Board;
4. The Board can listen but cannot engage and deliberate in any discussion;
5. This is the public's opportunity to speak to the Board on matters not posted on today's agenda;
6. If you wish to speak on an item that is posted on the agenda, please wait until that item comes up for discussion; and
7. Comments by the public will be taken into consideration for future agenda items.

Within the last month, *Ms. Judy Ackerman* wondered if Board Members:

- a. Had spoken to their appointed City Representatives regarding preservation of natural open space, especially in and around the mountains; and
- b. Would assist her in setting up meetings with their appointed City Representatives to discuss same.
- c. Knew where the Quality of Life Bond money designated specifically to be spent on the purchase natural open space was, where is that money, who controls that money and how can we have an impact?

Mr. Larry Nichols, Director, Planning & Inspections Department, responded to Ms. Ackerman's concerns.

3. Discussion and Action:

- a. Change to the Agenda.

There were none.

- b. Approval of Minutes: September 2nd, 2015

Chairwoman Martich asked if Board Members had any additions/changes/revisions. *There were none.*

1st MOTION:

Motion made by Dr. Teschner, seconded by Ms. Teran TO APPROVE. No vote was taken.

PAGE 3, 3.b., middle of the page

Board Member Balin requested staff revise the language from "Regarding ~~Commissioner~~ Balin's correction ..." to "Regarding Board Member Balin's correction ..."

FINAL MOTION:

Motion made by Dr. Teschner, seconded by Ms. Teran AND UNANIMOUSLY CARRIED TO APPROVE THE SEPTEMBER 2ND, 2015 MEETING MINUTES, AS REVISED.

4. Discussion and Action: Election of OSAB Chair and Vice-Chair for the 2015-2016 term.

Contact: Katrina Martich, kmartich@stellee.com

NOMINATIONS FOR CHAIR

Dr. Teschner nominated Lois Balin as Chairwoman. Mr. Tolbert seconded. *No further nominations received.*

Board Member Balin accepted the nomination; there were no other nominations.

MOTION:

Motion made by Dr. Teschner, seconded by Ms. Teran AND UNANIMOUSLY CARRIED TO CLOSE THE FLOOR TO NOMINATIONS.

Per the unanimous vote of hands, Ms. Balin was appointed Chairwoman of the Open Space Advisory Board for the 2015-2016 term.

NOMINATIONS FOR VICE-CHAIR

Chairwoman Balin opened the floor for Vice-Chair nominations.

1. Dr. Teschner nominated Mr. Jim Tolbert as Vice-Chairman. Dr. Bonart seconded.

Chairwoman Balin asked Mr. Tolbert if he would accept the nomination.

Mr. Tolbert accepted the nomination.

Chairwoman Balin asked if there were any other nominations for Vice-Chairman.

2. Ms. Martich nominated Ann Morgan Lilly. Vice-Chairman Nester seconded.

Chairwoman Balin asked Ms. Lilly if she would accept the nomination.

Ms. Lilly accepted the nomination.

Mr. Tolbert and Ms. Lilly commented on their abilities as perspective Vice-Chairman/Vice-Chairwoman.

Current Vice-Chairman Nester commented.

SHOW OF HANDS VOTE – MR. TOLBERT

Per a show of hands, Chairwoman Balin requested Board Members vote for Mr. Tolbert as Vice-Chairman. Mr. Tolbert received five (5) votes.

SHOW OF HANDS VOTE – MS. LILLY

Per a show of hands, Chairwoman Balin requested Board Members vote for Ms. Lilly as Vice-Chairwoman. Ms. Lilly received four (4) votes.

Per the show of hands vote, Chairwoman Balin stated Mr. Tolbert is appointed Vice-Chairman of the Open Space Advisory Board for the 2015-2016 term.

5. **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, gave the quarterly report regarding land studies and plats approved in the Mountain and Hillside Development Areas and responded to comments and questions from Board Members and the public. *For future presentations, staff will include the gas line overlay within the maps.*

Chairwoman Balin, Vice-Chairman Tolbert and Board Members Lilly, Bonart, White, Martich and Teschner commented.

Ms. Judy Ackerman, public, commented.

6. Information and Discussion: Quarterly report on pending OSAB motions.

Contact: Alex Hoffman, hoffmanap@elpasotexas.gov

Mr. Alex Hoffman, Lead Planner, gave the quarterly report on pending OSAB motions and responded to comments and questions from Board Members and the public. *For future presentations, staff will note the date of the motions approved by the Board.*

Chairwoman Balin, Vice-Chairman Tolbert and Board Members Martich, Bonart, Teschner, Nester and Teran commented.

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

1. Mr. Rudy Valdez, Program Manager, Capital Improvements Department (CID)
2. Ms. Karla Nieman, Assistant City Attorney, City Attorney's Office
3. Mr. Larry Nichols, Director, Planning & Inspections Department
4. Ms. Kristen Hamilton-Karam, Assistant City Attorney, City Attorney's Office

The following members of the public commented:

1. Ms. Marilyn Guida
2. Ms. Judy Ackerman suggested staff provide Board Members and members of the public copies of the current Natural Open Space (NOS) Ordinance with the requested changes approved by the City Plan Commission.

Staff would provide Ms. Ackerman and Board Members a copy of the current NOS ordinance.

For future agendas, Dr. Bonart suggested Board Members discuss and take action on (via recommendation and/or motion) items they would like the Chairwoman to forward to City Council.

7. Information and Discussion: Status report on 2012 Quality-of-Life Bond trailhead projects.

Contact: Rudy Valdez, valdezrx1@elpasotexas.gov

Mr. Rudy Valdez, Program Manager, Capital Improvement Department (CID), gave a presentation on the 2012 Quality-of-Life Bond trailhead projects and responded to comments and questions from Board Members and the public.

Chairwoman Balin and Board Member Dr. Teschner commented.

Ms. Marilyn Guida, public, commented.

At this time, Chairwoman Balin requested members of the public exit the meeting.

CLOSED SESSION

The Open Space Advisory Board of the City of El Paso may retire into CLOSED SESSION pursuant to Section 3.5^a of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the items on this agenda, consistent with the terms of the Open Meetings Act. The Open Space Advisory Board will return to open session to take any final action.

- SECTION 551.071 CONSULTATION WITH ATTORNEY
- SECTION 551.072 DELIBERATION REGARDING REAL PROPERTY
- SECTION 551.073 DELIBERATION REGARDING PROSPECTIVE GIFTS
- SECTION 551.074 PERSONNEL MATTERS
- SECTION 551.076 DELIBERATION REGARDING SECURITY DEVICES
- SECTION 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

CS1. Information and Discussion: Status of the 2012 Quality of Life Bond Open Space Acquisition Priority List. Discussion of this item will be closed to the public pursuant to the El Paso City Code, Section 2.22.050(A)(5), and Texas Government Code Section 551.072 Deliberation Regarding Real Property. Contact: Rudy Valdez, Valdezrx1@elpasotexas.gov

Board Members and members of the public reconvened the meeting.

- 8. Discussion and Action:** OSAB Development Goal
Contact: Katrina Martich, Chairwoman, kmartich@stellee.com

OSAB DEVELOPMENT GOAL

Doing outreach to developers and to start working with the development community:

- a. Find out what were the obstacles were preventing developers from using tools such as conveyances, NOS Ordinance, etc., and overcome those obstacles
- b. OSAB Development Goal subcommittee members consisted of Ms. Martich, Mr. Nester (Chairman) and Ms. White

Mr. Nester elaborated on the two components of the OSAB Development Goal:

1. *Within the city, find out what incentives were available to developers that would help integrate more open space or parkland, etc.*
 - a. It was discovered that each City department, or various Departments, have their own incentives;
 - b. There is not one central location for developers to go to, to receive information, assistance;
 - c. Staff provided Mr. Nester a list of city staff contacts that may or may not have information;
2. *Outreach*
 - a. Mr. Nester spoke to staff in the Parks & Recreation, Capital Improvement Department (CID)

To the Board, Mr. Nester asked that he be allowed to continue to serve as a member of the OSAB Development Goal subcommittee to further meet with staff and centralize all the incentives available that would provide developers one location to receive information and assistance.

1. Mr. Nester explained he has meet with developers:
 - a. To find out what is/is not working to improve overall development in El Paso;
 - b. To implement recommendations/strategies from development community;
 - c. To demonstrate how the bottom line can be improved;
(Mr. Nester shared a story regarding a particular subdivision, linear parks and pocket park)
 - d. To discuss low-impact development;
 - e. To discuss/implement Transfer Development Rights (TDR), Public Improvement Districts (PID), Municipal Utility Districts (MUD)

Chairwoman Balin, Vice-Chairman Tolbert and Board Members Lilly, Bonart and White commented.

Chairwoman Balin asked if any other Board Member(s) would like to join the existing subcommittee. She listed the current subcommittee members as Mr. Nester, Ann Lilly, Dr. Bonart and Ms. White.

Ms. Lilly asked that Mr. Nester continue as Chairman of the OSAB Development Goal subcommittee.

Mr. Nester agreed to continue serving as Chairman.

Ms. Karla Nieman, Assistant City Attorney, stated no more than four Board Members are permitted to be members of a subcommittee. Members of the public are permitted to participate in subcommittees.

Ms. Judy Ackerman, public, commented.

NO ACTION WAS TAKEN.

9. **Discussion and Action:** OSAB Visibility Goal
Contact: Katrina Martich, Chairwoman, kmartich@stellee.com

OSAB VISIBILITY GOAL

1. *Each Board Member is to meet with their respective City Council Representative and inform their Representative of concerns, issues, etc., regarding open space.*
Dr. Bonart met with his City Council Representative Peter Svarzbein to discuss open space concerns, issues, etc.; Representative Svarzbein requested Dr. Bonart keep him apprised of any major issues regarding open space.

In addition to meeting with their respective City Council Representative, Ms. Martich stated there is an opportunity here to develop a strategic plan for increasing visibility of open space. For example, it is extremely difficult to research open space information on the web.

As a development tool, Dr. Bonart suggested developing a website or including open space information into an existing website, information specific to open space.

2. *All OSAB Board Members are to become involved in outreach.*

Ms. Martich explained a subcommittee to discuss current city goals and how open space works within those goals was created; however, that subcommittee had subsequently fallen apart. Should that subcommittee ever be restored, Mr. Charlie Wakeem, former Open Space Board Member, offered to be a member.

She recommended Board Members reappoint a subcommittee for this strategic initiative that would look at things that OSAB could do to raise visibility, both within the city and within city staff, so that the Board could function better. Ms. Martich explained the City Manager has appointed a Team Leader to serve over each of the eight strategic goals. On a regular basis, those Team Leaders provide reports to the City Council; there is no mention of open space or the OSAB in any of those reports.

Chairwoman Balin asked if there were any Board Members willing to serve on this subcommittee; furthermore, Chairwoman Balin stated she would continue serving on this subcommittee.

Chairwoman Balin asked Vice-Chairman Tolbert if he would Chair this subcommittee. Vice-Chairman Tolbert agreed to the Chairwoman's appointment.

Ms. Martich reminded Board Members of Mr. Charlie Wakeem's willingness to serve as a member of this subcommittee.

Dr. Bonart requested a list of the current Open Space Advisory Board members contact information. Mr. Nester explained the information requested could be obtained via the Dropbox.

Mr. Larry Nichols, Director, Planning & Inspections Department, responded to comments and questions from Board Members.

Ms. Judy Ackerman, public, asked what the names were of the individuals serving on this subcommittee.

Chairwoman Balin listed Vice-Chairman Tolbert (as Chairman), Mr. Charlie Wakeem (public), Ms. Pat White (Board Member) and herself.

10. Adjournment

MOTION:

Motion made by Dr. Teschner, and seconded by Ms. Martich AND UNANIMOUSLY CARRIED TO ADJOURN AT 4:43 P.M.