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## ADVISORY BOARD

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September 28, 2009  
City Hall – 4<sup>th</sup> Floor, 12:30 P.M.  
Engineering Conference Room  
2 Civic Center Plaza, El Paso, Texas

### MINUTES

**Members Present:** 8

Richard C. Bonart, Charles S. Wakeem, Lois Anne Balin, Walt Phillips, Richard L. Thomas, James H. Tolbert, Bill Addington, Kevin T. von Finger

**Members Absent:** Luis M. Ruiz,

**Member Vacancies:** 0

**Ex-Officio Members Present:** Gonzalo Cedillos

**Parks and Recreation Staff Present:** Nanette Smejkal, Parks and Recreation Director, Shamori R. Whitt, Open Space, Trails & Parks Coordinator, Richard Garcia, Park Development Manager, Maggie Binkley, Administrative Assistant

**Others Present:** Patricia Aduato, Deputy City Manager, Carmen Arrieta-Candelaria, Financial Services CFO, Alan Shubert, Engineering, Fred Lopez, Planning Division,

1. Meeting Called to Order - Chair Bonart called the meeting to order at 12:35 p.m. and introductions were made.
2. Approval of Minutes: August 24, 2009  
Motion made by Richard Thomas to approve the minutes as written. Second by Charles Wakeem. Motion carried (unanimous).
3. Presentation and Information: Options for Conservation Development and Natural Stormwater Drainage Design

Mr. Alan Shubert, Engineering, gave a PowerPoint presentation on the updated subdivision code, the drainage design manual and natural treatment of drainage. Mr. Shubert reviewed the notable changes between the previous code and the current code. Discussion ensued regarding design criteria, considerations for open channels and challenges presented by arroyos.

*Bill Addington arrived at 1:00 p.m.*

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Discussion continued with vested rights with the old design standards. Chair Bonart requested information on land study applications and documentation that is provided to engineering in making determinations. Mr. Shubert stated that land studies do not provide a high level of detail.

Kevin von Finger raised issues related to the preservation of vegetation and habitat and stated there was a need to implement a community standard in an effort to meet these challenges.

Ms. Lois Anne Balin gave a PowerPoint presentation on alternative drainage methods that can be utilized on desert systems. Ms. Balin gave examples of bioengineering techniques that will restore areas of erosion. Ms. Balin reviewed best management practices, facility plan for arroyos and wildlife crossings.

Agenda Amendment: Chair Bonart moved Agenda Item #6 as the next item for discussion and information.

4. Agenda Item # 6: Discussion and Information: Funding Mechanisms for the Open Space Master Plan.

Carmen Arrieta-Candelaria, Chief Financial Officer for the City of El Paso, gave a PowerPoint presentation on funding mechanisms for the Open Space Master Plan. She explained GOB's (General Obligation Bonds) and CO's (Certificates of Obligation) and other sources such as grants. The city has grant writers on call. Land trusts can be used to acquire land for open space. The Frontera Land Alliance is a local land trust; several board members are also Frontera members. One dedicated source for Open Space is the Stormwater Utility funding which is now available. Currently there is no special local assessment for Open Space. (Handout)

The Board discussed the need to identify priority projects of the Open Space Plan.

*Richard Thomas leaves the meeting at 2:10 p.m.*

*Lois Anne Balin leaves the meeting 2:15 p.m.*

Another avenue to acquire property is through donation. The Board discussed capital and operating budgets.

5. Agenda Item # 4: Discussion and Action: Open Space Zoning Category

Fred Lopez, Planning, distributed a draft of the changes requested by the Open Space members. The Board reviewed the proposed natural open space zoning district and revised definitions and standards. (Handout)

Chair Bonart suggested an illustration or chart be brought back to the Board next meeting identifying the different categories and requirements. Discussion ensued to simplify the draft and refer to existing code sections for definitions.

Chair Bonart moved to the next Agenda item without "Action" on Agenda Item # 4 and requested it be brought back for next meeting.

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Agenda Amendment: Chair Bonart moved Agenda Item #7 as the next item for discussion and information.

6. Agenda Item #7: Discussion and Information: EPMC 2.22 (Open Space Advisory Board) Amendment

Board reviewed Ordinance No. 017205 adopted by City Council on September 22, 2009.

7. Agenda Item #5: Discussion and Action: Board By Laws

Chair Bonart conducted an Article by Article review of the draft Board By Laws. Discussion included meeting management and hour of conclusion. Charles Wakeem recommended limiting the meeting to 4:00 p.m., with general consensus. Chair Bonart called for a vote and the motion carried (unanimous).

A request to include “Executive Session” on agendas was discussed. Further information from legal is needed. Shamori Whitt will update the Board at the next meeting.

Chair Bonart suggested Shamori Whitt give a briefing or highlights on Open Space projects and add Public Comment to the Agenda.

After all revisions were made, Charles Wakeem made a motion to accept the By Laws as changed. Second by Kevin von Finger. The motion carried. (Unanimous)

8. Discussion: Items for Future Agendas

The following items were proposed for future Agendas:

- a. Land “Takings” and Texas Law
- b. Overview of development application process
- c. Zoning Category
- d. Subdivision process or flowchart
- e. Process of making recommendations to City Council
- f. Economic Development

9. Adjournment:

Meeting adjourned at 3:40 p.m.