



REVISED
ADVISORY BOARD MINUTES
CITY DEVELOPMENT DEPARTMENT

Wednesday, August 14th, 2013, 3:00 P.M.
 2nd Floor, Main Conference Room
 City Hall, 300 N. Campbell St.

Members Present: 6

Chairman Charles Wakeem, Joseph Nester, Richard Teschner, Lois Balin, Maria Teran, Katrina Martich

Members Absent: 1

Bill Addington

Vacancies: 2

Planning Staff:

David Coronado, City Development Program Manager; Harrison Plourde, Planner; Kimberly Forsyth, Lead Planner

Others Present:

Karla Nieman, Assistant City Attorney; Marci Tuck, Parks and Recreation; Lupe Cuellar, EPWU-PSB; Rudy Valdez, EPWU-PSB; James Tolbert, public; Bernie Sargent, public

1. Meeting Called to Order

Chair Wakeem called the meeting to order at 3:04 p.m.

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

None.

3. Discussion and Action

a. Nomination and election of new Open Space Advisory Board Officers

NOMINATIONS FOR CHAIRMAN

1. Chairman Wakeem nominated Ms. Katrina Martich;
 2. Ms. Balin nominated Chairman Wakeem. *Chairman Wakeem declined the nomination.*
- No other nominations for Chairman were considered.*

ACTION:

*Motion made by Chairman Wakeem, seconded by Dr. Teschner and **UNANIMOUSLY CARRIED TO APPROVE MS. KATRINA MARTICH, CHAIRMAN.***

Ms. Martich's term as Chairman of the Open Space Advisory Board will begin at the next regularly scheduled meeting, September 11, 2013.

NOMINATIONS FOR VICE-CHAIRMAN

Chairman Wakeem nominated Mr. Joseph Nester.

No other nominations for Vice-Chairman were considered.

ACTION:

*Motion made by Chairman Wakeem, seconded by Mr. Nester and **UNANIMOUSLY CARRIED TO ACCEPT MR. JOSEPH NESTER, VICE-CHAIRMAN.***

- b. Approval of Minutes: July 17, 2013.

Chairman Wakeem asked Board Members if they had any additions, corrections, and/or revisions. *There being none.*

ACTION:

*Motion made by Dr. Teschner, seconded by Ms. Martich and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR JULY 17, 2013.***

ABSTAIN: Maria Teran

- c. Changes to the Agenda.

Neither Staff, nor Board Members, noted any changes to the agenda.

ACTION:

*Motion made by Mr. Nester, seconded by Ms. Balin and **UNANIMOUSLY CARRIED TO APPROVE THE AGENDA.***

4. **Discussion and Action:** The Northwest Multi-Service Center expansion, located adjacent to the Keystone Heritage Park. Contact: David Coronado, CoronadoDA@elpasotexas.gov

Chairman Wakeem noted that this item was presented to the OSAB at a December 2012 meeting. From that discussion, he recalled that Engineering Staff would review the proposed expansion design plans with the Keystone Heritage Board.

Per the backup information provided to the Board today, Chairman Wakeem read into the record an email sent by Julie Baldwin, Program Administrator, Engineering and Construction Management to Planning Staff explaining that, at this time, City funding for the proposed expansion project was not available.

Mr. Bernie Sargent, Board Member, Keystone Heritage Park, gave background information regarding the Keystone Heritage Park and the Park's various amenities. Mr. Sargent asked that, prior to the proposed expansion, the City work in partnership with the Keystone Heritage Park Board, as the Board would like to provide their input, comments, feedback, etc.

Mr. Coronado stated he would relay Mr. Sargent's comments to Engineering & Construction Management Staff.

ACTION:

Motion made by Dr. Teschner TO THE KEYSTONE HERITAGE PARK BOARD, AS WELL AS, THE FOLLOWING CITY OF EL PASO DEPARTMENTS: ENGINEERING & CONSTRUCTION MANAGEMENT, DEPARTMENT OF TRANSPORTATION, PARKS & RECREATION, AND ANY OTHER CITY DEPARTMENTS INVOLVED, THAT THERE BE COMMUNICATION, ON A REGULAR BASIS, WITH THE SOLE TOPIC BEING THE FUTURE OF THOSE ACRES ADJACENT TO KEYSTONE HERITAGE PARK.

Dr. Teschner clarified that his motion was just a suggestion for the two parties to meet and address this issue exclusively, as opposed to, at a general meeting of the Keystone Heritage Park Board.

AMENDED MOTION:

Motion made by Dr. Teschner, seconded by Ms. Balin THAT THIS BOARD RECOMMEND THAT ENGINEERING & CONSTRUCTION MANAGEMENT DEPARTMENT STAFF MEET WITH THE KEYSTONE HERITAGE PARK BOARD TO DISCUSS THIS ISSUE EXCLUSIVELY.

Chairman Wakeem explained that although the agenda item is posted for “**Discussion and Action:**” an action is not necessary.

At this time, Dr. Teschner withdrew his motion. Ms. Balin withdrew her second to the motion.

No action was taken.

WELCOME – MARIA TERAN – NEWLY APPOINTED BOARD MEMBER

Prior to the discussion of Item 5, Chairman Wakeem welcomed Ms. Maria Teran, newly appointed to the Board. He noted that Ms. Teran had served on the Public Service Board (PSB) for eight years and was the PSB Vice-Chairman for one year.

5. **Discussion and Action:** Private donation of a 9.986 acre parcel of land legally described as Tract 3, AB 2732, J.A. Friedenbloom Survey No. 130; and located north of the Kern View Estates No. 2 and Sierra Crest Replat B Subdivisions and east of the Mission Hills Subdivision. Contact: Peter Wallish, WallishPJ@elpasotexas.gov

Chairman Wakeem noted Staff had previously presented this to the Board. At that time, as part of the recommendation motion to accept the property, the Board also recommended that the property be rezoned to NOS.

Mr. Coronado gave a PowerPoint presentation and noted that Staff had met with City Manager Wilson this morning. At that meeting, Ms. Wilson directed Staff to begin the *due diligence process* for this site and to cover the costs using the \$5 million Open Space Acquisition bond monies.

No action was taken.

6. **Discussion and Action:** Quarterly report from the Planning Division, Subdivisions Section regarding land studies and plats approved in the Mountain and Hillside Development areas. Contact: Kimberly Forsyth, ForsythKL@elpasotexas.gov

Ms. Forsyth gave a PowerPoint presentation regarding a review of land studies and subdivision plats in the MDA (Mountain Development Area) and HDA (Hillside Development Area).

No action was taken.

7. **Discussion and Action:** Quarterly report from the El Paso Water Utility – Public Service Board regarding the status of stormwater funding for Open Space acquisition and restoration.

Contact: Rudy Valdez, rvaldez@epwu.org

Mr. Valdez gave a PowerPoint presentation regarding the status of stormwater funding for open space projects and noted that this was the second quarterly report of the year.

At this time, the Board ended the discussion; however, further discussion on the matter would take place, in a closed meeting not open to the public, following the discussion on the remaining agenda items.

8. **Discussion and Action:** Options for the approximately 179 acres of land owned by the City and managed by the PSB, located south of the Northeast Master Plan, east of the Chuck Heinrich Park, and west of the Franklin Mountain State Park. Contact: Lupe Cuellar, lcuellar@epwu.org

Ms. Cuellar commented on the OSAB's recommendation to rezone the property to NOS (Natural Open Space) and the PSB Northeast Master Plan. Following discussion regarding potential options for the property, Ms. Cuellar asked that the Board not take action and allow PSB, Parks & Recreation and Planning Staff to meet and discuss what actions, amendments, etc., are required to include this parcel in the Northeast Master Plan. She added that she had not discussed this proposal with the PSB Board.

No action was taken.

9. **Update and Discussion:** Status of the Bowen lease as it affects land managed by the El Paso Water Utility – Public Service Board, located in the Northeast, and particularly the portion of land located in the Mountain and/or Hillside Development Areas.

Contact: Lupe Cuellar, lcuellar@epwu.org

Ms. Cuellar stated that EPWU-PSB leases, with whom, the contents of, etc., were not within the purview of the OSAB.

10. **Discussion and Action:** Discussion and action on an ordinance amending Title 20 (Zoning), Chapter 20.02 (Definitions); Chapter 20.06 (Zoning Districts and Map), Section 20.06.020(Purpose of Districts); Chapter 20.10 (Supplemental Use Regulations), Section 20.10.385 (Natural Open Space); and Appendix A (Table of Permissible Uses) of the El Paso City Code to revise the definition of Natural Open Space and to add definitions and revise uses permitted with the Natural Open Space Zoning District. The penalty is as provided for in Chapter 20.04 of the El Paso City Code. Contact: Elizabeth Gibson, GibsonEK@elpasotexas.gov

Chairman Wakeem stated that he had read the redlined ordinance language and had no objections.

Ms. Tuck noted Parks and Recreation had additional comments. Mr. Coronado asked if Ms. Tuck would provide him the draft language so that Staff could later determine the best place to insert that language. Following further discussion regarding additional revisions, the following motion was made:

ACTION:

*Motion made by Dr. Teschner, seconded by Ms. Teran and **UNANIMOUSLY CARRIED TO RECOMMEND TO CITY COUNCIL TO APPROVE THE ORDINANCE AS AMENDED AND REVIEWED AT THIS MEETING.***

Following the motion, the OSAB convened a closed session meeting to allow Ms. Cuellar to inform and update the Board regarding agenda item 7., specifically, open space acquisitions.

ACTION:

*Motion made by Dr. Teschner, seconded by Ms. Teran and **UNANIMOUSLY CARRIED TO CLOSE THE CLOSED SESSION MEETING.***

11. Discussion and Action: Items for Future Agendas.

REQUESTS

1. Agenda Item 3. a. amend the By-Laws to change the date of the OSAB annual meeting.
2. Agenda Item 8. In two months, post an item on the agenda regarding the Northeast Master Plan and options for the approximate 179 acres of land owned by the City and managed by the PSB, located south of the Northeast Master Plan, *west* of the Chuck Heinrich Park, and *east* of the Franklin Mountain State Park.
3. Agenda Item 4. Ms. Martich suggested Staff place an item on the next OSAB meeting agenda requesting a formal update from Engineering & Construction Management Staff regarding the proposed expansion project located on the south side of Keystone Heritage Park.
4. Agenda Item 7. Quarterly report from the El Paso Water Utility – Public Service Board regarding the status of stormwater funding for Open Space acquisition and restoration. Chairman Wakeem asked if Mr. Valdez could provide a status report update to the Board regarding the various open space and park pond projects, finalized or currently in process. Chairman Wakeem specifically requested an update on the Cement Lake project.
5. Districts 2 and 7 to appoint Board Members.
6. Ms. Martich requested a history of the OSAB recommendations, open and closed, from January 2013 to present.
7. OSAB packet to new Board Members.

8. Review priority list of open space acquisitions for the 10% Open Space monies – (Silver ~~Lake~~ Springs is not shown).
9. Ms. Martich requested an overview of the following:
 - a. The Open Space Plan;
 - b. Purview of Mountain and Hillside Development areas and what responsibilities of the Board pertaining to same;
 - c. Overview of OSAB duties

12. Adjournment

MOTION:

*Motion made by Ms. Balin, seconded by Dr. Teschner and **UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 5:28 P.M.***