

Open Space Open Space



OPEN SPACE ADVISORY BOARD MINUTES

Wednesday, September 13th, 2017, 3:00 P.M.

City 1 Building (City Hall), 300 N Campbell

1st Floor, City Council Chambers

Members Present: 6

Chairwoman Dr. Sharon Miles-Bonart, Vice-Chairman Bob Geyer, Don Baumgardt, Alyssa Benavides Cervantes, Robert Melson, and Patricia White

Members Absent: 0

Vacancies: 3

Mayor, District 5, and District 8

Planning & Inspections Department – Planning

Larry Nichols, Director; Alex Hoffman, Deputy Director; Kimberly Forsyth, Program Manager; Jeff Howell, Lead Planner; Nelson Ortiz, Lead Planner; Harrison Plourde, Senior Planner; Ryan Kirby, Planner; Karina Brascalla, Planner; Kareem Dallo, Engineering Division Manager, Land Development

Other City Staff Present:

Karla Nieman, Assistant City Attorney, City Attorney's Office; Jorge Castillo, Open Space, Trails & Parks Coordinator, Parks and Recreation; Pat Dalbin, El Paso Water; Jose Carlos Villalva, Real Estate Manager, Economic Development Department

Members of the Public:

Judy Ackerman, Franklin Mountain Wilderness Coalition, Marilyn Guida

Establish a Quorum

A quorum of the Open Space Advisory Board was present.

Meeting Called to Order

Chairwoman Dr. Sharon Miles-Bonart called the meeting to order at 3:10 p.m.

Time Limits for Information Presentations: *There is a 15 minute time limit for presentations, with additional time granted at the discretion of the presiding officer. This limitation is applicable only to the presentation itself and does not include discussion and action elements of an item.*

Call to the Public (items not listed on the Agenda): *Members of the public will be allowed 3 minutes to present, with additional time granted at the discretion of the presiding officer.*

1. *Judy Ackerman, Franklin Mountain Wilderness Coalition*
2. *Board Member Bob Geyer (as a member of the public)*

Karla Nieman, Assistant City Attorney, gave legal advice.

REGULAR AGENDA

1. Discussion and Action: Changes to the Agenda

Staff requested:

1. Heard in Open Session – Executive Session item CS2. moved CLOSED SESSION to Open Session and heard immediately following agenda item 7.

Chairwoman Dr. Sharon Miles-Bonart requested the following:

1. Move – Agenda items 4 through 7 after agenda item 9.; and
2. Table – Agenda item 10 until a future meeting

MOTION:

Motion made by Mr. Melson, seconded by Ms. Benavides AND UNANIMOUSLY CARRIED TO APPROVE THE CHANGES TO THE AGENDA.

2. Discussion and Action: Approval of the Minutes: August 2nd, 2017



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Chairwoman Dr. Sharon Miles-Bonart asked Board Members if they had any additions, corrections and/or revisions to the minutes. *No response from Board Members.*

MOTION:

Motion made by Mr. Baumgardt, seconded by Mr. Melson AND UNANIMOUSLY CARRIED TO APPROVE THE MINUTES.

ABSTAIN: *Ms. White and Ms. Benavides*

3. **Information, Discussion, and Action:** Nomination and election of the Open Space Advisory Board (OSAB) Chair and Vice-Chair. Contact: Dr. Sharon Miles-Bonart, shmiles@flash.net

Nomination for Chair

Vice-Chairman Bob Geyer nominated Dr. Sharon Miles-Bonart Chairwoman. Mr. Melson seconded the nomination. No other nominations stated.

MOTION:

Motion made by Mr. Melson, seconded by Ms. Benavides AND UNANIMOUSLY CARRIED TO CLOSE THE NOMINATIONS.

As there was only one nomination a vote was not required.

Nomination for Vice-Chair

Mr. Baumgardt nominated Vice-Chairman Bob Geyer as Vice-Chairman. Ms. White seconded the nomination. No other nominations stated.

MOTION:

Motion made by Ms. White TO CEASE NOMINATIONS.

As there was only one nomination a vote was not required.

4. **Information, Discussion, and Action:** Review and comment on the following Rezoning Application:

PZRZ17-00012: Portion of Lot 18, Block 26, Regal Crest Unit Five Replat "A", City of El Paso, El Paso County, Texas
Location: 851 Thorn Avenue
Zoning: R-3 (Residential)
Request: From R-3 (Residential) to G-MU (General-Mixed Use)
Existing Use: Church
Proposed Use: Mixed use of apartment, retail, and office
Property Owner: Church of Grace of El Paso
Representative: Mace Miller and Herman Guardado
District: 1
Contact: Andrew Salloum, salloumam@elpasotexas.gov



ITEM 4
PZRZ17-00012 OSAB

Mr. Salloum gave a presentation. Ms. Martha Macias, Sign Language Interpreter, provided sign language interpretation.

Chairwoman Dr. Sharon Miles-Bonart, Vice-Chairman Bob Geyer, Mr. Baumgardt, and Ms. White commented and/or asked questions of Mr. Salloum, Mr. Huckabee and Mr. Miller.

Kevin Huckabee, representing the current owner, was present.

Mace Miller, representing the developer, was present.

MOTION:

Motion made by Mr. Baumgardt, seconded by Vice-Chairman Bob Geyer AND UNANIMOUSLY CARRIED TO RECOMMEND APPROVAL.

5. Information, Discussion, and Action: Review and comment on the following Rezoning Application:

PZRZ17-00017: Being a portion of Nellie D. Mundy Survey 244, City of El Paso, El Paso County, Texas

Location: North of Transmountain Road and East of Northwestern Drive

Zoning: R-3A (Residential)

Request: From R-3A (Residential) to P-R-1 (Planned Residential I)

Existing Use: Vacant

Proposed Use: Residential development

Property Owner: DVEP Land LLC

Representative: CEA Group

District: 1

Contact: Andrew Salloum, salloumam@elpasotexas.gov



ITEM 5

PZRZ17-00017 OSAB

Mr. Salloum gave a presentation. Ms. Martha Macias, Sign Language Interpreter, provided sign language interpretation.

Chairwoman Dr. Sharon Miles-Bonart, Vice-Chairman Bob Geyer, Mr. Baumgardt, Mr. Melson, Ms. Benavides, and Ms. White commented.

The following members of staff commented:

1. Kareem Dallo
2. Karla Nieman
3. Kimberly Forsyth

MOTION:

*Motion made by Vice-Chairman Bob Geyer, seconded by Ms. White **TO RECOMMEND DENIAL.***

Jorge Azcarate, CEA Group, for the developer, commented.

Marilyn Guida, member of the public, commented.

MOTION:

*Motion made by Vice-Chairman Bob Geyer, seconded by Ms. White **AND CARRIED TO RECOMMEND DENIAL.***

AYES:

Vice-Chairman Bob Geyer
Ms. White
Mr. Baumgardt

NAYS:

Mr. Melson
Ms. Benavides

ABSTAIN:

Chairwoman Dr. Sharon Miles-Bonart

(Motion passed to **RECOMMEND DENIAL** (3-2))

6. **Information, Discussion, and Action:** Presentation on previous purchases using 10% stormwater/open space funding. Contact: Patricia Dalbin, pdalbin@epwu.org

No discussion.

7. **Information, Discussion, and Action:** Presentation on parameters, guidelines, and procedures for determining acquisitions using 10% stormwater/open space funding.
Contact: Patricia Dalbin, pdalbin@epwu.org

No discussion.

Following agenda item 3. Board Members retired into Executive Session.

EXECUTIVE SESSION

FOR THE RECORD

*The Open Space Advisory Board of the City of El Paso may retire into **CLOSED SESSION** pursuant to Section 3.5A 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: Update on the purchase of Priority Property #5.

Contact: Jose Carlos Villalva, villalvajc@elpasotexas.gov

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.

Per the Changes to the Agenda, Item CS2. was discussed in Open Session.

CS2. Information and Discussion: Quarterly report from the Public Service Board (PSB) on the activities and expenditures of the 10% annual drainage utility fee revenues allocated for Green Projects, as relating to open space.

Contact: Jose Carlos Villalva, villalvajc@elpasotexas.gov

~~*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.*~~

No discussion.

Following Executive Session, Board Members discussed agenda item 8.

- 8. Information, Discussion, and Action:** Update on the status of El Paso Water's (EPW) purchase of the Hunt Arroyos. Contacts: Patricia Dalbin, pdalbin@epwu.org
Dr. Sharon Miles-Bonart, shmiles@flash.net



170913 OSAB Hunt
Property.pptx

Pat Dalbin gave a presentation.

Chairwoman Dr. Sharon Miles-Bonart, Vice-Chairman Bob Geyer, and Mr. Baumgardt commented.

No Action was taken.

Agenda item 9 was discussed following agenda item 8.

- 9. Information, Discussion, and Action:** Update on the Mountain to River Trail.
Contacts: Jorge Castillo, castillojx1@elpasotexas.gov
Dr. Sharon Miles-Bonart, shmiles@flash.net



ITEM 9 OSAB Mtg
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Jorge Castillo gave a presentation.

Chairwoman Dr. Sharon Miles-Bonart, Vice-Chairman Bob Geyer, and Mr. Baumgardt commented.



ITEM 9 Mountain to
River.pptx

Chairwoman Dr. Sharon Miles-Bonart gave a presentation.

No Action was taken.

Following this discussion, go to agenda item 4.

- 10. Information, Discussion, and Action:** Update OSAB bylaws to hold the regular meetings monthly on the second Wednesday, except when otherwise decided by a majority of the Board.
Contact: Dr. Sharon Miles-Bonart, shmiles@flash.net

No discussion.

Prior to adjourning, newly appointed Board Member Ms. Alyssa Benavides-Cervantes introduced herself.

11. Adjournment

MOTION:

Motion made by Mr. Baumgardt, and seconded by Ms. Benavides AND UNANIMOUSLY CARRIED TO ADJOURN.