Open Space

ADVISORY BOARD MINUTES

AMENDED

Wednesday, December 7, 2011, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 8
Katrina M. Martich, Joanne Burt, James H. Tolbert, Richard L. Thomas, Andres Quintana, Bill G. Addington, Kevin T. von Finger, Charlie S. Wakeem, Chair

Members Absent: 1
Lois A. Balin

Planning and Economic Development Staff:
Mathew McElroy, Deputy Director; Philip Etiwe, Development Review Manager; David Coronado, Lead Planner; Kim Forsyth, Lead Planner; Raul Garcia, Senior Planner; Melissa Granado, Senior Planner; Todd Taylor, Planner; Justin Bass, Planner; Esther Guerrero, Planner; Kevin Smith, Planner; Fred Lopez, Comprehensive Plan Manager

Others Present:
Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Marcia Tuck, Parks & Recreation, Open Space Trails and Parks Coordinator, Kareem Dallo, Engineering Division Manager; Rudy Valdez, EPWU-PSB; John Balliew, EPWU-PSB; Jim Shelton, EPWU-PSB; Veronica Galindo; Brent Pearson, Department of Transportation; Trish Tanner, Jobe; Efrain Esparza, TxDOT; Tony Uribe, TxDOT; José Lares, Hunt Communities; Bobby Gonzalez, Quantum Engineering Consultants, Inc.; John Moses, former Superintendent of the Texas Parks & Wildlife (El Paso); Conrad Conde, Conde, Inc.; Dr. Rick Bonart, citizen; John Sproul, UTEP-CERM; Richard Teschner, citizen.

1. **Meeting Called to Order**
   Chair Wakeem called the meeting to order at 1:28 p.m.

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

   None.

3. **Discussion and Action**

   a. Approval of Minutes: November 9, 2011

   <u>ITEM 4, PAGE 2 OF 6</u>
   Mr. Tolbert requested Staff add the following prior to the Motion.
   Mr. Tolbert stated that matter was never brought before the Tree Subcommittee of the Parks & Recreation Board.

ITEM 7, PAGE 5 OF 6
Mr. Tolbert asked if Staff could summarize the email that Mr. Cordova sent to Chair Wakeem. Mr. Tolbert noted Mr. Cordova's remarks were somewhat more negative than Mr. Conde's.

Mr. Coronado responded Staff will insert Mr. Cordova's email into the minutes.

ITEM 6, PAGE 4 OF 6
Chair Wakeem requested Staff delete the following *"Chair Wakeem read into the record an email he received from Mr. Rick Cordova (copy of email on file)."*

MOTION:
Motion made by Mr. von Finger, seconded by Mr. Tolbert and ***UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR NOVEMBER 9, 2011, AS CORRECTED.***

ABSTAIN: *Ms. Burt*

b. Changes to the Agenda

Mr. Coronado requested the following changes:

1. To be discussed concurrently:
   Item 3.c. (3), **SUS11-00117** and Item 3.d. (1) **PZCR11-00004**

   FOR THE RECORD
   Chair Wakeem stated for the record that Ms. Katrina Martich has a conflict of interest and will recuse herself from both those items.

2. Postpone two weeks:
   Item 3.c. (4) **SUSU11-00120**

3. Postpone two weeks:
   Item 3.c. (5) **SUSU11-00121**

4. Move Discussion and Action Items 4, 5, 6, and 7 to the forefront of the agenda.
   (Item 4 delayed pending the arrival of TxDOT Staff)

   MOTION:
   Motion made by Mr. von Finger, seconded by Ms. Martich and ***UNANIMOUSLY CARRIED TO ACCEPT THE CHANGES TO THE AGENDA.***

The following item was discussed immediately following Item 6.

c. Review and comment on current subdivision applications, as indicated below:

(1)	**SUSU11-00118:**	Enchanted Hills Unit Two – Being a portion of Tract 8, Laura E. Mundy Survey No. 238, City of El Paso, El Paso County, Texas
	LOCATION:	East of I-10 and North of Transmountain Road
	PROPERTY OWNER:	E.P. Transmountain Residential, L.L.C.
	REPRESENTATIVE:	Roe Engineering, L.C.
	DISTRICT:	1
	TYPE:	Major Combination
	STAFF CONTACT:	Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov

Mr. Smith gave a presentation and noted Staff recommends approval.

Mr. Dallo understood that the U.S. Army Corps of Engineers had issued a permit; however, he would research that for the Board.

Dr. Bonart, Board Members and Staff discussed the designated open space area in conjunction to Arroyo 41A.

Mr. Conrad Conde, Conde, Inc., explained he was not the engineer, he did the Master Plan. Mr. Conde stated Arroyo 41A is not to be cut-off, period.

MOTION:
Motion made by Mr. Thomas, seconded by Mr. von Finger and ***CARRIED TO APPROVE.***

AYES: *Ms. Martich, Mr. Tolbert, Mr. Thomas, Mr. Quintana, Mr. von Finger*
NAYS: *Ms. Burt and Mr. Addington*

Motion passed (5-2)

(2)	**SUSU11-00122:**	Montecillo Unit Three Replat A – Being a Replat of Lot 3, Block 9, Montecillo Unit Three Amending Plat, City of El Paso, El Paso County, Texas
	LOCATION:	West of Montecillo Boulevard and South of Castellano Drive
	PROPERTY OWNER:	EPT Mesa Development, LP
	REPRESENTATIVE:	Conde, Inc.
	DISTRICT:	8
	TYPE:	Minor
	STAFF CONTACT:	Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov

Mr. Smith gave a presentation and noted Staff recommends approval.

Mr. Conrad Conde, Conde, Inc., explained the developments for the intersection of Montecillo and Mesa.

MOTION:
Motion made by Mr. von Finger, seconded by Ms. Burt and ***UNANIMOUSLY CARRIED TO APPROVE.***

(3)	**SUSU11-00117:**	Franklin Hills Unit Eight – Being a portion of H.G. Foster Survey 262, City of El Paso, El Paso County, Texas
	LOCATION:	East of Franklin Hills Street and North of High Ridge Drive
	PROPERTY OWNER:	Sun 262 Partners, Ltd.
	REPRESENTATIVE:	Quantum Engineering Consultants, Inc.
	DISTRICT:	1
	TYPE:	Major Preliminary
	STAFF CONTACT:	Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

To be discussed concurrently:
Item 3.c. (3), ***SUS11-00117*** *and Item 3.d. (1)* ***PZCR11-00004***

Mr. Bass gave a presentation and noted Staff recommends approval of the modifications requested by the applicant.

MOTION:
Motion made by Mr. von Finger, seconded by Mr. Thomas and ***CARRIED TO APPROVE.***

AYES: *Ms. Burt, Mr. Tolbert, Mr. Thomas, Mr. Quintana, Mr. von Finger*
NAY: *Mr. Addington*
ABSTAIN: *Ms. Martich*

Motion passed (5-1)

(4)	**SUSU11-00120:**	Desert Springs Unit One – A portion of Tract 8, Laura E. Mundy Survey No. 238, all of Tracts 12 and 13 and a portion of Tracts 10A and 10E, Nellie D. Mundy Survey No. 244, City of El Paso, El Paso County, Texas
	LOCATION:	East of I-10 and North of Transmountain Road
	PROPERTY OWNER:	RPW Development, DVEP Land LLC, EP Transmountain Residential LLC
	REPRESENTATIVE:	CEA Group
	DISTRICT:	1
	TYPE:	Major Combination
	STAFF CONTACT:	Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Postpone two weeks Item 3.c. (4) ***SUSU11-00120***

(5)	**SUSU11-00121:**	Desert Springs Unit Two – A portion of Tract 10A, Nellie D. Mundy Survey No. 239, and a portion of Tract 1B, Nellie D Mundy Survey No. 243, City of El Paso, El Paso County, Texas
	LOCATION:	East of I-10 and North of Transmountain Road
	PROPERTY OWNER:	RPW Development, DVEP Land LLC
	REPRESENTATIVE:	CEA Group
	DISTRICT:	1
	TYPE:	Major Combination
	STAFF CONTACT:	Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Postpone two weeks Item 3.c. (5) ***SUSU11-00121***

d. Review and comment on current zoning applications, as indicated below:

(1)	**PZCR11-00004:**	Portion of H.G. Foster Survey 262, City of El Paso, El Paso County, Texas
	LOCATION:	East of the intersection of Franklin Dove Avenue and Franklin Bluff Drive
	ZONING:	P-RI (Planned Residential I)
	REQUEST:	Amend zoning condition imposed by Ordinance No. 016588, dated March 20, 2007. (Request to modify the walking trail shown on the conceptual plan submitted with the application for rezoning and approved per Ordinance No. 016588)
	EXISTING USE:	Vacant
	PROPOSED USE:	Single-family residential lots
	PROPERTY OWNER:	Hunt Communities, GP, LLC
	REPRESENTATIVE:	Quantum Engineering Consultants, Inc.
	DISTRICT:	1
	TYPE:	Zoning Condition Amendment
	STAFF CONTACT:	Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

To be discussed concurrently:
*Item 3.c. (3), **SUS11-00117** and Item 3.d. (1) **PZCR11-00004***

Ms. Guerrero noted that the Staff Report refers to a release of a condition; however, it should read as an amendment to a condition. Ms. Guerrero gave a presentation and noted Staff recommends approval of the request. Ms. Guerrero clarified the location of the existing and proposed hike and bike trails.

Mr. Bobby Gonzalez, Quantum Engineering Consultants, Inc., explained the intent is to continue that trail system around the perimeter of the development. He explained he is trying to keep the hike/bike trails in their natural state; however, he does have a landscape architect.

MOTION:
*Motion made by Mr. von Finger, seconded by Ms. Burt and **CARRIED TO APPROVE.***

AYES: *Ms. Burt, Mr. Tolbert, Mr. Thomas, Mr. Quintana, Mr. von Finger*
NAY: *Mr. Addington*
ABSTAIN: *Ms. Martich*

Motion passed (5-1)

Item 4 was discussed after Item 5.

4. **Discussion and Action:** Report from TxDOT on the plant selection used in the landscaping plan for Transmountain. Contact: Ray Dovalina, TxDOT

Mr. Esparza, TxDOT, was present to respond to comments and/or questions from the OSAB. Mr. Esparza stated that previously Mr. Dovalina had distributed copies of the proposed landscape plan.

Chair Wakeem recalled that at the previous OSAB meeting Mr. Dovalina had stated that the Texas Parks & Wildlife Department and the city's arborist, Mr. Brent Pearson, had approved the TxDOT landscape plan. Copies of letters submitted by Ms. Balin, OSAB member and City of El Paso Urban Biologist, and Ms. Karen Clary, TxDOT, were distributed to the OSAB. Chair Wakeem explained these letters contradict what Mr. Dovalina had stated.

The following asked questions and/or made comments:

1. Mr. Pearson explained at some point he had redlined TxDOT drawings, he then gave those redlined drawings and his recommendations back to TxDOT. Mr. Pearson then offered his suggested vegetation changes to the TxDOT landscape plan. Mr. Pearson explained that plant availability would not be an issue.
2. Mr. von Finger referred to Executive Order 13112 (1999) whereby federal agencies will undertake efforts to prevent the use of invasives and the Federal Highway Administration Guidelines on Invasive Species. He noted that the Federal Highway Administration Guidelines talk about the NEPA (National Environmental Policy Act of

1969) analysis; however, there was no analysis of any of the plats in the NEPA document. He then commented on the non-native Chinese Pistache and noted the Chinese Pistache is listed as an invasive on both the Texas Invasives list and the U.S.D.A. Plant Atlas. He noted that the Chinese Pistache will be planted next to Arroyo 41A, which goes all the way to the Rio Grande River. He explained that in the event of another Storm 2008, some of those seeds will wash down into suitable habitat; we will have something else loose in West Texas. He strongly recommended other plants, possibly Oak Trees, he requested Chinese Pistache be removed from the list. Additionally, he requested that Oleanders, simply because it is poisonous, also be removed from the list. Mr. von Finger read into the record a letter from TxDOT's response letter to the Texas Parks & Wildlife comments on the plant list, the letter is dated August 8, 2011.

1st MOTION:
Motion made by Mr. von Finger, seconded by Mr. Thomas that we recommend that TxDOT drops the invasive Chinese Pistache and the poisonous non-native Oleander.
No vote was taken.

Chair Wakeem suggested the OSAB follow what Mr. Pearson and Texas Parks & Wildlife want to do.

3. Ms. Martich asked Mr. Esparza the following questions:
   a. Is it standard practice, in all TxDOT districts, for engineers to do the landscaping plan instead of a landscape architect?

      Mr. Esparza responded, in some TxDOT districts, we have a registered landscape architect. However, this district does not have a registered landscape architect; we do have access to a landscape architect in Austin that could support that plan.

   b. Is there a particular reason why a landscape architect was not used on this project?

      Mr. Esparza was unsure why a landscape architect was not used on this project.

4. Ms. Martich asked Mr. Pearson the following questions:
   a. Does the city typically accept landscaping designs from engineers?

      Mr. Pearson responded we do take it from Engineering but he does review and ensure the landscaping plan follows Code.

5. Mr. Addington asked Mr. Pearson if he would like to see far West Texas native plants used in landscaping along Transmountain Drive, 3.5 mile project from I-10 to the Franklin Mountain State Park entrance, where currently there are no non-native plants.

   Personally, Mr. Pearson felt that the landscaping should mirror what is there, percentage-wise, in native plants.

Mr. Addington felt that the OSAB should support a motion whereby the OSAB recommends that native far West Texas plants be implemented in not only this project but all highway projects.

6. Ms. Cuellar clarified that the OSAB is an advisory board; however, the OSAB does not provide advice to TxDOT. The Board's recommendation and motion would come before the City Council; the Council will then make the formal recommendation to TxDOT.

7. Mr. John Moses, former Superintendent Texas Parks & Wildlife (El Paso), stated he had sat in all the meetings and recalled the main objections from TxDOT was availability of native plants, sources of supply, the city wanted certain plants (mainly for their shade properties) to accommodate pedestrians and bicyclists.

8. Chair Wakeem recommended that the OSAB make a motion to recommend to City Council to take the recommendations in these letters, from Texas Parks & Wildlife and the city's arborist, and that they request that TxDOT follow what Texas Parks & Wildlife and the city's arborist recommend.

9. Ms. Martich was more comfortable recommending to the City Council that TxDOT assign a landscape architect to work with the city and have Mr. Pearson take into account Texas Parks & Wildlife comments.

10. Mr. Tolbert asked Mr. Esparza if the inclusion of the deceleration lanes would stop the landscaping entirely.

    Mr. Esparza explained that the commitment from TxDOT to the City was that the plans would accommodate the planting of trees every 30' on-center and landscaping on the parkway only where possible and that the plans reflect that..

    2nd MOTION:
    Motion made by Ms. Martich, seconded by Mr. Tolbert and ***CARRIED THAT THE OSAB RECOMMEND TO CITY COUNCIL THAT THEY REQUEST TXDOT ASSIGN A LANDSCAPE ARCHITECT TO THIS PROJECT TO WORK WITH THE CITY ARBORIST TO DEVELOP A CONTRACT MOD THAT WOULD REPLACE PLANTS THAT ARE NOT ON THE CITY APPROVED LIST.***

    NOT PRESENT: *Mr. von Finger*

5. **Discussion and Action** regarding Stormwater Utilities' changes to the Stormwater funding as reported to the Stormwater Advisory Committee.
Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez gave a PowerPoint presentation and explained EPWU Staff presented the same funding chart to the OSAB; however, the funding chart was amended slightly to add the $1.5 million FY2012-2013 projected funding. Mr. Valdez explained that after subtracting the current projects and other Park Pond projects under design, the total remaining is a little over $2 million.

The following asked questions and/or made comments:

1. Chair Wakeem disagreed with the accuracy of the $2 million amount. He had issues regarding the Johnson Basin project not being listed on the OSAB land acquisition list and monies used for that project. **Chair Wakeem asked Mr. John Balliew if the Johnson Basin was natural.**
2. Mr. John Balliew, EPWU, responded to Chair Wakeem's comments. **Mr. Balliew responded the Johnson Basin was natural; additionally, the Johnson Basin was part of the Near Mountain Canyons.**
3. Mr. Tolbert commented on the lack of approval by the OSAB for the Johnson Basin land acquisition/project.
4. Mr. Balliew responded to Mr. Tolbert's comments and added he would provide Mr. Tolbert a copy of the PSB minutes regarding the Johnson Basin project discussion.
5. Mr. Valdez will research when the Johnson Basin project was added to the OSAB list and bring that information back to the OSAB.
6. Chair Wakeem had concerns with putting in park funding for sod, trees and shrub that were not on the Stormwater Master Plan that OSAB did agree to.
7. Mr. Valdez responded to Chair Wakeem's concerns.
8. Chair Wakeem reiterated the OSAB's recommendations regarding Stormwater funding.
9. Messrs. Valdez and Balliew responded to Chair Wakeem's comments.
10. Mr. Tolbert made comments regarding not honoring the process and the spending of OSAB Stormwater fund monies unknowingly.
11. Regarding OSAB priority projects, Mr. Balliew explained property owners are not willing to sell for a reasonable amount of money.
12. Mr. von Finger questioned what the status was regarding Stormwater land acquisitions from Hunt Communities. Additionally, what are the responsibilities of all parties to inform the OSAB regarding adding projects that may alter the OSAB's recommended priority list.
13. Ms. Cuellar responded to Mr. von Finger's comments.
14. Mr. Valdez explained the reason~~s~~ why the two Hunt arroyos at Franklin Hills were removed from the OSAB land acquisition list. **The EPWU felt that the two arroyos should be dedicated by the property owner.**
15. Mr. Balliew stated the two Hunt arroyos do serve a Stormwater function.
16. Mr. von Finger requested PSB Staff inform the OSAB when decisions/negotiations are made.
17. Dr. Rick Bonart, citizen, explained the purpose for him attending the meeting today was to hear from the OSAB regarding what direction the OSAB wants to go and what the OSAB wants to do.

MOTION:

Motion made by Mr. Tolbert, seconded by Mr. von Finger ***THAT THIS BOARD AFFIRM OUR PROJECT PRIORITIZATION AND THAT NATURAL OPEN SPACE PROJECTS ARE TO TAKE PRIORITY OVER ANY OTHER PROJECTS, PARK PONDS OR WHATEVER, AND THAT AT THIS TIME THE OSAB ADVISES THAT NO AMOUNT BE SPENT FOR PARK***

PONDS AND THAT THE OSAB KEEP THIS MONEY ACCRUED UNTIL WHICH TIME THE OSAB HAS A CHANCE TO LOOK AT PURCHASING OUR FIRST PRIORITIES.

Chair Wakeem asked if Board Members had any further comments or discussions.

18. Prior to the vote, Ms. Martich would like PSB staff to clarify what is going on with the higher priority projects and why the Park Ponds went first.
19. Messrs. Balliew and Valdez responded to Ms. Martich's comments and questions.
20. Chair Wakeem asked Mr. Balliew to provide the minutes and/or recording of the November 7th Stormwater Advisory Committee meeting.
21. Ms. Burt was very much in favor of the purchase of trees, shrubs and turf for the ponds.
22. Mr. Tolbert commented on drawing down of the cash account and what is the fairness of dipping into the OSAB Stormwater funding

Chair Wakeem called for the question; however, Mr. von Finger and Ms. Burt objected to Chair Wakeem, therefore Board Members continued commenting and discussing.

23. Mr. von Finger noted that many of the natural open space areas will disappear or be developed should the OSAB not acquire them, there is an urgency here.
24. Mr. Valdez responded to Mr. von Finger's comments and made remarks regarding losing funding for park parks.
25. Ms. Martich asked Mr. Valdez to explain how the city would lose the park ponds.
26. Dr. Bonart made comments along the lines of Mr. Tolbert's comment regarding the fairness of the situation.

Chair Wakeem asked if there was any further comment or discussion. There being none.

Ms. Burt requested Chair Wakeem repeat the motion.

1st MOTION RESTATED:
Motion made by Mr. Tolbert, seconded by Mr. von Finger and ***~~UNANIMOUSLY~~ CARRIED THAT WE AFFIRM OUR PRIORIZATION LIST AND THAT WHAT COMES FIRST IS THE PRESERVATION OF OUR NATURAL OPEN SPACE AND THAT TAKES PRIORITY OVER PARK PONDS OR ANYTHING ELSE AND THAT THIS MONEY NOT BE ENCUMBERED NOW THAT WE HAVE BEEN ADVISED, THAT THIS MONEY NOT BE SPENT ON PARK PONDS BUT THAT IT BE KEPT IN THE BANK IN ORDER TO BE SPENT ON OPEN SPACE.***

AYES: Ms. Martich, Mr. Tolbert, Mr. Thomas, Mr. Quintana, Mr. Addington, and Mr. von Finger
NAY: Ms. Burt

Motion passed (6-1)

<u>MOTION TO RECONSIDER</u>
Motion made by Mr. von Finger, seconded by Mr. Tolbert and ***UNANIMOUSLY CARRIED TO RECONSIDER AGENDA ITEM 4.***

Regarding a possible issue with the trees, Mr. Lopez explained that, as part of negotiations, there was a previous zoning condition that mandated the private property regarding the trees. In the end, it was agreed that, the freeway would have trees spaced every 30' feet within the planting strips, between the roadways and the hike/bike trail. However, the latest plans distributed to the OSAB shows that when there is a deceleration lane, the trees have been removed from that. Mr. Lopez and TxDOT will meet and discuss this issue. After that meeting, Mr. Lopez will brief the OSAB what the outcome was. Significantly reducing the amount of trees on Transmountain is a major issue; there are over 13 deceleration lanes to those driveways; in addition to placing the hike/bike trail next to the pavement.

Mr. Coronado added he spoke to TxDOT Staff prior to them leaving the building, TxDOT Staff explained that they needed the driveways to provide access to the property owners abutting TxDOT property. If that landscaped area needed to be added to the cross-section, it would be up to the property owners to provide that additional Right-of-Way.

6. **Discussion and Action:** Report from UTEP and EPWU regarding issues involved in providing water to Rio Bosque. Contact: John Balliew, EPWU, jeballiew@epwu.org

Mr. Balliew gave a presentation and explained he and Mr. Sproul met and discussed the issue. Mr. Balliew stated that there are two issues related to water; the need for a long term sustainable supply of water and the need for a drought related supply of water. At this time, due to the extreme drought conditions, it would be impossible to provide water to the Rio Bosque. However, regarding the need for a long term sustainable supply of water, there might be a possibility in the future. He elaborated on the proposed project that would provide the long term sustainable supply of water as reclaimed water. Mr. Balliew has been given authorization to prepare a feasibility study to see if the proposed project would work. The proposed project is estimated to be $1 million.

Mr. Balliew and Mr. John Sproul, UTEP-CERM, responded to comments and/or questions from Ms. Burt, Ms. Martich, Mr. Addington, Mr. von Finger, Dr. Bonart, and Mr. Tolbert.

Mr. Balliew suggested that he bring the feasibility study back to the OSAB for review and possibly make recommendations to the EPWU-PSB that it be modified and/or implemented.

7. **Discussion and Action** on bond funding for non-storm water open space.
Contact: Charlie Wakeem, charliewak@sbcglobal.net

Item 7. was discussed immediately following Item 8.

Chair Wakeem referred to The Open Space Master Plan, pages 6-10 and 6-11.

PAGE 6-10, CURRENT BOND FUNDS

Chair Wakeem noted the amount of bond funds for open space acquisition prior to Storm 2006 was $2 million. After Storm 2006, that money was diverted to mitigate the damage caused by Storm 2006.

PAGE 6-11, FUTURE BOND FUNDS

Chair Wakeem explained that if at $10,000 an acre, 500 acres could be preserved that would equal $5 million. He asked around for ballpark figures, for a realistic amount for open space within the city. The responses he got back were anywhere from $15,000 to $40,000 an acres. In his opinion, the $10 million was highly unlikely. He asked the OSAB to try and come up with a dollar amount per acre. He asked that the OSAB stay with the 500 acres.

Mr. Valdez explained that, per the Central Appraisal District, some properties off of Transmountain are $37,000 an acre.

Chair Wakeem explained this exercise is to request a dollar amount from City Council to put on the Quality of Life Bond election for stormwater.

The following Board Members commented and/or asked questions:
Ms. Burt, Mr. von Finger, Mr. Thomas, Ms. Martich, Mr. Tolbert

Ms. Cuellar explained that depending on how specific the OSAB wants the language on the Quality of Life Bond Election ballot to read, whether or not the language should show dollar or acreage amounts. For example, $10 million to be used for the acquisition of open space. Open space, where the funding is not used in conjunction with stormwater.

Chair Wakeem thought that the deadline to present the ballot language to City Council was January, 2012. He commented on the Rio Bosque, Near Mountain property (south face of the Franklins), the property owned by the Coles and Salloum (southern triangle of the mountain), and the Knapp property, these are important open space properties. Funding used to negotiate the purchase of all of these non-stormwater function areas. He would like to see this money go towards the priorities on the Open Space Master Plan that do not serve a stormwater function.

Mr. Tolbert suggested the OSAB postpone making any decision to the next agenda.

Ms. Cuellar would like Staff to research prior Bond elections to determine how Parks & Recreation and Open Space issues were worded.

Mr. Thomas explained City Council will ask the OSAB how they came up with their numbers. He suggested Board Members do their homework before presenting numbers to City Council.

Board Members commented on the 19 Open Space Advisory Board Stormwater priority and non-priority list and noted which projects were stormwater and non-stormwater projects.

MOTION:

Motion made by Mr. Tolbert, seconded by Mr. Thomas ***TO TABLE THIS UNTIL OUR NEXT DECEMBER 2011 MEETING FOR DISCUSSION AND ACTION.***

No vote was taken.

Mr. Coronado suggested the OSAB schedule a one-time Subcommittee meeting next week; additionally, he requested that Ms. Tuck, Parks & Recreation, and Mr. Valdez, EPWU-PSB, research the properties on those lists. Research to include acreage, order and value. Planning Staff will assist researching the properties.

Mr. Quintana, Ms. Burt and Chair Wakeem will attend the Subcommittee meeting.

*Item 8. was discussed immediately following Item 3.c.**(3) SUS11-00117***

8. **Discussion and Action:** Status update on the Mitigation Bank Subcommittee.
Contact: Kareem Dallo, (915) 541-4425, dallokf@elpasotexas.gov

Mr. Dallo updated the OSAB regarding the status of the Mitigation Bank Subcommittee. The Subcommittee is in the process of hiring a firm that firm will conduct market analysis/study on the Keystone Heritage Park. This analysis/study will determine whether or not there is enough credit to do other projects. Mr. Dallo responded to questions from Mr. von Finger.

NO ACTION WAS TAKEN.

9. **Discussion, Information and Action** concerning the ASARCO West Regulating Plan.
Contact: Mathew McElroy, (915) 541-4193, mcelroymx@elpasotexas.gov

Mr. Coronado explained Mr. Puga has agreed to provide a tour of ASARCO for the OSAB; however, the date of the tour has not been established. A tentative date has been set for next Thursday in the morning. In the event of a quorum, Staff will post the tour as a meeting. Mr. Coronado stated Staff went to the property and took photos, as directed by the OSAB. It was determined that Staff would schedule the tour sometime after the 1st of the year.

MOTION:
Motion made by Mr. Tolbert, seconded by Ms. Martich and ***UNANIMOUSLY CARRIED TO TABLE THE ITEM TO A TIME UNCERTAIN.***

10. **Discussion and Action** on the 2012 Open Space Advisory Board meeting schedule.
Contact: David A. Coronado, (915) 541-4632, coronadoda@elpasotexas.gov

Mr. Coronado distributed copies of the 2012 Open Space Advisory Board meeting schedule to Board Members.

Chair Wakeem suggested Staff delete the November 21st meeting.

Mr. Coronado explained that the 2012 City Plan Commission meeting schedule shows a City Plan Commission meeting November 29th and December 6th.

MOTION:
Motion made by Mr. Tolbert, seconded by Mr. von Finger and ***UNANIMOUSLY CARRIED TO ACCEPT THE CHANGES.***

11. **Discussion and Action:** Items for Future Agendas

Ms. Burt requested:
Report from Parks & Recreation Staff regarding the budget.

Mr. von Finger requested:
Negotiation status report from EPWU-PSB Staff regarding each one of the OSAB Open Space priority projects and any other projects that the OSAB does not know about.

NO ACTION WAS TAKEN.

12. **Adjournment**

MOTION:
Motion made by Mr. von Finger, seconded by Ms. Martich and ***UNANIMOUSLY CARRIED TO ADJOURN AT 4:00PM.***