

**OPEN SPACE ADVISORY BOARD MINUTES**

**REVISED**

**WEDNESDAY, MAY 11, 2022, 3:00 P.M.**

**VIRTUAL MEETING**

**THE LOCAL HEALTH AUTHORITY STRONGLY RECOMMENDS THE USE OF  
MASKS IN ALL CITY FACILITIES AND INDOOR SPACES**

Notice is hereby given that a Meeting of the Open Space Advisory Board will be conducted on May 11, 2022 at 3:00 p.m.

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the Board during public comment and regarding agenda items by calling the following number:

Members of the public are encouraged to participate virtually by calling **1-915-213 4096**

**At the prompt please enter the Conference ID: 491 048 994#**

Via the City's website. <http://www.elpasotexas.gov/videos>

**The following members of the Open Space Advisory Board will be present: 7**

**Mark Wancho, Stephen Tures, Joe Garibay**

**Romaree Friedman Herbert, Isela Castañon-Williams, Dr. Sharon Miles-Bonart**

**Yvonne "Bonnie" Cacho**

**The following members of the Open Space Advisory Board absent: 2**

**Alyssa Cervantes Benavides, Sarah Elena Dillabough**

**Vacancy: 0**

**A quorum of the Open Space Advisory Board must participate in the meeting.**

**Recording of the meeting will begin prior to roll call**

**Establish a Quorum**

*A quorum of the Open Space Advisory Board was present.*

**Meeting Called to Order**

*Meeting called to order.*

**Members Present (online): 7**

*Chairman Joe Garibay and Board Members Mark Wancho, Stephen Tures, Romaree Friedman Herbert, Isela Castañon-Williams, Dr. Sharon Miles-Bonart, Yvonne “Bonnie” Cacho*

**Members Absent: 2**

*Vice-Chairwoman Alyssa Cervantes Benavides and Board Member Sarah Elena Dillabough*

**Vacant: 0**

**Planning & Inspections Department (online): 4**

*Kevin Smith, Assistant Director-Planning, Andrew Salloum, Senior Planner; Raul Garcia, Program Manager; Adriana Martinez, Senior Planner*

**Other City Staff Present/Other Presenters (online): 3**

*Russell Abeln, Assistant City Attorney I, City Attorney’s Office; Mike Gaglio, owner, High Desert Native Plants LLC; Martha Macias, Sign Language Interpreter*

**Members of the public (online): 2**

*Judy Ackerman, Dr. Rick Bonart*

**Board Duties:**

*The Open Space Advisory Board shall act as an advisory board and provide recommendations to the City Council in efforts to preserve and acquire open space as identified in the Towards a Bright Future: A Green Infrastructure Plan for El Paso, Texas, commonly referred to as the open space master plan. The Open Space Advisory Board shall provide recommendations on the implementation of the open space master plan.*

**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.*

There were no Information Presentations.

**REGULAR AGENDA**

**1. Discussion and Action:** Changes to the Agenda

There were no changes from Staff.

**2. 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

**3. Discussion and Action:** Minutes for the March 2, 2022 Open Space Advisory Board meeting.  
**Contact:** Kevin Smith, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)

**MOTION:**

*Motion made by Board Member Dr. Miles-Bonart, seconded by Board Member Castañon-Williams AND CARRIED TO APPROVE THE MARCH 2, 2022 MEETING MINUTES.*

(Voice vote) (Motion passed 6-1)

**ABSTAIN:** Board Member Cacho

Discussion amongst Kevin Smith and Board Member Dr. Miles-Bonart.

**4. Information and Discussion:** Presentation on Low Impact Development.

**Contact:** Mike Gaglio, [mike@highdesertnativeplants.com](mailto:mike@highdesertnativeplants.com)

Introduction by Kevin Smith.

Presentation by Mike Gaglio, owner, High Desert Native Plants LLC.

Comments from Chairman Garibay and Board Members Dr. Miles-Bonart, Castañon-Williams, Cacho and Tures, Mike Gaglio, Kevin Smith and Russell Abeln.

Dr. Rick Bonart, member of the public, spoke.

**5. Information and Discussion:** Training on posting of agenda items by staff relating to duties of the Open Space Advisory Board. **Contact:** Russell Abeln, [abelnrt@elpasotexas.gov](mailto:abelnrt@elpasotexas.gov)

Presentation by Russell Abeln.

Comments from Chairman Garibay and Board Members Dr. Miles-Bonart, Cacho, Castañon-Williams, Wancho and Tures, Russell Abeln and Kevin Smith.

Members of the public:

1. Dr. Rick Bonart
2. Judy Ackerman

**6. Information, Discussion and Action:** Review and recommendation of the following rezoning application in the Hillside Development Area

**PZRZ22-00009:** A portion of Tract 9A1, 9B1, Laura E. Mundy Survey 238 and a portion of Nellie D. Mundy Survey No. 244, City of El Paso, El Paso County, Texas  
Location: Generally North of Transmountain Road and East of Interstate 10  
Existing Zoning: R/5-c (Residential/conditions) and R-5/sp (Residential/special permit)  
Request: To rezone from R-5/c (Residential/conditions) to C-2/c (Commercial/conditions) and R-5/sp (Residential/special permit) to C-2 (Commercial)  
Existing Use: Vacant  
Proposed Use: Commercial development  
Property Owner: EP Transmoutain Residential, LLC  
Representative: Conde, Inc.  
District: 1  
**Staff Contact:** Andrew Salloum, 915-212-1603, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Presentation by Andrew Salloum with assistance from Martha Macias, Sign Language Interpreter.

Comments from Chairman Garibay and Board Members Dr. Miles-Bonart and Wancho, Andrew Salloum, Kevin Smith and Raul Garcia.

Member of the public, Dr. Rick Bonart, spoke.

**MOTION:**

*Motion made by Board Member Dr. Miles-Bonart TO APPROVE WITH THE CONDITION THAT THE ARROYO BE PRESERVED FROM RIM TO RIM. (Lack of a second) (Motion failed)*

**MOTION:**

*Motion made by Board Member Dr. Miles-Bonart, seconded by Board Member Tures AND UNANIMOUSLY CARRIED TO APPROVE WITH THE CONDITION THAT THE ARROYO BE PRESERVED FROM RIM TO RIM. (Voice vote, all Ayes) (Motion passed 7-0)*

**7. Information and Discussion:** Quarterly report from the Planning Division, Subdivisions Section, regarding land studies and plats approved in the Mountain and Hillside Development Areas pursuant to City Code Section 2.22.050 (B) (2).

**Contact:** Adriana Martinez, [martinezad@elpasotexas.gov](mailto:martinezad@elpasotexas.gov)

Presentation by Adriana Martinez.

Comments from Chairman Garibay and Board Members Dr. Miles-Bonart and Adriana Martinez and Kevin Smith.

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**CLOSED SESSION**

**TEMPORARY SUSPENSION OF OPEN MEETINGS LAWS DUE TO EMERGENCY**

The Texas Governor has temporarily suspended specified provisions of the Texas Open Meetings Act to allow telephonic or videoconference meetings and to avoid congregate settings in physical locations.

**The following members of the Open Space Advisory Board will be present:**

**Mark Wancho, Stephen Tures**

**Yvonne "Bonnie" Cacho, Joe Garibay, Dr. Sharon Miles-Bonart**

**Isela Castañon-Williams, Romaree Friedman Herbert**

*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*

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**8. Discussion:** Identify items for future agendas.

1. Parks and Recreation Staff will come talk about Billy Rogers and what their plans are for the future (*and other open space management under the Parks system*) from 03.11. meeting
2. Lease for the Roundhouse Trailhead with Bowen to ensure there are no conflicts
3. The future of the road to the Roundhouse Trailhead
4. Action item - Review and make a recommendation to the City, with a presentation by both PSB and the City:
  - a. Of the transfer and preservation, via conservation easement, of the 1,200 acres in the northeast adjacent to Martin Luther King Jr. to include financing, compliance with Ordinance Number 0166686, July 7<sup>th</sup> MOU, January 12, 2022 PSB motion and the potential transfer to the City or an outside entity such as the State Park.
  - b. Only be paying 25% of the appraised value

- c. What is the current appraisal after the conservation covenant
  - d. Quarterly report of the 10% monies – expenses of the 10% monies are greater than the income, after 2 years OSAB be bankrupt, having funds for acquisition for open space
  - e. Monies in the 90% of the stormwater revenues are going to be cut into to pay for the existing commitments that were shown in the 4<sup>th</sup> Quarter 10% money
5. Talk about the Northeast land and what the PSB has done, nobody on the Board is happy what the PSB has done
  6. What is the meaning of nature preserve – the City is wanting to make a nature preserve and trailhead on private land
  7. Parks and Recreation facilities within the City inventory
  8. Can Parks and Recreation postpone their Monday project until the OSAB could talk about it
  9. Action item - Discussion about Green Infrastructure with the new Fire and Police Headquarters

## 9. Adjournment

### **MOTION:**

*Motion made by Board Member Tures, seconded by Board Member Cacho AND UNANIMOUSLY CARRIED TO ADJOURN.* (Voice vote, all Ayes) (Motion passed 7-0)