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**CITY OF BELEN
PLANNING & ZONING COMMISSION MEETING
MINUTES
MAY 27, 2014**

Chairman Tom Greer called the regular meeting of the Belen Planning and Zoning Commission meeting to order at 6:32 p.m.

PRESENT: Vice-Chair Gordon Reeves
Chairman Tom Greer
Commissioner Steve Ethridge

ABSENT Commissioner Selma Martinez
Commissioner Rod Storey

CITY STAFF: Steven Tomita, Planning & Zoning Director
Lisa Miller, Sr. Code Enforcement Officer

APPROVAL OF AGENDA:

Vice-Chair Gordon Reeves moved to approve the Agenda.

Commissioner Steven Ethridge seconded the motion.

Motion carried.

APPROVE OF MINUTES:

The Minutes of April 28, 2014, were reviewed.

Vice-Chair Gordon Reeves moved to approve the minutes.

Commissioner Steve Ethridge seconded the motion.

Motion carried.

DISCUSSION/REVIEW

Sound Ordinance Update

Chairman Tom Greer commented on the fact that there were as many people at the P & Z Meeting as there were at the Public meetings held for the Sound Ordinance and the Art Ordinance, which is none.

Steven Tomita said that there was one other person that went to the Art Ordinance public meeting. He suggested that they move forward with this and come up with a draft form, using the decibel levels, etc. and then have a public meeting. We will post it to our web page, send out notices in the water bills and the auto calling system we have, send it to the local businesses, the Chamber of Commerce, etc. to see if we can get a little input on it.

Chairman Tom Greer agreed and said that the Chamber of Commerce could also place it on their web site along with distributing it to all of their members.

Steven Tomita informed the Commission that Lisa Miller has shown him a recent Ordinance that was just passed in Rio Communities. This Ordinance does use the decibel readings as a guideline but the level of they have set for the different zonings are a little low and going to be hard to enforce. We need to be careful and set these levels to where it can be enforced by us and the courts if need be.

Chairman Tom Greer said that they can choose specific area where they could get an ambient noise reading for that area and then set the decibel level that way. General activity can have different level readings in different areas.

Steven Tomita said that he would try to put a draft together for the next meeting to be reviewed by the Commission.

Chairman Tom Greer asked if he was talking about just the sound ordinance.

Steven Tomita said that he would be doing both the sound ordinance and the art ordinance.

Art Ordinance Update

Chairman Tom Greer said that the same thing that is being done with the sound ordinance will be done to the art ordinance but it should also be presented to Main Street Partnership for review because there are a few of them in the organization that are familiar with that.

Steven Tomita said that the sound ordinance should be done first and then the art ordinances because it will have to coincide with the Downtown Master Plan that is being worked on.

Chairman Tom Greer said that it also is going to have to coincide with the sign ordinance.

Steven Tomita said that the consultant that the City will be hiring to do the Downtown Master Plan will have a lot of input for the art ordinance.

Chairman Tom Greer suggested that they put the art ordinance aside for now and get the sound ordinance done.

Chairman Steve Ethridge said that communications with these ordinances is important. He feels that a copy of the ordinances should be distributed not just by the web page, etc. but also in paper form. Some people do not have access to computers and would like to see some of the businesses have copies available to distribute them to their customers. He would distribute them to the businesses.

Steven Tomita suggested that it be placed on the Chamber of Commerce luncheon agenda for presentation.

Lisa Miller suggested a beauty salon as a possible location. It could be read while their hair was being done.

Chairman Tom Greer said to speak with Rhona to see if and when we could be placed on the Chamber of Commerce agenda.

Steven Tomita said that we need to get a draft done before we can put it on the agenda, so let's get the draft done and review it first. Then get them out to businesses for review and comments.

Chairman Tom Greer said that the businesses that need to be contacted are the ones that we know and who will not raise a ruckus about the ordinance. Some business owner will go against any kind of rules and will raise a ruckus and get others all worked up.

Commissioner Steve Ethridge said that he was not worried about those businesses. They have a right to their opinion.

Steven Tomita said he wasn't worried either.

Chairman Tom Greer said to remember the mural issue that was before the Council and how that group caused a lot of trouble, and even the ones with the Noblin issue and he is

concerned about not having that kind of thing happening. He just wants to get the kind of input that is useful in understanding that there is a need for this.

Steven Tomita said that he understood that but they are still going to come out of the woodwork and they will accuse us of trying to keep them out of it.

OPEN COMMENTS/REQUESTS

Chairman Tom Greer informed the Commission that they were still working on the Station plan and the Economic Development component of making Belen is New Mexico True. There is a grant out of Main Street for three billboards out on the Freeway and add advertising on the video screens on the Railrunner. There is a station plan for the build out of the Rail Café with one caboose, boxcar and a visitor's center along with the brewery. It incorporates a round table look to enhance the area next to the Railrunner. The drawings that have been provided were done by the Visioning Chair for the Main Street Partnership Jim who also has a position on the Chamber of Commerce. The New Mexico Finance Authority gave us a grant for Creative Consultants Partners for the Ecoponics, to develop this plan for the Renewable Energy Efficiency Farm Concentrated Agriculture Under Glass for a Clean Tech Park on the 16 acres off of Don Louis Trujillo Blvd. He would like to give Steven Tomita copy of the final Feasibility Document plus a copy of the Appendix to the Document. It is a confidential Document but will be available through me or Steven for review. This is a huge Economic Development opportunity for New Mexico and Belen.

Steven Tomita said that the 50,000 was funded to do this Feasibility Study. They wanted a scope of work for the Feasibility Study and we are hoping that when The New Mexico Finance Authority reviews this document that they just say here is the money you need. It could be a big plus for Belen to get this going.

Chairman Tom Greer said that the Document would also be used to show to investors. This is also a educational opportunity, a job training kind of thing, a business incubator, etc. They already have commitments from seven other clean tech portfolio companies that are partners on this at the LA Incubator.

Steven Tomita said that one of the components of this is that they are looking at, is the tire recycling, and this takes it back to almost the raw rubber stage. Valencia County has come and talked to Lucy and him concerning the recycling of manufactured homes in the County and they were looking at how they could clean up the used tires from these manufactured homes and from the ones just dumped all over the County. This is something that they are looking at for the County.

Chairman Tom Greer said that Ecoponics uses a high pressure jet technology and creates virgin rubber rather than crumb rubber. The difference between the two is that crumb rubber is worth about \$.8 cents a pound and the virgin rubber is worth about \$120 dollars

a pound. You can actually make new tires from the virgin rubber. A plant like this has just opened up in St. Louis. What is interesting about this is you can change the pressure on the jet it can be custom made to fit what the user wants. There is no leftover byproduct to this, 100% is recycled. The water used is also recycled.

Steven Tomita informed the Commission that they had a pre-proposal meeting, on the Downtown Master Plan, with the Consultants that will be submitting their bids. There were three attendees, and their proposals must be submitted by the end of the first week in June. By the end of June, after review of the submitted proposals, they will be coming on board to start moving forward on the Downtown Master Plan which will include a Metropolitan Redevelopment Plan. When this happens the City of Belen can start participating in different things. The City has to have these two plans in place to go out and find help for businesses, etc. Without these plans the City would be violating the anti-donation laws.

Chairman Tom Greer said that PNM has a \$50,000 grant given to the City for the painting and rehabilitation of the old Belen Water Tower and to develop a Community Park around this Tower.

Commissioner Steve Ethridge asked if this also included the siren that is on the water tower. At least to know what type it is, whether or not it works, what type of bulb it uses or doesn't use, whether the bulb is working, things like that. These things can be done while they are up there inspecting the water tower.

Steven Tomita said that it all depends on the cost to paint it and there is also the possibility of lead being involved, and if lead is involved it is pretty much a dead deal.

Chairman Tom Greer said that what they are attempting to do with this grant is, if we do not have enough money, is to use it as leverage to go to attain private funding.

Steven Tomita said they are working with a painter that specialized in old water tanks. This company said that they are pretty certain that they will run into lead and if they do it will run into \$300,000 to restore and repaint the tower. We are hoping that they do not have to remove anything. They can paint over lead without it being an issue.

Commissioner Steve Ehtridge asked if they have done a site review on the tank.

Steven Tomita said that they could not get up onto the tank because of rusted out steps and walking areas on the tank. They are hoping that they can do a little welding to repair some things. They are hoping that they can just remove a little of the rust and paint over it.

Chairman Tom Greer said that it was PNM that came to us because they are wanting to get that tower done and for some reason it was our tower.

