

CITY OF AZTEC
COMMISSION MEETING MINUTES
November 8, 2016

I. CALL TO ORDER

Mayor Burbridge called the Meeting to order at 6:00 pm at the Aztec City Commission Room, City Hall, 201 W. Chaco, Aztec, NM.

II. INVOCATION

The Invocation was lead by Commissioner Austin Randall

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Electric Director Ken George

IV. ROLL CALL

Members Present: Mayor Sally Burbridge; Commissioner Katee McClure; Commissioner Austin Randall; Commissioner Sheri Rogers

Members Absent: Mayor Pro-Tem Sherri Sipe

Others Present: City Manager, Joshua Ray; City Clerk Karla Saylor; Project Manager Ed Kotyk (see attendance sheet)

V. AGENDA APPROVAL

MOVED by Commissioner Randall, SECONDED by Commissioner McClure to Approve the Agenda as Presented

VI. CITIZEN RECOGNITION

None

VII. EMPLOYEE RECOGNITION

None

VIII. CONSENT AGENDA

MOVED by Commissioner Randall, SECONDED by Commissioner Rogers to Approve the Consent Agenda

- A. Commission Meeting Minutes, October 25, 2016
- B. Commission Special Meeting Minutes, October 28, 2016
- C. Travel Requests
- D. Resolution 2016-1026 BLM Application for Land Patent and Signatory Authority
- E. Resolution 2016-1027 Surplus
- F. MOU Library-Mosaic Academy

IX. ITEMS FROM CONSENT AGENDA

None

X. CITIZENS INPUT

None

XI. LAND USE HEARINGS

- A.** 2016-018 - Zone Change from O-1 (Office & Intuitional District) to C-1 (Limited Retail/Neighborhood Commercial District), with a conditional use to allow a Brewery/Taproom.

Mayor Burbridge opened the Land Use Hearing for 2016-018 - Zone Change from O-1 (Office & Intuitional District) to C-1 (Limited Retail/Neighborhood Commercial District), with a conditional use to allow a Brewery/Taproom. Mayor Burbridge stated that this hearing would be conducted under Procedures mandated by the New Mexico Court of Appeals in Battershell versus the City of Albuquerque, which were intended to protect the due process rights of our parties. Mayor Burbridge subsequently identified the parties and City Staff. Mayor Burbridge then asked Commission if they would accept the parties and they did. She reviewed the procedures and then asked if any members of the Commission had a conflict of interest, bias, or engaged in ex parte communication, there were none. Mayor Burbridge then swore in the parties and reviewed the Order of Presentation.

Community Development Director Steven Saavedra reviewed the staff summary and power point with commission and staff. He mentioned that this application is to allow a conditional use for a Brewery/Taproom located at 119 S. Church Ave. The request comes to allow for the combination of office use and retail sales City of Aztec plan to implement a Center for Business Development and Incubation (The HUB). This request if approved allows for more flexible to allow for & Service Establishments, such as cafes, clothing stores, and the possibility of brewery. The C-1 Limited Retail/Neighborhood Commercial District affords mixed-use development to develop and attract businesses to vacant property. In all zone change request, consideration must be given to the present use and possible future uses. The O-1 District is primarily intended to accommodate office, office park, and research park development. The following uses are permitted without prior approval of the Commission: Single Family Dwelling, Accessory Structures, Apartments or Multifamily Dwellings,

Condominiums, Offices, Hotels/Motels, and Institutions. The change from O-1 to C-1 could create adverse impacts to surrounding areas if noise, smells, bright lights, and other externalities are not met. In mitigating these externalities, the subject property needs to ensure setbacks and screening for dumpsters and solid waste receptacles. The subject property needs lighting practices and systems to minimize light pollution. The subject property needs to adhere to Sec. 12-252 Noise Control (Performance) Regulations, where the sound level limit does not exceed 65dBA from Dawn to Dusk and 55dBA from Dusk to Dawn. The Community Development Department recommends approval of this application.

Ed Kotyk, Project Manager mentioned that If the brewery leaves and another business wants to come in they will have to apply for another conditional use and have to come before commission for approval.

MOVED By Commissioner Rogers, SECONDED By Commissioner McClure To Approve The Request From Aztec Presbyterian Church To Change The Zoning For 119 S. Church Avenue From O-1 (Office & Intuitional District) To C-1 (Limited Retail/Neighborhood Commercial District), With A Conditional Use To Allow A Brewery/Taproom Accepting Findings Of Fact 1-10

A Roll Call Was Taken: All Voted Aye; Motion Passed Four to Zero

XII. BUSINESS ITEMS

A. Aztec Sparkles Incentive

Josh mentioned that the item presented is for the Aztec Sparkles event into the incentive for the lighting contest. He mentioned that this incentive was created last year. There was discussion that with the economy there was discussions that we should remove the incentive for this year. The credits are \$75 for participation \$3000 for 1st place \$200 and 1st place is \$1000. There are three options, option 1 would be leave it the way it is, option 2 is change the amount of credits and option 3 is to completely remove the credits for this year. The current budget would allow continuing the incentive this year. Commissioner McClure stated for the record that she is expressed concerns about how the cost will impact the city. She is just looking for ways to save money. Mayor Burbridge mentioned that by keeping the incentive is a good way to support local business and encourage growth and stability in our community. Mayor Burbridge feels that this is a tool that can directly support the businesses in our community. Commissioner Rogers is in support of continuing it as well as Commissioner Randall who is a big fan of Christmas and Christmas lights.

The item before us Aztec Sparkles Incentive will remain as is.

XIII. CITY MANAGER/COMMISSIONERS/ATTORNEY REPORTS

Commissioner Rogers mentioned that she attended the Airport Dedication.

Commissioner McClure acknowledged Cindy Iacovetto Senior Center Director for decorating and putting on the Spunky Old Broads show on Halloween and Ed Kotyk Project Manager for the nice work done at the Airport. She also recognized Mayor Pro-Tem Sipe and Angela Watkins for working the Elections.

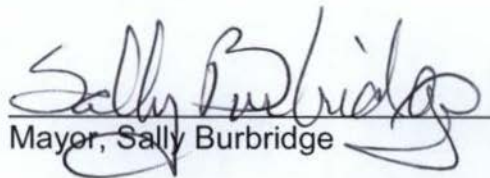
Larry mentioned that he will be out of town the end of November for the NMML Attorney's Association.

XIV. DEPARTMENT REPORTS

None

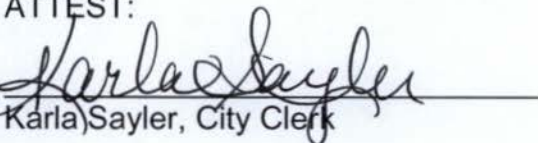
XV. ADJOURNMENT

Moved by Mayor Burbridge, SECONDED by Commissioner Randall to adjourn the meeting at 6:48 p.m.



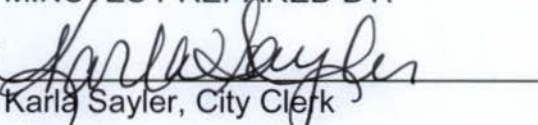
Mayor, Sally Burbridge

ATTEST:



Karla Sayler, City Clerk

MINUTES PREPARED BY:



Karla Sayler, City Clerk



ATTENDANCE SHEET

COMMISSION MEETING

DATE: 11-8-16

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NAME	ADDRESS OR AFFILIATION
Carlton Gray	COA
WALLACE BEGAY	COA IT
STEVE MUELLER	COA
Kate Jones	
Micah Fiske	COA
Nate Ortega	COA
Cassie Ortega	
Mike Paschall	550
Cynthia Paschall	550
Ken George	706 French Dr Aztec
TROY MORRIS	CITY OF AZTEC
John Paschall	550
Robert Paschall	550
Maurice M. [Signature]	550
Luke Durham	1144 Grandland



ATTENDANCE SHEET

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NAME	ADDRESS OR AFFILIATION
Debbie Israel	TALON
KATHY CAMB	CoFA
Jeremy? Kyla Cordell	Aztec