

CITY OF AZTEC  
COMMISSION MEETING MINUTES  
February 25, 2020

**I. CALL TO ORDER**

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

**II. INVOCATION AND PLEDGE OF ALLEGIANCE**

- A. Invocation (led by Commissioner Sipe)
- B. United States Pledge of Allegiance (led by State Champ Wrestlers)
- C. New Mexico pledge of Allegiance (led by State Champ Wrestlers)

**III. ROLL CALL**

Members Present: Mayor Victor Snover; Mayor Pro-Tem Fry;  
Commissioner Sipe; Commissioner Austin Randall;  
Commissioner Mark Lewis

Members Absent: None

Others Present: City Manager Steve Mueller; City Attorney Tyson Gobble;  
Project Manager Ed Kotyk; Admin. Assist. Sherlynn Morgan  
(see attendance sheet)

**IV. APPROVAL OF AGENDA ITEMS**

MOVED by Commissioner Lewis to approve the agenda as given;  
SECONDED by Mayor Pro-Tem Fry

All voted Aye: Motion passed five to zero

**V. CONSENT AGENDA**

- A. Commission Workshop Meeting Minutes February 11, 2020
- B. Commission Meeting Minutes February 11, 2020
- C. Resolution 2020-1174 Authorizing Opening and Closing of Time Certificate of Deposit for City of Aztec
- D. ITB 2020-733 Llano Lift Station Upgrades
- E. NMALTS Project A19D2049 Funding Agreement

MOVED by Commissioner Randall to Approve the Consent Agenda as given SECONDED by Commissioner Lewis

All voted Aye: Motion passed five to zero

**VI. ITEMS REMOVED FROM CONSENT AGENDA**

NONE

**VII. PRESENTATIONS**

Mayor Snover introduced the Aztec High School Wrestling coach Monty Maxwell. Monty explained that our girls were State Runners up and we had a couple of state champs, he introduced the girls. He then introduced the boys as the 2020 State Champions. He said that they have a tremendous coaching staff and introduced them.

**Four Corners Economic Development (4CED)**

Arvin Trujillo with 4CED explained that they are a non-profit group that promote economic viability in San Juan County and the 4 Corners Region as a whole. He explained that the energy sector is transitioning and they are looking at what is next. They need to look at what will bring investment and development to the area. They are focused on data collection and how to coordinate resources. They have been able to bring the 4 states and the tribes in together to look at viable projects for the future. A survey identified the priorities in the area: connectivity and IT infrastructure, four corners marketing, local foods local people, work force development, regional transportation, and quality health care. The goal is to connect the whole 4 corners area to I-25 corridor and getting broadband throughout San Juan County.

**VIII. CITIZENS INPUT (3 Minutes Maximum)**

NONE

**IX. BUSINESS ITEMS**

NONE

**X. QUASI JUDICIAL HEARINGS (Land Use)**

Mayor Snover read the land use script and asked if any Commissioners had any conflicts, personal bias or ex-parte communication to declare. There were none. He swore in all parties and staff that wished to testify on either hearing.



Mayor Snover mentioned that this question was brought up at the candidate forum last week, and that might be considered ex-parte but this was not discussed as a group.

A. Conditional Use Permit 19-02 to Allow a Church in a C-1 District

Steven Saavedra mentioned that this item was tabled in January in order to get the (EDAB) Economic Development Advisory Board to review the application. They reviewed the application and gave a recommended motion. He explained that pursuant to our zoning code a church is not stated as a use by right that is allowed to go into a C1 district and when we don't have a specific use listed they have to come before Commission for the conditional use permit. He also explained that this is in the MRA district which was approved by Commission in 2018 that basically carves out this area to redevelop. EDAB discussed this and the Pastor attended the meeting and EDAB recommended approval with the conditions listed in the staff report and they added an additional condition that the church actively searches for an alternate location that is not in a commercial district during the duration of the lease contract.

Mayor Snover asked if they had met all necessary the requirements for occupancy such as inspections. Steven Saavedra mentioned that he does not know if they are compliant with the fire marshal.

Pastor Danny Bost mentioned that the Fire Marshal did the inspection last Thursday and he needs to replace the batteries in the exit signs. The occupancy load needs to be determined by Mr. Cardin who will get him the occupancy load. He mentioned that he will not have an effect on the zoning because there is a church sitting behind his building and a preschool to the north of him.

Commissioner Sipe asked him about the recommendation from EDAB that during his lease the actively search for an alternate location that is not commercial. Mr. Bost explained that his lease would terminate in September. The day after the EDAB meeting they drove the O1 zone and the only building within the City of Aztec for lease that is in the O1 district is the old bank building on Chaco and that in no way structured to manage a church, so he has already fulfilled the requirements on that part.

Mayor Snover closed the hearing to testimony and opened it for discussion amongst Commission. Commissioner Sipe mentioned that they should look at a couple of the conditions. She mentioned that at least the building is occupied and there are a lot of other business that are not open every day and that do not leave their lights on at night. Commissioner Randall didn't feel there should be any conditions. Mayor Snover felt that we could leave the light requirement out. Mayor Snover closed to discussion.

MOVED by Mayor Snover to Approve CUP 19-02, a request from Danny Bost, for a conditional use permit to allow church in the C-1 District at 222 N. Main Ave, with conditions 2-7 as listed on the staff summary SECONDED by Commissioner Sipe



A Roll Call was taken; All voted Aye: Motion passed five to zero

**B. Conditional Use Permit 20-01 to Allow a Tanning Salon in a 0-1 District**

Community Development Director Steven Saavedra explained that the property owner is Southside Water Users Association and it is represented by Misty Denny. Misty would like to put a beauty and tanning salon. It used to house High Desert Credit Union. The O1 district is not a commercial district. According to code this is allowed in an O1 district but it must be reviewed by the Community Development Department and approved by the City Commission. Community Development feels that this would not be detrimental to the surrounding properties. Chris Cardin the Fire Marshal has reviewed the building and there were some lights that needed to be replaced and that has been taken care of. Community Development is recommending approval with conditions. Steven also pointed out that a CUP does not transfer over; anytime property switches over or businesses change hands the conditional use doesn't follow over.

Misty Denny explained that she lives in Farmington but she has decided to put her business in Aztec. She has been driving to Aztec for the last 10 years to get her hair and nails done. When she decided to do her tanning salon she spoke with Lynette Vic who is her nail tech. and she was able to get a stylist Bethany Krebbs to move in with her and now they want to make an all service salon and she feels that they can do really well here.

Mayor Snover closed to all testimony and opened for Commission discussion.  
Mayor Snover closed to discussion.

MOVED by Commissioner Sipe to Approve CUP 20-01, a request from Southside Water Users Association, represented by Misty Denny, for a conditional use permit to allow a beauty and tanning salon in an O-1 District, at 300 and 302 Ash St., Aztec, NM with conditions 1-4 SECONDED by Commissioner Lewis

A Roll Call was taken; All voted Aye: Motion passed five to zero

**XI. COMMISSIONER, CITY MANAGER, DEPARTMENT REPORTS**

City Manager Steve Mueller thanked the Aztec Chamber for putting on the candidate forum. He mentioned that the last day for early voting will be Saturday the 29<sup>th</sup> and Election Day is Tuesday March 3<sup>rd</sup>. He mentioned that the census is coming up and we want to get a good count for funding purposes.

Commissioner Lewis mentioned that this is the 1<sup>st</sup> time the census will be online. He has San Juan Water Commission next Wednesday and we are still looking at long term drought. He enjoyed the candidate forum.

Commissioner Sipe mentioned that she attended NWNM Seniors yesterday and there is some transitional stuff coming. She sat on a panel to interview the new MPO officer and MPO planner. She has MPO in Kirtland on Thursday and reminded everyone to get out and vote. The Mayors Ball is coming up, and the NMML district meeting in on March 23<sup>rd</sup>, NWNM Seniors is having a fund raiser.

Commissioner Randall mentioned that he attended the candidate forum.

Mayor Pro-Tem Fry also attended the forum and found it interesting. She attended EDAB and is working on a Piano project.

Mayor Snover mentioned that the Mayor's Ball is on March 7<sup>th</sup>, the candidate forum was great, has ECHO board meeting tomorrow. He mentioned the Aztec Motocross folks are great they gave him a schedule and he wants to attend a race this season, it could continue to grow and be a boom to the City.

Public Works Director Steve Morse gave a report about the water leak in east Aztec. Delain was looking at the flow data and realized we had a leak. It took a week to locate the leak. They went out on Thursday to fix what they thought was going to be easy to fix but they ended up having to drain the water tank and everyone was without water. The crew worked until 1 am to get fixed and start filling the tank. They are working on a solution to having to drain the tank and the pumps are insufficient to pump water to the tank.

Animal Shelter Director Tina Roper mentioned that we received the AKC reunite emergency disaster preparedness trailer yesterday and it is very nice. She will bring it over at the next Commission meeting and have it out in the parking lot so Commission can see it.

## **XII. ADJOURNMENT**

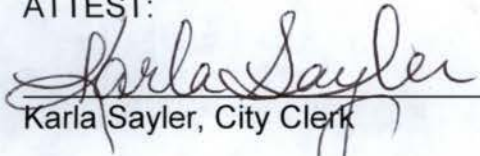
Mayor Snover moved to adjourn the meeting at 7:40 pm SECONDED by Commissioner Sipe





  
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Mayor, Victor Snover

ATTEST:

  
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Karla Sayler, City Clerk

MINUTES PREPARED BY:

  
\_\_\_\_\_  
Sherlynn Morgan, Administrative Assistant



DATE: 2-25-20

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NAME	Address or Affiliation
Danny Best	222 N Main Ave.
Mike Padilla Sr.	Aztec
<del>J.H. Blackburn</del>	COA
Steve Morse	COA
WALLACE BEERY	COA - IT