

**Camino Real Regional Utility Authority**  
City of Sunland Park/Dona Ana County Joint Utility Authority  
Extra Territorial Planning and Zoning Commission  
Gadsden Independent School District-Board Room  
4950 McNutt Rd, Sunland Park, New Mexico 88063  
Monday February 4, 2019  
4:00 p.m.

MINUTES

A Regular Meeting of the Camino Real Regional Utility Authority- Extra Territorial Planning and Zoning Commission was held on Monday, February 4, 2019, at 4:04 p.m. at the Gadsden Independent School District-Board Conference Room 2 at 4950 McNutt Road in Sunland Park, New Mexico 88063.

PRESENT

Chair Commissioner Robert Hearn  
Vice-Chair Commissioner Ronald W. King  
Secretary Commissioner Mary Werner  
Commissioner Mary Sue Erramouspe  
Commissioner Don McBride

ALSO PRESENT

Mr. Brent Westmoreland, CRRUA Executive Director  
Ms. Mary De Avila, CRRUA Administrative Assistant  
Dr. Letty Mora, Psychologist Services and Translation/Interpretation Services  
Mr. Wilfredo Santiago, Resident  
Mr Francisco Jayme, Resident  
Mrs. Sonia Santiago, Resident  
Ms. Evelia Chaparro, Resident

CALL TO ORDER

Chair Commissioner Robert Hearn called the meeting to order at 4:04 pm.

1. ROLL CALL

Ms. Mary De Avila, CRRUA Administrative Assistant called roll call. A quorum was present.

2. APPROVAL OR CHANGES TO THE AGENDA

None

3. APPROVAL OF MINUTES

A. DECEMBER 3, 2018

Chair Commissioner Robert Hearn informed the board of commissioners that he did not remember stating the first comment on page three and asked for the comment to be removed from the minutes before approval.

Commissioner Don McBride moved to approve the amended minutes for December 3, 2018; the motion was seconded by Commissioner Mary Sue Erramouspe. The motion carried a 5-0

vote.

B. DECEMBER 6, 2018

Commissioner Don McBride moved to approve the minutes for December 6, 2018; the motion was seconded by Commissioner Mary Sue Erramouspe. The motion carried a 5-0 vote.

4. PUBLIC INPUT

Mr. Wilfredo Santiago stated that he was deeply concerned as a property owner because his investment in Santa Teresa was dropping value. The developing is going to Tornillo with the grace of the great El

Paso developers. This is the dump yard of El Paso. We are forced to have underground water. The developers here are not familiar with NAFTA. Therefore, I just want to hear about the quality, the interest and the political independence from the people that manage CRRUA and this region.

Chair Commissioner Robert Hearn thanked Mr. Santiago for his comments and the interest he had and

clarified that the group present was responsible for part of the land planning and zoning in the area. The group does not have anything to do with the number of issues Mr. Santiago has or NAFTA or Tornillo.

Mr. Wilfredo Santiago stated that it was the contents and that they were not aware of the contents. Chair Commissioner Robert Hearn informed Mr. Santiago that one of the board members runs a maquiladora in Juarez and is very involved.

Commissioner Don McBride stated that he was a plant manager in one of the maquiladoras in Juarez.

Mr. Wilfredo Santiago stated that he hopes that the whole area is taken into consideration by the developers in El Paso. Let me inform you that the people in Juarez are aware that all the development have been taken from San Jeronimo to Tornillo.

Commissioner Don McBride stated that the new agreement is called USMCA it is not NAFTA any more.

The problem with San Jeronimo is not the government, it's the owner of the land a person by the name

of Ballina he is not participating with anybody.

5. OLD BUSINESS – DISCUSSION OF THE UNIFIED DEVELOPMENT CODE (UDC)

Chair Commissioner Robert Hearn stated that as it stands right now I don't think it's clear that this area has a real development code. We might think we fall under code 250 but this code was never updated and the County will not support it. The JPA say that in the absence of our own code we can use the one the County is using and that is the UDC. The CRRUA board gave us 6 months to work on a plan to do this and that is what we started working on 6 weeks ago. Brent went to a meeting with the County manager and staff members and explained to them where we were now. They understand

but their request was for us to convert to the UDC. Last night we were looking at the time that two of the parcels that Chris owns, were brought to us to agree to be rezoned under the UDC. Don pointed out a significant point in that argument and asked Mr McBride to share that with the members present.

Commissioner Don McBride stated that they are still working under code 250 even if it has not been updated they are still working under that code. To bring something to be rezoned under the UDC is not correct because we haven't reached the UDC adoption.

Vice-Chair Commissioner Ronald W. King asked that if we agree for the parcels to be rezoned under

the UDC that means we accepted the UDC.

Chair Commissioner Robert Hearn stated that is correct. If we accept the UDC for two parcels we accepted the UDC as is with no changes.

Commissioner Don McBride stated that if they are going to accept the UDC at the end of the six months why wait lets adopted it now.

Chair Commissioner Robert Hearn stated that looking into other possibilities they can align with the City of Sunland Park.

Commissioner Don McBride stated that talking to Ms. Louise Marquez, City of Sunland Park their planning and zoning code should be ready by March.

Chair Commissioner Robert Hearn stated that the essence of this is not the code it is the support.

Chair Commissioner Hearn asked Commissioner McBride if the City of Sunland Park could offer the support to CRRUA.

Commissioner Don McBride stated that Ms. Julia Brown would be the correct person to ask.

Chair Commissioner Robert Hearn informed the Board of Commissioners that they need to work on creating a development plan even if they accept the County UDC. This is a good opportunity to do any rezoning.

Mr Francisco Jayme, resident stated that the City of Sunland Park has their own planning and zoning why go with the County UDC.

Chair Commissioner Robert Hearn stated that CRRUA is outside the City of Sunland Park. Sunland Park gave up land use rights when they form the JPA before CRRUA with the County.

Mr Francisco Jayme, resident stated the City gave up the land use rights but not the support rights.

Commissioner Don McBride stated that if this is form by the JPA how is that the County is going to withhold resource and support, that sounds like a violation.

Chair Commissioner Robert Hearn stated that there is no requirement in the JPA where the County should provide support.

Mr Francisco Jayme, resident stated that last year the CRRUA board was talking about getting a new JPA and Mr. Figart, CRRUA's attorney supported the idea because the existing JPA does not work.

Chair Commissioner Robert Hearn stated that the CRRUA ETZ and the City codes need to be similar so that the development of one area can run smoothly.

Mr. Brent Westmoreland, CRRUA Executive Director informed the board that he was going to meet with Mr. Infante from Wilson and look over plans and discuss the comprehensive plan to have a better understanding of the direction of the City of Sunland is going. We then can compare that to the County UDC.

Mr Francisco Jayme, resident stated that the obstacle they have is the JPA, the way its written. He added that a new JPA needs to be created.

Commissioner Don McBride stated that they do not have the authority to change the zoning to a code they have not adopted.

Mr. Brent Westmoreland stated that the ETZC board gives a recommendation to the CRRUA board to adopt or not to adopt the County's UDC, then the CRRUA board votes that is when it becomes official.

Mr. Westmoreland added that it takes the elected body or bodies to say staff let's do this, get with CRRUA and the ETZC and make this happen. Mr. Macias the County manager is wanting to implement the UDC with in this two existing industrial areas south of the railroad tracks this is where the majority of the applications come in from for land development.

Commissioner Don McBride stated that is illegally inappropriate. You cannot have two parcels with in this district to be management differently than everything else.

Vice-Chair Commissioner Ronald W. King stated that the option will be to adopt the UDC or get the City of Sunland Park and Dona Ana County together and try to come up with the solution. Let them identify the problem and then we will work on the solution. At this time I don't know where to go or

how to start, we need directions.

Chair Commissioner Robert Hearn stated that the ETZ with the City of Las Cruces, the County did zoning the City did all the subdivision planning they split up the work in both jurisdictions. And then when everything got build it became County even if it looks like City.

Commissioner Don McBride stated that might accomplish what we need here. That is what the JPA is ,a blended program.

Chair Commissioner Robert Hearn replied ,could we bring this to an action point and get this meeting together. Can I get suggestions on who should be in the meeting?

Commissioner Don McBride stated that from the City it could be the Mayor, Julia, Louis and maybe Hector.

Vice-Chair Commissioner Ronald W. King stated that they should push it harder and get the City of Sunland Park totally involved.

Chair Commissioner Robert Hearn asked other than the City and the County do we want anyone else involved in this meeting like BIA and the Border Authority .

Commissioners agreed on having BIA and the Border Authority involved in the meeting as well.

Mr. Wilfredo Santiago, Resident stated that he had discussed some of these issues with Congressman Pearce and that Congressman Pearce was ready to take over this region. This is not getting Anywhere, the state needs to take over the region, all this is costing us the retire people.

## 6. NEW BUSINESS

### A. ELECTION OF OFFICERS: CHAIR, VICE-CHAIR AND SECRETARY

Commissioner Mary Sue Erramouspe moved to approve to keep the same elected officers; the motion was seconded by Commissioner Don McBride. The motion carried a 5-0 vote.

### B. APPROVAL OF 2019 ANNUAL NOTICE REQUIREMENTS FOR REGULAR, SPECIAL AND EMERGENCY MEETINGS AND THE 2019 SCHEDULE OF MEETINGS

Commissioner Don McBride moved to approve; the motion was seconded by Commissioner Mary Sue Erramouspe. The motion carried a 5-0 vote.

### C. REVIEW AND APPROVAL OF THE BY-LAWS

Commissioner Don McBride moved to approve; the motion was seconded by Secretary Commissioner Mary Werner. The motion carried a 5-0 vote.

### D. TWO PHASE ADOPTION OF THE UDC AS PROPOSED BY THE DAC COUNTY MANAGER (DOES THE ETP&Z ACCEPT THIS ASSIGNMENT? AND TASKING FOR THE ETP&Z COMMISSIONERS FOR UDC ADOPTION)

Chair Commissioner Robert Hearn stated that item was discuss on item 5, Old Business.

## 7. PRESENTATIONS

None

## 8. COMMITTEE REPORTS

None

## 9. ADMINISTRATIVE APPROVALS

None

## 10. STAFF INPUT

None

11. ADJOURNMENT

Chair Commissioner Robert Hearn moved to adjourn the Camino Real Regional Utility Authority- Extra Territorial Planning and Zoning Commission meeting.

The meeting adjourned at 5:36 p.m. The motion carried.

**APPROVED AND ADOPTED** on the      of      2018.

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Officer: CRRUA Extra-Territorial Planning and zoning Commission

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Recording Secretary: Mary De Avila