



# Agenda

**PUBLIC WORKS/CIP & LAND USE  
COMMITTEE MEETING  
COUNCIL CHAMBERS  
MONDAY, NOVEMBER 10, 2014  
5:00 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM OCTOBER 27, 2014 PUBLIC WORKS COMMITTEE MEETING

**INFORMATIONAL AGENDA**

6. UPDATE ON ARTS + CREATIVITY CENTER (KATE NOBLE)

**CONSENT AGENDA**

7. CIP PROJECT NO. 474-B – SOUTHWEST ACTIVITY NODE (SWAN) PARK PHASE I
  - REQUEST FOR APPROVAL OF AGREEMENT WITH PNM FOR ELECTRIC LINE EXTENSION AGREEMENT IN THE AMOUNT OF \$134,913.38 (MARY MACDONALD)

**Committee Review:**

Finance Committee (Scheduled)	11/17/14
Council (Scheduled)	12/10/14

8. PUSHCART VENDORS
  - REQUEST FOR APPROVAL OF AN ORDINANCE RELATING TO THE PLAZA PUSHCART VENDOR ORDINANCE; AMENDING SUBSECTION 23-5.5 SFCC 1987 TO CHANGE THE NUMBER OF LICENSES ISSUED AND THE TERM OF EACH LICENSE AND MAKING SUCH OTHER CHANGES AS ARE NECESSARY TO CLARIFY THE ORDINANCE
  - REQUEST FOR APPROVAL OF A RESOLUTION AMENDING RESOLUTION NO. 2002-79 TO CHANGE THE ANNUAL LICENSE FEES FOR PLAZA PUSHCART VENDORS (COUNCILORS LINDELL AND DOMINGUEZ) (SEVASTIAN GURULE)

**Committee Review:**

City Business and Quality of Life Committee (Scheduled)	11/12/14
Finance Committee (Scheduled)	11/17/14
Council (Request to publish)	12/10/14
Council (Public hearing)	01/14/15

9. REQUEST FOR APPROVAL OF A RESOLUTION ESTABLISHING CITY OF SANTA FE LEGISLATIVE PRIORITIES FOR CONSIDERATION BY THE NEW MEXICO STATE LEGISLATURE DURING THE 52<sup>ND</sup> LEGISLATURE – STATE OF NEW MEXICO – FIRST SESSION, 2015 **(MAYOR GONZALES) (BRIAN SNYDER)**

**Committee Review:**

Finance Committee (Approved)	11/03/14
Public Utilities Committee (Scheduled)	11/05/14
Council (Request to publish)	11/12/14

10. MATTERS FROM STAFF

11. MATTERS FROM THE COMMITTEE

12. MATTERS FROM THE CHAIR

13. NEXT MEETING: **MONDAY, DECEMBER 8, 2014**

14. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6520  
five (5) working days prior to meeting date

**SUMMARY INDEX FOR  
PUBLIC WORKS/CIP & LAND USE COMMITTEE  
November 10, 2014**

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3. Approval of Agenda	Approved as presented	1
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**MINUTES OF THE**  
**CITY OF SANTA FÉ**  
**PUBLIC WORKS/CIP & LAND USE COMMITTEE**

**Monday, November 10, 2014**

**1. CALL TO ORDER**

A regular meeting of the Public Works/CIP & Land Use Committee was called to order on the above date by Chair Ron Trujillo at approximately 5:00 p.m. in City Council Chambers, City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

**2. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Councilor Ronald S. Trujillo, Chair  
Councilor Christopher M. Rivera, Vice Chair  
Councilor Patti Bushee  
Councilor Bill Dimas  
Councilor Carmichael A. Dominguez

Also present were:

Councilor Joseph Maestas  
Councilor Peter Ives

**MEMBERS ABSENT:**

**STAFF PRESENT:**

Isaac Pino, Public Works Director  
Bobbi Mossman, Public Works Staff

**NOTE: All items in the Committee packet for all agenda items were incorporated herewith by reference. The original Committee packet is on file in the Public Works Department.**

**3. APPROVAL OF AGENDA**

**Councilor Dominguez moved to approve the agenda as presented. Councilor Rivera seconded the motion and it passed by unanimous voice vote.**

#### **4. APPROVAL OF CONSENT AGENDA**

Councilor Bushee asked for discussion on Item 8.

Chair Trujillo asked for discussion on Item 9.

**Councilor Dominguez moved to approve the Consent Agenda as amended with discussion on items 8 and 9. Councilor Rivera seconded the motion and it passed by unanimous voice vote.**

#### **5. APPROVAL OF MINUTES FROM OCTOBER 27, 2014 PUBLIC WORKS COMMITTEE MEETING**

**Councilor Bushee moved to approve the October 27, 2014 Public Works Committee minutes as submitted. Councilor Rivera seconded the motion and it passed by unanimous voice vote except Councilor Dimas abstained.**

#### **INFORMATIONAL AGENDA**

#### **6. UPDATE ON ARTS+CREATIVITY CENTER (Kate Noble)**

Ms. Noble said they were mid-way through the work on a contract. Her report was in the packet. She said the Beehive is now known as the Santa Fé Arts and Creativity Center.

Ms. Noble introduced Mr. Daniel Werwath, Chief Operating Officer for New Mexico Inter-Faith Housing and invited his comments.

Mr. Werwath said he started working with New Mexico Inter-Faith Housing a year and a half ago. It is a New Mexico non-profit agency with a New Mexico board along with support from an organization in Texas. The parent organization is a non-profit with 40,000 units in seven states. They wanted to replicate their success in New Mexico and provided resources. When Creative Santa Fé put out an RFP, we saw a fit and were willing to invest funding to get off the ground. The summary is in the packet.

Mr. Werwath listed the advisory members and provided the summary handout. Their goal is not only to provide affordable housing but raising incomes as well. Their hope is to strengthen the economy with new entrepreneurs, support younger entrepreneurs in the community and targeting low income creatives.

Mr. Werwath said they are asking for a 20% project cost through donation of land. The projected cost of \$1.4 million but looking only for property from the City as the local contribution. The organization is looking at doing a preliminary site assessment and working with the Governing Body on a specific site. They need an agreement that is contingent on financing. The team started back in August looking at city owned and non-city owned sites. They analyzed 11 potential sites and shared the criteria for the analyses.

Mr. Werwath housing development and community resource. Right now, Siler Road at the old solid waste treatment facility appears to be the winner in the preliminary assessment phase. It is an important investment in long term affordable housing and will help grow new businesses.

Councilor Bushee thank him for presentation. She was sorry to see that there is not a site jumping out.

Mr. Werwath said the optimal size is 4 acres for a 60 unit housing project and public space. He liked the Siler Road Site.

Councilor Bushee asked if he was working with Matt O'Reilly. Mr. Werwath agreed.

Councilor Bushee asked what mechanism would hold this as affordable down the road.

Mr. Werwath said they were going to commit to a 45-year affordable period.

Councilor Ives thanked him for the presentation and asked what they were looking for in the analysis.

Mr. Werwath said the team was looking at 60 live/work units, affordable housing with small micro retail on site, shared resources studio space and the need to dig into community sources.

Councilor Ives noted on the chart that the Siler Road Yard had 20+ acres.

Mr. Werwath said it was an attractive possibility and possible could have theater groups and studios.

Councilor Ives pointed out that the yard was the former waste treatment site.

Mr. Werwath said in conversations with Matt O'Reilly they believed it could be suitably cleared by the act of development and the frontage was important.

Councilor Ives said it was a great way to re-use a brown site.

Councilor Dominguez requested the presentation electronically. Mr. Werwath agreed.

Councilor Dominguez recalled the City had done some planning regarding facilities on Siler Road and asked if there was any information on that.

Mr. Pino said there was some work done 4 or 5 years ago on a concept of having City Hall at Siler Road but the preliminary stage was never completed. He offered to share a copy of the report.

Councilor Dominguez suggested that in the absence of a master plan, it might be a good idea to look at that whole area for this group and others. He said he would like a copy of the report.

Chair Trujillo thanked him and hoped they could get this project going somewhere.

## **CONSENT AGENDA LISTING**

- 7. CIP PROJECT NO. 474-B – SOUTHWEST ACTIVITY NODE (SWAN) PARK PHASE I**
  - REQUEST FOR APPROVAL OF AGREEMENT WITH PNM FOR ELECTRIC LINE EXTENSION AGREEMENT IN THE AMOUNT OF \$134,913.38 (MARY MACDONALD)**

**Committee Review:**

Finance Committee (Scheduled)  
Council (Scheduled)

11/17/14  
12/10/14

**CONSENT AGENDA DISCUSSION**

**8. PUSH CART VENDORS**

- **REQUEST FOR APPROVAL OF AN ORDINANCE RELATING TO THE PLAZA PUSH CART VENDOR ORDINANCE; AMENDING SUBSECTION 23-5.5 SFCC 1987 TO CHANGE THE NUMBER OF LICENSES ISSUED AND THE TERM OF EACH LICENSE AND MAKING SUCH OTHER CHANGES AS ARE NECESSARY TO CLARIFY THE ORDINANCE**
- **REQUEST FOR APPROVAL OF A RESOLUTION AMENDING RESOLUTION NO. 2002-79 TO CHANGE THE ANNUAL LICENSE FEES FOR PLAZA PUSH CART VENDORS (COUNCILORS LINDELL AND DOMINGUEZ) (SEVASTIAN GURULÉ)**

**Committee Review:**

City Business and Quality of Life Committee (Scheduled)  
Finance Committee (Scheduled)  
Council (Request to Publish)  
Council (Public Hearing)

11/12/14  
11/17/14  
12/10/14  
01/14/15

Councilor Bushee was trying to understand the reduction of 5-year permits to 2 years and the follow up with collecting or ensuring gross receipts were being paid.

Mr. Gurulé explained the intent is to add two additional push cart vendors.

Councilor Bushee asked what that had to do with reducing the license term.

Mr. Gurulé said it would identify additional spaces and allow others possible vendors who are interested in the program.

Councilor Bushee asked if they were changing locations on the Plaza proper, noting that some are messy.

Mr. Gurulé said they would stay in the same locations and then two additional spaces on the sidewalk that would still allow for pedestrians and ADA access.

Councilor Bushee asked why they wouldn't have some in the street.

Mr. Gurulé said they might when the street is closed.

Councilor Bushee said the City has not always had that many people apply. Two year terms are limited. She found that instead of having moving vehicles we now have parked vehicles including cops and it feels like encouraging vendors to be in the streets themselves.

Mr. Gurulé said there were 12 applicants who applied and only half would be able to obtain a license.

Councilor Bushee suggested increasing the term to 3 years with more stringent regulations about keeping the location clean and making sure we are enforcing collection of gross receipts tax. She asked how many of the vendors were from Santa Fé.

Mr. Gurulé said all of them are from Santa Fé.

Councilor Bushee asked if that was a requirement. Mr. Gurulé agreed.

Councilor Bushee asked if he had any comment on collections.

Mr. Gurulé said he would work with staff on that.

**Councilor Bushee moved to approve the ordinance as amended with a 3-year license term and enforce collection of gross receipts tax. Councilor Dominguez seconded the motion.**

Councilor Dominguez said they might be having a public hearing at Finance.

Councilor Maestas agreed with Councilor Bushee that this is a drastic change. The buskers had complained to him about the time to wait to get a permit and having to compete with others. He asked how the new terms would be phased in with the existing 5 year permits - whether it would begin at the end of the five-year permits or if those permits would be terminated early and then have to compete again.

Mr. Gurulé explained that the existing code grants the City Manager administrative authority to extend current licenses two times for up to six months each. The intent was to extend current licenses through June 2015 and allow this code amendment to get through the public notification process. Public notice would occur in February. Applications would be due in March with the selections made by April 17. The rankings would be published by April 24 and applicants not recommended for licenses would have 15 days to file an appeal. By May 22<sup>nd</sup> the City would send out notices and vendors would be up and operating by June 1<sup>st</sup>.

Councilor Maestas asked how many vendors would have licenses cut short.

Mr. Gurulé said there would be four. He explained that current licenses would end on December 31 and that was why they were extending them.

**The motion to approve passed by unanimous voice vote.**

Ms. Byers reminded the Committee that they still needed to act on the Resolution regarding Cart Fees.

**Councilor Dimas moved to approve the resolution for Cart Fees. Commissioner Dominguez seconded the motion and it passed by majority voice vote with all voting in favor except Commissioner Bushee who dissented.**

**9. REQUEST FOR APPROVAL OF A RESOLUTION ESTABLISHING CITY OF SANTA FE LEGISLATIVE PRIORITIES FOR CONSIDERATION BY THE NEW MEXICO STATE LEGISLATURE DURING THE 52<sup>ND</sup> LEGISLATURE – STATE OF NEW MEXICO – FIRST SESSION, 2015 (MAYOR GONZALES) (BRIAN SNYDER)**



**Committee Review:**

Finance Committee (Approved)	11/03/14
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Mr. Pino asked the Committee to make a recommendation for the number one category. In the packet it would become the number one category for capital outlay if we could decide on a category first.

Chair Trujillo read the list from the packet

Mr. Mark Duran asked them to prioritize the top one or two priorities.

Councilor Dominguez commented that at Finance Committee, they did not do that.

Mr. Duran agreed and he didn't ask Finance to do that. He explained that the idea is for this Committee to now consider prioritizing this prior to Council meeting on Wednesday.

Councilor Dominguez asked what the advantage of that was since they had already gone through the prioritization process already and had a lot of discussion.

Mr. Duran said the advantage is that eventually we want to be prescriptive to the Santa Fé legislative delegation that we have not only determined our priorities but also identified our top choice for them to focus on with capital outlay monies. The alternative would be to give them the top 5 and he then would work with the Santa Fé delegation. He thought it was much better to go the prescriptive route.

Councilor Dominguez asked if the resolution approved by the Governing Body would have all five or just the top priority.

Mr. Duran said last year the Council had all five but priorities in order of importance. He recommended that if Council puts all five in, they needed to be prioritized like last year of the top 2 or 3.

Councilor Rivera asked if there were any library improvement bonds in the last election.

Mr. Pino agreed and all of the bonds passed. The City is eligible for books and programs.

Councilor Maestas said it was important to identify which categories have the potential to receive other funds besides legislative CIP funds. For instance, library improvements might have a lower priority. The infrastructure assessment showed that the largest gaps were those without were for infrastructures that had no dedicated funding. He urged the committee to rank parks and library lower than streets and facilities and public safety where the City has been successful in bonding those out.

Councilor Bushee agreed with that conceptually. She wondered if the legislature cared about facilities and if the Council could lump some of them together. She was surprised that legislators went with the airport.

Mr. Duran clarified that the money appropriated last session for the airport was just for the design phase.

Councilor Bushee asked Mr. Duran what his top suggestion was.

Mr. Duran said library improvements didn't meet the financial threshold and used the same GO bond that funds senior center improvements. Fire and police is always something the delegation can sell. He could see selling citywide streets and bridges and the parks. The delegation looks at facilities and how it might sell with their constituents to justify the appropriation.

Councilor Rivera asked Mr. Duran if he would recommend prioritizing the high dollar city-wide projects.

Mr. Duran said that outside of library improvements, every other category needs a dollar threshold. If the Committee chooses the library it would have to be coupled with something else. City-wide projects would have more appeal.

Councilor Maestas asked who the delegation members were and Mr. Duran listed the members.

Councilor Maestas liked the recommendations Finance made and this Committee should choose one city-wide priority from each category.

**Councilor Rivera moved that we make category 6 [Facilities] as priority 4 and category 2 [City-wide Library Improvements] as priority 5 on the priority list and continue discussion on categories 1, 3 and 4. Councilor Dimas seconded the motion.**

Councilor Bushee requested an amendment that category 1 [Citywide Streets and Bridges] be priority 1, the category 3 [Parks] be priority 2 and that category 4 [Fire, Police and Public Safety] be priority 3.

Councilor Rivera said he wanted to discuss the other priorities but would disagree on the amendment because he wanted to switch the first two so Parks would be the first priority.

Councilor Bushee moved to amend the motion with Streets and Bridges as the first priority, Parks as the second priority and Fire, Police and Public Safety as the third priority. The motion dies for lack of a second.

**The motion by Councilor Rivera passed by unanimous voice vote.**

Chair Trujillo said the first three priorities were open for further discussion.

Councilor Dimas asked Mr. Duran if he thought public safety was the easiest to get approved.

Mr. Duran thought any of the 3 categories had an equal chance of getting passed.

Chair Trujillo moved to put Streets and Bridges as the first priority, add SWAN Park and add fire facilities - public safety. That would take us to about \$1 million.

Mr. Duran understood the top three would be merged into one top priority.

Councilor Bushee asked if anyone made the south side transit center a priority.

Councilor Rivera said it would have federal funding.

Councilor Bushee asked if it could be put in as a district priority since the federal funds would not cover the entire cost. It would go with streets and bridges more than fire stations. It is shovel-ready and very doable. She would propose removing City Hall and inserting South Side Transit Facility.

Chair Trujillo proposed to add transit.

**Councilor Bushee moved to approve Citywide Streets, Bridges and Facilities and add the Fire Training Facility, SWAN Park and Southside Transit Center. Councilor Dominguez seconded the motion.**

Councilor Bushee asked for an explanation of what City of Santa Fé Gateways is.

Chair Trujillo explained it would be signage at each of the entrances into the city. It would need discussion with NMDOT.

Councilor Rivera asked for clarity that the first priority was Streets, bridges, facilities with SWAN Park, Fire Training Center and Southside Transit Center. The second would be Parks and the third would be the remainder of Public safety.

Mr. Duran said if the Committee allowed him the flexibility he could come up with appropriate nomenclature.

**The motion passed by unanimous voice vote.**

**Councilor Dominguez made a motion that we include whatever amendments we had for the hold harmless provision from last year's legislative priorities along with section 1, 2, 3 and 4 in the last "further resolved" along with any updates. Councilor Dimas seconded the motion.**

Mr. Duran clarified that anything that applies to a repeal of what was known as the hold harmless provision that in HB 641 from two years ago took away, we want to repeal the provision in HB 641 that repealed hold harmless. So it is to support whatever was in hold harmless prior to HB 641.

**Councilor Dominguez said his motion included everything from page 8 through line 7 of page 9. The motion passed by unanimous voice vote.**

## **10. MATTERS FROM STAFF**

Mr. Pino tomorrow morning at 10am veterans' parade if you want to be part of that be there at 10 at Fire Station #1.

## **11. MATTERS FROM THE COMMITTEE**

Councilor Bushee asked why the report on the shuttle pilot project was not on the agenda. There were other things she thought should be on the agenda too.

Chair Trujillo asked her to call him and he would put them on the agenda.

Councilor Bushee said she received an email about the little dirt road by the river (Alameda) having speeding problems and forwarded it to Mr. Pino. The City refuse truck was the worst culprit, speeding on it.

Mr. Pino said he was already working on that.

Councilor Bushee said she liked to hear from staff.

Councilor Rivera asked if the City had a number of dirt roads maintained by the City that are a problem.

Mr. Pino said the City maintains 40 miles of dirt road and there are not any that he would categorize as a problem. They had been maintaining those roads on a regular basis.

Councilor Rivera noted that last night on the news a Santa Fé company has a process that turns dirt into pavement.

Mr. Pino said it was very expensive but very effective.

## **12. MATTERS FROM THE CHAIR**

Chair Trujillo said he was just in Phoenix and noticed that there were no weeds to be seen anywhere.

## **13. NEXT MEETING: MONDAY, DECEMBER 8, 2014**

## **14. ADJOURN**

Having completed the agenda and with no further business to come before the Committee, the meeting was adjourned at 6:30 p.m.

Approved by:

  
Ron Trujillo, Chair

Submitted by:

  
Carl Boaz for Carl G. Boaz, Inc.