



# Agenda

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DATE 10/21/15 TIME 11:52am

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**PUBLIC WORKS/CIP & LAND USE  
COMMITTEE MEETING  
COUNCIL CHAMBERS  
MONDAY, OCTOBER 26, 2015  
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 13, 2015 PUBLIC WORKS COMMITTEE MEETING

**INFORMATIONAL AGENDA**

6. PRESENTATION ON THE CHALLENGES TO FINANCIAL SUSTAINABILITY (**OSCAR RODRIGUEZ**)

**CONSENT AGENDA**

7. CIP PROJECT #400/NM CAP #14-L-2005 PARKS PLAYGROUND SHADE STRUCTURES INSTALLATION, RFB #16/06/B
  - a) REQUEST FOR APPROVAL OF AWARD OF CONSTRUCTION SERVICES SCOPE TO SARCON CONSTRUCTION, CORP. (SCC) TOGETHER WITH THE ASSOCIATED AIA AGREEMENT BETWEEN OWNER AND CONTRACTOR IN THE AMOUNT OF \$140,550 INCLUSIVE OF NMGR (JASON KLUCK)

**Committee Review:**

Finance Committee (Scheduled)  
Council (Scheduled)

11/02/15  
11/10/15

8. CIP PROJECT #400/NM CAP #14-L-2005 PARKS PLAYGROUND SHADE STRUCTURES MATERIALS
  - a) REQUEST FOR APPROVAL OF AWARD OF MATERIALS PROCUREMENT SCOPE TO THE PLAYWELL GROUP, INC. TOGETHER WITH THE ASSOCIATED PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF \$156,105.70 INCLUSIVE OF NMGR (JASON KLUCK)

**Committee Review:**

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9. CIP #682 – CITY OF SANTA FE SENIOR CENTER IMPROVEMENTS PROJECT  
CONSTRUCTION SERVICES AGREEMENT

- a) REQUEST FOR APPROVAL OF AWARD OF CONSTRUCTION SCOPE TO COOPERATIVE EDUCATIONAL SERVICES (CES)/ANCHORBUILT, INC. TOGETHER WITH THE ASSOCIATED AIA AGREEMENT BETWEEN OWNER AND CONTRACTOR IN THE AMOUNT OF \$408,157.14 INCLUSIVE OF NMGR (LEANN VALDEZ)

**Committee Review:**

Finance Committee (Scheduled)	11/02/15
Council (Scheduled)	11/10/15

10. REQUEST FOR APPROVAL OF TWO (2) 2015 STATE OF NEW MEXICO SEVERANCE TAX BOND (STB) CAPITAL APPROPRIATION PROJECT AGREEMENTS FOR A TOTAL OF \$950,000 FOR SALVADOR PEREZ POOL (\$70,000) AND SANTA FE PUBLIC HEALTH & SAFETY INFRASTRUCTURE (\$880,000)

- a) REQUEST FOR APPROVAL TO INCREASE PROJECT BUDGETS AS INDICATED (DAVID CHAPMAN)

**Committee Review:**

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Council (Scheduled)	11/10/15

11. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SUBSECTION 18-10 SFCC 1987 TO REDEDICATE A PORTION OF THE MUNICIPAL GROSS RECEIPTS TAX TO RECREATIONAL FACILITIES, AND BIKE AND PEDESTRIAN PATHWAYS (COUNCILOR MAESTAS) (OSCAR RODRIGUEZ)

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City Business Quality of Life Committee (Postponed)	10/14/15
City Business Quality of Life Committee (Scheduled)	11/10/15
Council (Request to publish)	11/10/15
Bicycle and Trails Advisory Committee (Scheduled)	11/18/15
Finance Committee (Scheduled)	11/30/15
Council (Public hearing)	12/09/15

12. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 24-2.6 SFCC 1987 TO ADD A TRUCK AND OTHER LARGE VEHICLES TRAFFIC RESTRICTION TO EAST DE VARGAS STREET BETWEEN PASEO DE PERALTA AND CANYON ROAD (COUNCILOR MAESTAS) (JOHN ROMERO)

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13. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING ARTICLE IX AND ARTICLE XII OF THE UNIFORM TRAFFIC ORDINANCE TO ESTABLISH THAT ALL PARKING VIOLATIONS ARE CIVIL PARKING VIOLATIONS AND SUBJECT TO ADMINISTRATIVE ADJUDICATION AND COLLECTION BY AN EXTERNAL ADMINISTRATIVE AND COLLECTION ; AND MAKING SUCH OTHER CHANGES AS ARE NECESSARY TO MEET THE PURPOSES OF THIS ORDINANCE (COUNCILOR DIMAS) (SARA SMITH/NOEL CORREIA)

**Committee Review:**

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Public Safety Committee (Scheduled)	11/17/15
Transit Authority Board (Scheduled)	11/24/15
Finance Committee (Scheduled)	11/30/15
Council (Public hearing)	12/09/15

- 14. REQUEST FOR APPROVAL OF A RESOLUTION AMENDING RESOLUTION 2015-50 TO PERMIT THE USE OF CITY FORCE ACCOUNT WORK TO COMPLETE PARKS RELATED PROJECTS AS AUTHORIZED BY THE GOVERNING BODY (COUNCILORS LINDELL, DOMINGUEZ, TRUJILLO AND MAESTAS) (OSCAR RODRIGUEZ)**

**Committee Review:**

Parks and Recreation Commission (Scheduled)	10/20/15
Finance Committee (Scheduled)	11/02/15
Council (Scheduled)	11/10/15
City Business Quality of Life Committee (Scheduled)	11/10/15

- 15. REQUEST FOR APPROVAL OF A RESOLUTION ACKNOWLEDGING THE CITY OF SANTA FE'S OPERATING BUDGET DEFICIT AND ITS OUTLOOK; AND COMMITTING TO ADOPT POLICIES CONSISTENT WITH BEST PRACTICES TO ADDRESS THIS DEFICIT AND ITS OUTLOOK (COUNCILOR MAESTAS) (OSCAR RODRIGUEZ)**

**Committee Review:**

Public Utilities Committee (Approved as amended)	10/07/15
Finance Committee (Approved)	10/19/15
Council (Scheduled)	10/28/15

**DISCUSSION AGENDA**

- 16. REQUEST FOR DIRECTION REGARDING IMPACT FEES – RESIDENTIAL REDUCTION SUNSET (REED LIMING)**
- 17. MATTERS FROM STAFF**
- 18. MATTERS FROM THE COMMITTEE**
- 19. MATTERS FROM THE CHAIR**
- 20. NEXT MEETING: MONDAY, NOVEMBER 9, 2015**
- 21. 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  
October 26, 2015**

<b>ITEM</b>	<b>ACTION</b>	<b>PAGE</b>
1. Call to Order	Convened at 5:00 p.m.	1
2. Roll Call	Quorum Present	1
3. Approval of Agenda	Approved as presented	1
4. Approval of Consent Agenda	Approved as amended	1-2
5. Approval of Minutes - October 13, 2015	Approved as presented	2
 <b>INFORMATIONAL AGENDA</b>		
6. Challenges to Financial Sustainability	Presented by Oscar Rodriguez	2-5
 <b>CONSENT AGENDA LISTING</b>		
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 <b>CONSENT AGENDA DISCUSSION</b>		
7. Purchase of Park Shade Structures	Approved	5-6
8. Playground Materials Purchase	Approved	6-7
9. Senior Center Improvements	Approved	7
10. Severance Tax Bond Agreements	Approved with direction to Staff	7-9
11. Dedication of GRT to Parks	Postponed	9-13
 <b>DISCUSSION AGENDA</b>		
16. Discussion Regarding Impact Fees	Discussion	13-15
17. Matters from Staff	None	15
18. Matters from the Committee	Discussion	15
19. Matters from the Chair	Comments	15-16
20. Next Meeting:	November 9, 2015	16
21. Adjournment	Adjourned at 7:56 p.m.	16

**MINUTES OF THE**  
**CITY OF SANTA FÉ**  
**PUBLIC WORKS/CIP & LAND USE COMMITTEE**

**Monday, October 26, 2015**

**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 Patti J. Bushee  
Councilor Bill Dimas  
Councilor Carmichael A. Dominguez  
Councilor Peter N. Ives

**MEMBERS ABSENT:**

**STAFF PRESENT:**

Isaac Pino, Public Works Director  
Bobbi Huseman, 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 Ives seconded the motion and it passed by unanimous voice vote.

**4. APPROVAL OF CONSENT AGENDA**

Councilor Dominguez requested discussion on items 10, 11 and 14

Councilor Bushee requested discussion on item 15

Councilor Ives requested discussion on items 7, 8 and 9.

**Councilor Dimas moved to approve the consent agenda as amended. Councilor Bushee seconded the motion and it passed by unanimous voice vote.**

## **5. APPROVAL OF MINUTES FROM OCTOBER 13, 2015 PUBLIC WORKS COMMITTEE MEETING**

**Councilor Ives moved to approve the minutes from October 13, 2015 as presented. Councilor Dimas seconded the motion and it passed by unanimous voice vote except that Councilor Bushee abstained.**

## **DISCUSSION AGENDA**

### **6. PRESENTATION ON CHALLENGES TO FINANCIAL SUSTAINABILITY (OSCAR RODRIGUEZ)**

Mr. Rodriguez presented to the Committee. He said the City is spending about \$15 million more than revenue every year. The General Fund is balanced now. Last year the City faced a deficit but cleaned it up and put more in reserves. We have relied on bridging strategies by putting money into the General Fund from other funds and spending cash reserves. The City is relying on the Water Fund to make up the deficits. It is being used to tidy up balances in other funds.

The City needs a 2-3 year plan as it is not in crisis mode yet. We don't need to lay off people yet but will in the future without taking drastic steps. We start with a \$8.7 million balance on July 1. In the total revenue, 70% comes from GRT which is going down for many reasons and part of it is hold harmless. Six percent (\$3.5 million) of the revenue is from property taxes.

So the City basically is balanced in the General Fund and would be in great shape if that was really the case but it isn't.

- There are two categories for bridging. The first shifts costs to other funds. \$1.3 million is maintenance shifted to capital programs. This will be the last year the City can do that. There won't be any more revenue for that after this year. There is \$1.2 million of personnel costs shifted to other funds with about 20 people involved. \$1.5 million is used from storm drainage revenue to fund personnel in the Streets Department. On top of that, the City provides free services for solid waste and wastewater at government facilities.

The City has 411 funds and many of them run a deficit; some for years. And we will see escalation of those deficits. The capital GRT that the City relies on to issue bonds will have \$840,000 deficit and \$79,000 for operations. As a consequence, 2017 is the earliest Santa Fe could issue a new bond. We simply don't have the money.

Councilor Bushee was looking for another breakdown on personnel.

Mr. Rodriguez said about 80% is for personnel.

Councilor Bushee asked where franchise fees came from.

Mr. Rodriguez said they came from telephone, cable and gas and they are all past due. We can raise them. There are in long-term contracts and at this stage it would require negotiation with them. The last time was a long time ago.

Councilor Bushee wanted a breakdown on some of the fees that are not being collected.

Mr. Rodriguez said other than sending three letters, the process doesn't go past that. He would propose a policy of also sending notification to the credit bureaus.

Councilor Bushee asked if the transfers included Quality of Life.

Mr. Rodriguez said no - that is in deficit. The effective deficit is close to \$12 million because the City has to maintain a 1/12 balance by state statute. He described how the calculation was done. The cash balance in the Water Fund is about \$88 million so it is that cash that is holding it all up. What he is recommending is to go another 2-3 years before layoffs but raising taxes. The ordinance the Council passed is a one-time thing. But he would never recommend issuing bonds for maintenance to avoid deficit. A lot of the debt from bonds issued is going to maintenance. So unless Council goes to mass layoffs, he recommended continuing to try to get out of this in these next few years and use the cash reserves to right the ship and most of those are in the Water Fund.

He shared why GRT is going down. For options, the Council should consider all of the above solutions and listed them again.

Councilor Ives asked how they should assess the validity of any particular plan for 2 years or 3 years and how to balance revenue enhancements.

Mr. Rodriguez said he would recommend all of those. Even the question of property taxes - the total bill is less than 8% of budget. The City will still have hold harmless.

Councilor Ives saw a chart on excise tax in the plan that grows to \$5 million over 8 years. Mr. Rodriguez agreed.

Councilor Ives asked that it become part of the discussion and wasn't sure where that would fall.

Mr. Rodriguez said it would be on both sides. All of that will just become part of this mix.

Councilor Ives asked regarding property tax if there are ways to look at exempting parts of the population.

Mr. Rodriguez said there were very limited exemptions. This is showing that the state will restructure to have more reliance on property taxes. The tourist-rich part of the state is doing it later than southern New Mexico.

Councilor Ives asked how much is the result of bonding rates.

Mr. Rodriguez said on average, the City pays interest of about 4% and invests in short-term with about a 0.52% return. We issue bonds because we are going to use them right away and get done in no more than three years. The difference is quite a few million dollars. The solution is to not issue bonds unless you are going to use them right away. There is still cash in the 2008 bond and 2012 bond issues.

Councilor Ives was interested in knowing the fund balances that can be debited against.

Mr. Rodriguez said somewhere between \$90 million and \$120 million is debitable.

Councilor Ives asked Mr. Rodriguez what he was looking for from the Committee.

Mr. Rodriguez said he was looking for them to say yes or no to taxes and also use of the Water Fund. If you say don't raise taxes or fees - then where do we cut services. We should provide a level of service relative to X or a minimum level. Staffing levels of swimming pools have a state standard. Paying salaries is not the problem but what they are doing. Long term benefit is okay but short term is just maintenance. That would be an imp direction to give. There are 2 resolutions that one-time money can only be used for one-time costs.

Councilor Bushee agreed they need some ground work laid. They have already passed these resolutions which are development strategies. But Council needs to decide where to cut costs. 70% is personnel. She would like to see a full picture to understand how they can target that. It has to be fair and across the board. Right now there needs to be a moratorium on any new positions. We have to be more efficient but let's do x over here. We've been robbing Peter to pay Paul for years. The public is upset that the City is misappropriating. She wanted to see calculations on how much money would be realized in specific increases in taxes. She also didn't know about gas tax.

Mr. Rodriguez said gasoline tax takes a referendum and must show how it will improve roads. He agreed that a conversation does need to take place. For instance, let those people who leave employment show us where to cut personnel. He said he could come with a plan to get there. It is just autocratic for the Finance Director to say this is what will be cut.

Councilor Dominguez appreciated the dialog. It is exciting times - this is an opportunity to not just vote on any issue but getting there with potential solutions and right the ship for the future. Property taxes is not balanced. We have taken from Water to pay other expenses but not taken time to figure out what it is paying for. There are cuts that have to be made right away and that is people being laid off or determine if it is appropriate to pay people out of Water.

Any way you look at it, it is taxpayer money. What is lacking is specific policies on how to use that money. We can't just let the surpluses sit there and cut services. Keeping the level of service means raising taxes. The policy to not use pesticides is a good policy but the community needs to realize it comes at a cost. Some approved policies cost a lot of money.

Mr. Rodriguez agreed. Council must either cut costs or raise revenue or both and do it transparently.

Councilor Dominguez noted the forfeiture program is paying for itself.

Mr. Rodriguez said it was organized for that and in the beginning it did, but the City started putting other expenditures in that fund. It is a judgment call to say there will always be confiscated vehicles. But it is likely to go down over time and will put it in deficit. There are personnel costs involved.



Councilor Dominguez said he could go on and on with many other questions before coming up with solutions but the question of whether to use Water fund money is big one.

Mr. Rodriguez said the bonds can be recalled and paid off and thereby lower interest costs. The first opportunity to call them is in June. The interest rate pledge to GRT stays in place until all of them are paid.

Councilor Bushee wanted to know that every year, this will be a priority. She also did not want to give up on getting some of the hold harmless money back.

Mr. Rodriguez said reliance on GRT or property tax is not a secure future. More people are buying on line and older people don't spend as much.

Councilor Bushee wanted to compare with others on how Santa Fe stacks up.

The Committee briefly discussed what cities should be used to compare.

Councilor Dominguez asked that they look at the Mayor's policies he put forward.

Councilor Bushee asked if those policies could be heard here too.

Chair Trujillo agreed. He also appreciated the request for a list too. If they are water projects, he would want to look at that. He thanked Mr. Rodriguez for the presentation.

## **CONSENT AGENDA LISTING**

### **12. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 24-2-6 SFCC 1987 TO ADD A TRUCK AND OTHER LARGE VEHICLES TRAFFIC RESTRICTION TO EAST DE VARGAS STREET BETWEEN PASEO DE PERALTA AND CANYON ROAD (COUNCILOR MAESTAS) (JOHN ROMERO)**

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**CONSENT AGENDA DISCUSSION**

7. **CIP PROJECT #400/NM CAP #14-L-2005 PARKS PLAYGROUND SHADE STRUCTURES INSTALLATION, RFB #16/06/B**
- a) **REQUEST FOR APPROVAL OF AWARD OF CONSTRUCTION SERVICES SCOPE TO SARCON CONSTRUCTION CORP, (SCC) TOGETHER WITH THE ASSOCIATED AIA AGREEMENT BETWEEN OWNER AND CONTRACTOR IN THE AMOUNT OF \$140,550 INCLUSIVE OF NMGR (JASON KLUCK)**

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Councilor Ives asked Mr. Pfeiffer about the Exhibit D schedule. He appreciated having that and asked if the schedule was part of the official project and if this schedule would be attached in connection with this project.

Mr. Pino did not know but he could certainly request it.

Councilor Ives said he would not vote for it without such a schedule. The schedule for Patrick Smith Park is critical and he would follow up with Mr. Rodriguez. He pointed out that the exhibit appears to be cut off and was not sure he had the whole exhibit. Some of the language got cut off.

He asked if there were penalties for failure of a timely completion.

Mr. Pfeiffer said the penalty is \$250/day.

Councilor Ives noted pages 73 and 75 talk about playground schedule and shows it for 30 parks. He asked how the number per park was estimated because some appear to be 1 for each 10 acres and in one instances is 1 for every 2.2 acres.

Mr. Pfeiffer said it was determined by size of playground area. It was a team effort and not done by acres of the park.

**Councilor Dimas moved to approve the request. Councilor Dominguez seconded the motion and it passed by unanimous voice vote.**

8. **CIP PROJECT #400/NM CAP #14-L-2005 PARKS PLAYGROUND SHADE STRUCTURES MATERIALS**
- a) **REQUEST FOR APPROVAL OF AWARD OF MATERIALS PROCUREMENT SCOPE TO THE PLAYWELL GROUP, INC. TOGETHER WITH THE ASSOCIATED PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF \$156,105.70 INCLUSIVE OF NMGR (JASON KLUCK)**

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Councilor Ives asked if these are just the equipment purchases for shade structures.

Mr. Pfeiffer agreed.

Councilor Ives said the schedule has for the various structures ten days for each set and asked if that is right. Mr. Pfeiffer agreed.

**Councilor Ives moved to approve the request. Councilor Dominguez seconded the motion and it passed by unanimous voice vote.**

**9. CIP #682 – CITY OF SANTA FE SENIOR CENTER IMPROVEMENTS PROJECTS CONSTRUCTION SERVICES AGREEMENT**

- a) **REQUEST FOR APPROVAL OF AWARD OF CONSTRUCTION SCOPE TO COOPERATIVE EDUCATIONAL SERVICES (CES)/ANCHORBUILT, INC. TOGETHER WITH THE ASSOCIATED AIA AGREEMENT BETWEEN OWNER AND CONTRACTOR IN THE AMOUNT OF \$408,157.14 INCLUSIVE OF NMGR (LEANN VALDEZ)**

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Councilor Ives did not see a schedule for this work.

Mr. Pfeiffer said Ms. Valdez forgot to include it. He had one here but no copies.

Councilor Ives asked that it be included in the motion as the official schedule.

The schedule was given to Ms. Huseman.

**Councilor Ives moved to approve the request with the schedule included. Councilor Bushee seconded the motion and it passed by unanimous voice vote.**

**10. REQUEST FOR APPROVAL OF TWO (2) 2015 STATE OF NEW MEXICO SEVERANCE TAX BOND (STB) CAPITAL APPROPRIATION PROJECT AGREEMENTS FOR A TOTAL OF \$950,000 FOR SALVADOR PEREZ POOL (\$70,000) AND SANTA FE PUBLIC HEALTH & SAFETY INFRASTRUCTURE (\$880,000)**

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11/10/15

Councilor Dominguez asked if each of these or maybe not all would be part of the capital budget.

Mr. Pino agreed. These are a little different in timing because we have to get the funding.

Councilor Dominguez asked if this is part of the November budget approval.

Mr. Pino agreed.

Councilor Dominguez asked Mr. Pfeiffer to go through the whole list.

Mr. Pfeiffer reviewed the list. The second appropriation for \$880,000 was broken down into seven components.

Councilor Dominguez noted that traffic calming is \$75,000 and city-wide but it depends on who asks for it first. He asked if that also applied to the \$77,000 for gateway signage.

Mr. Pfeiffer said that is coordinated with Randy Randall.

Councilor Dominguez asked how we know what a gateway is. Every neighborhood is a gateway.

Mr. Pino said these are not on the capital budget because funding was not there for them. It is legislative funding.

Councilor Dominguez said most of them are specific like SWAN Park and this item doesn't give the specifics.

Mr. Pfeiffer agreed. This just gives you an idea on the projects and the timeline for them. The gateway is for the four gateways into the City.

Councilor Dominguez asked if there is any way to geo-reference all of the capital projects.

Mr. Pino didn't know what the capabilities are in GIS.

Councilor Dominguez moved to move it forward. Councilor Dimas seconded the motion.

Councilor Ives said on page 63 - 67 it seems to be schedules, some of which are shaded and others are not. He asked what that meant.

Mr. Pfeiffer didn't have a packet but picked the one for the gateway (which was page 64 in the packet).

Mr. Pino explained that these are pretty bad copies and not in color.

Councilor Ives asked that the Committee be given color copies when it is needed.

Mr. Pfeiffer used Salvador Perez instead (page 60) and said they tried to identify when DFA would consider the anti-donation issue. The second timeline point is grant-issued. Programming is essentially for everything that has to be done in order to proceed. Next is purchasing. Project design is in Feb/March 2016, Construction goes to August 2016; completion is in September 2016 and spending goes until December 2016.

Councilor Ives questioned purchasing being done before the design is complete.

Mr. Pfeiffer agreed and would correct it.

Councilor Ives said he would love to have these schedules included so we can understand the timing.

Councilor Bushee thought \$77,000 for these gateway signs is kind of pricey. She asked who will decide on the designs. She serves on the MPO Board and there are specific signs already there. She hoped for some integrity on them.

Mr. Pfeiffer said there is a steering committee with Randy Randall from Tourism, Debra Garcia from Arts, someone from engineering and him.

Councilor Bushee asked if they could have someone from MPO on it.

Chair Trujillo pointed out that the signs have to comply with DOT standards.

Councilor Dominguez added that was part of what was submitted to the Legislature. He was unclear if these are traditional gateways as you enter the City or entering a quadrant or part of the City.

Chair Trujillo suggested they would be like ones in Colorado Springs. From I-25 they would have six and one from Española.

Councilor Bushee said Agua Fria just did their own and then there is Old Santa Fé Trail or Old Pecos Trail. There is nothing in here that says what it will be. These are transportation related.

Mr. Pfeiffer said the committee has been in communication with District 5. They had one meeting already and will have another soon.

Councilor Bushee asked if it would be okay to have it come back after designs are determined.

Councilor Dominguez said his motion would be to approve the funds and have it come back with the design.

Chair Trujillo said if the sign is on the city right-of-way, that's okay. But St. Francis is a State right-of-way and thought the City would have to get approval from NMDOT.

**Councilor Dominguez moved to approve the request with the directions to Staff. Councilor Bushee seconded the motion and it passed by unanimous voice vote.**

**11. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SUBSECTION 18-10 SFCC 1987 TO REDEDICATE A PORTION OF THE MUNICIPAL GROSS RECEIPTS TAX TO RECREATIONAL FACILITIES, AND BIKE AND PEDESTRIAN PATHWAYS (COUNCILOR MAESTAS) (OSCAR RODRIGUEZ)**

**Committee Review:**

Parks and Recreation Commission (Approved)	10/02/15
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Councilor Dominguez saw that no one is here from Parks and Rec. He asked what recreation activities

will be using part of this allocation.

Mr. Rodriguez didn't know. Right now, all the money that comes through Transit Tax, after paying for transit costs, goes into the General Fund and is about \$2 million. Part of the General Fund is used for parks. So the effect of this resolution is to restrict that flexibility to just put it in General Fund. There is no significant impact but in the future it might restrict Council.

Councilor Dominguez wanted to know what is being limited. It might be programs traditional to the community.

Mr. Rodriguez said it is more the reverse of that - not eliminating funding but restricts it from going to General Fund. This is money would be directed to recreational facilities.

Councilor Dominguez said that meant bricks and mortar to him and not programs.

Mr. Rodriguez said that of the \$73 million, \$2.3 million comes from excess transit tax revenues. So what is funded from General Fund will continue but for sure, Parks will get this excess transit tax money.

**Councilor Dominguez moved for approval of the request. Councilor Ives seconded the motion.**

Councilor Bushee asked why this was not done in advance of budget approval. Her concern was that someday people will want a GO bond again and trails is most popular. So she asked why this could not be used for operations like at the Southside library. "We fight to the death for operational funds so why are we doing this. I can't let this go forward until we have those answers."

Councilor Dominguez withdrew his motion. Those are good questions and the sponsor is not here. The bill has libraries in it. It is not specific enough for the intent.

Councilor Bushee said operating the facilities already built is her concern. She felt this should have more options.

Councilor Ives agreed this may not be the right time for this in our conversations about budget regarding operations and maintenance out of the General Fund budget. He would rather tackle them as a whole and the language begs for some clarity. This would be better considered with broader issues across the budget.

**Councilor Bushee moved to postpone this matter to the next meeting. Councilor Dominguez seconded the motion.**

Councilor Ives asked staff to bring further information on intended uses so the Committee can understand that and take it up as part of a larger budget.

Mr. Rodriguez could not see much impact on this one way or the other. It is about \$2.9 million. That goes into the General Fund and is used for trails and parks.

Councilor Bushee understood but maybe it is better suited to go to the library or something else. We need to get it straightened out.

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

**14. REQUEST FOR APPROVAL OF A RESOLUTION AMENDING RESOLUTION 2015-50 TO PERMIT THE USE OF CITY FORCE ACCOUNT WORK TO COMPLETE PARKS RELATED PROJECTS AS AUTHORIZED BY THE GOVERNING BODY (COUNCILORS LINDELL, DOMINGUEZ, TRUJILLO AND MAESTAS) (OSCAR RODRIGUEZ)**

**Committee Review:**

Parks and Recreation Commission (Scheduled)	11/20/15
Finance Committee (Scheduled)	11/02/15
Council (Scheduled)	11/10/15
City Business Quality of Life Committee (Scheduled)	11/10/15

Councilor Dominguez asked Mr. Rodriguez, if this goes through, if he was seeing that the amount gets added on so it is no longer a bridging strategy.

Mr. Rodriguez agreed and said it was never a bridging strategy.

Councilor Dominguez asked what that means to the bottom line.

Mr. Rodriguez believed the City can get more of those projects done with the money allocated for them. That is the fiscal impact. But Council can always change it. All it does on these projects that were designed to be done by staff it now they can go out for bids.

Councilor Dominguez asked if it is the \$1.3 million.

Mr. Rodriguez said it really is the difference of the theoretical calculation on how much it would cost through a contract rather than using City staff. It will be done one way or the other. It is hard to say what savings there would be now.

Councilor Dominguez understood it is not project specific but it will be project specific. It all came about from the Patrick Smith Park issue.

Mr. Rodriguez agreed. It will not have an impact on the \$1.35 million that is there. The \$1.35 million is going away regardless of what is done here. There is no option about that. And these projects will have workforce associated; they are very short-lived.

Councilor Dominguez was a little concerned about that. The Parks Bond whether 2008 or 2012, had a workforce component in it. That component had its challenges regarding project management, etc. A specific project came up where they said if they could use the local force, more could be done.

Mr. Rodriguez clarified that the cost was going to go up.

Councilor Dominguez said now we have this bill that really relates to workforce accounts as they were being dealt with in the bond projects. So it is two separate workforce accounts.

Mr. Rodriguez said the other account was just on maintenance. The resolution said you would have to approve each project. It is only on the bond funds with a workforce account. And Council would have to approve each of them.

Councilor Bushee asked if staff has any projects beyond Patrick Smith Parks to apply this to.

Mr. Pino said the Parks Director will bring a recommendation but he did not have one here.

Councilor Bushee asked if he has mentioned any projects this would apply to. She just didn't want a green light for anything other than Patrick Smith Park.

Mr. Rodriguez clarified that it would be a project by project approval by Council.

Councilor Ives asked how they are going to know which projects are in the capital budget and whether any of them had reference to city workforce accounts.

Mr. Rodriguez said he would make sure to point those up. This is part of a 5-year plan. Staff will identify which ones have a workforce account and you can decide.

Councilor Ives asked then if there are others to be included beside Patrick Smith Park.

Mr. Rodriguez said approving this does not identify any projects.

Chair Trujillo recalled they specifically said the skate park which was already in the hopper would be included. That was one that Councilor Dominguez said we should grandfather in.

Councilor Bushee asked if this has been heard by the Audit Committee.

Councilor Dominguez said he was not tied to the amendment that was handed out.

Councilor Ives noted on page 5 in the packet that it says "... has been put in place" which suggests they already exist so asked why they do not have the following procedures as part of the motion.

Mr. Rodriguez said he circulated those to the Councilors in late July how they will report the projects. Perhaps he could recite that.

Councilor Ives asked him to resend it.

Mr. Rodriguez said it was a City Manager directive to Project Managers to identify what they are doing at that park. That was the biggest shortfall in the 2008 bond. There is now a closeout procedure for projects done by staff. There was no closeout procedure before. There will also be periodic (quarterly) reports on the status of each of the projects. Also the Finance Department will periodically audit the records to make sure it is all there and will report if something is wrong.

Councilor Ives agreed that will improve the process immensely. So he would love to see that policy.

Councilor Bushee asked if, as a matter of form, these could go to the Audit Committee.

Mr. Rodriguez said he would be glad to send it. But the auditors are reticent to get involved in management. He would run it by Liza Kerr and the City Attorney office.

Councilor Ives said from that point of view, Councilor Dominguez's amendment is fine because it puts the Governing Body on this as policy. He was happy to move it forward here but wanted to see that before going to the Governing Body.



Councilor Dominguez moved to approve the request with the amendment. Councilor Ives and it passed with all voting in favor but Councilor Bushee who abstained. The amendment is attached as Exhibit 1.

**15. REQUEST FOR APPROVAL OF A RESOLUTION ACKNOWLEDGING THE CITY OF SANTA FE'S OPERATING BUDGET DEFICIT AND ITS OUTLOOK; AND COMMITTING TO ADOPT POLICIES CONSISTENT WITH BEST PRACTICES TO ADDRESS THIS DEFICIT AND ITS OUTLOOK (COUNCILOR MAESTAS) (OSCAR RODRIGUEZ)**

**Committee Review:**

Public Utilities Committee (Approved as amended)	10/07/15
Finance Committee (Approved)	10/19/15
Council (Scheduled)	10/28/15

Councilor Bushee was unsure what this actually does and asked if this is different from what the Mayor brought forward.

Mr. Rodriguez said Mayor's is 20 pages long and this is much shorter. This is the first step when you recognize and accept you have a problem. The Mayor's policy goes a different direction on policies for all times.

**Councilor Bushee moved to postpone this matter until we have the Mayor's.**

She said, "This is gobbledygook to me. What does it mean?" She would like to compare them.

**Councilor Ives seconded the motion.**

Councilor Ives said this is the first step in a 12-step process where we say we have a problem. I think all of us recognize we have a problem. He was worried about the language which he quoted from. He was not sure this is the most prudent way to proceed.

Councilor Dominguez said he had some issues on it and didn't vote for it at Finance. It might have to abandon best practices and it lacks specificity.

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

## **DISCUSSION AGENDA**

**16. REQUEST FOR APPROVAL REGARDING IMPACT FEES – RESIDENTIAL REDUCTION SUNSET (REED LIMING)**

Mr. Liming recalled that about 18 months ago in February 2014, the Council adopted a 2-year 50% impact fee reduction and it will sunset in February 2016. He was present now because they take time to approve. They did the study through a consultant to show where Santa Fé has been with residential permits since the reduction. There is no correlation between impact fees and the amount of residential activity. The consultant compared Santa Fe with places in California, Florida, New Mexico as a whole and the United States as a whole and compared Las Cruces and Rio Rancho who have recently gone back to full levels.

He brought it to CIAC which is composed of 40% membership from the construction industry. The debate among the members was to eliminate impact fees and that didn't fly with the committee and other members drove a middle road. No one favored 100% and came up with a recommendation that both residential and commercial be set at 50% for a four-year period. Their sense was that the 2-year period did not allow large projects to take advantage of the 50% reduction. That is where we are. He would be willing to work with whoever but urged the Council sponsor who has an approach schedule after February, to get it in front of Council sooner than February so we don't wait until the last minute on it.

Councilor Bushee said they did have a consultant's report when they reduced the fees. They just listened to Matt O'Reilly who said it would stimulate activity.

Mr. Liming said on page 7 in the packet, figure 3 shows the levels. It shows where the state has been and the trends show us.

Councilor Bushee said Santa Fe is at the bottom of the barrel. She asked if the dip in 2015 is not relevant.

Mr. Liming said the construction industry has their opinion. The fluctuations don't seem to affect the amount of permitting. That is up for debate. This is just on single family residential permits and not commercial. The City has had a couple of big checks at the Railyard and some on south Cerrillos Road. The proportions do change. Figures on page 11 show the two years when the City had not fees. But over the last 18 months at 50% on residential and commercial, we see more commercial.

Councilor Dominguez asked if having the reduction on commercial would stimulate more commercial.

Councilor Bushee couldn't support four years. We are hurting on infrastructure and most of the building is on the south side. That is where infrastructure is needed. It doesn't make empirical sense. We need to get impact fees. Growth doesn't pay for itself.

Mr. Liming said currently we have just over \$2 million for roads and parks. Over the past 12 years, we've collected about \$15 million. In 2006 it was \$3 million.

Councilor Bushee did not understand the thinking behind this. The City is fairly well saturated with commercial. More residential is needed.

Councilor Dominguez said it is more complicated than that and many factors affect it. If we make it harder, it certainly isn't going to help. Banks do have something to do with it. But it is not just the banks. Our demographics have shifted and the state economy is not the best.

Councilor Bushee could not understand doing it for four years. She would favor 2 years.

Mr. Liming clarified that there is no motion for this. But if there is no sponsor, the resolution sunsets on February 27, 2016 and fees would go back to 100% unless there is a bill put forward for whatever period of time.

Councilor Ives asked when Rio Rancho and Las Cruces put it back to 100%.

Mr. Liming said Rio Rancho charged the full amount through 2012 and dropped it to 50% for 2 years and now back to 100%. Las Cruces has stepped it up for the last 3 years.

Councilor Ives asked about affordable housing fees.

Mr. Liming confirmed there are no impact fees for Affordable Housing.

Councilor Ives said he would love to hear the best case argument from the builders but from this report he could not see a correlation other than reducing revenue to the City.

Ms. Lisa Martínez reported that she and Yolanda attended the meeting and it was clear that the members were not completely set on which way it should go. We didn't support the motion on the table and the one that was finally approved. Commercial is the only place the City has had any growth. And if we continue with the reduction, we will lose a significant amount of money. Grading for 300 homes is coming up and whether we can generate additional fees there and on some buildings inspected only by the State is the question. The Committee almost went back to reconsider that after they took the vote.

Chair Trujillo was feeling the same as Councilor Bushee on this. We've done this several years - how much could we have gotten with Pulte. Las Cruces didn't cut their commercial impact fees and they are always building commercial there. In addition, there are great things happening at Santa Fe Place.

Councilor Bushee thought perhaps, in comparison with Rio Rancho and Las Cruces, Santa Fe may be low on impact fees. She would like that answer.

No action was taken on this matter.

#### **17. MATTERS FROM STAFF**

There were no matters from Staff.

#### **18. MATTERS FROM THE COMMITTEE**

Councilor Ives noted there was great deal of road improvement on Old Pecos Trail through Cordova but the signal lights have not been adjusted - left turn signal particularly. They come on when nobody is turning left. It is a frustration.

Mr. Pino said it could be the loops haven't been cut yet. He agreed to find out.

#### **19. MATTERS FROM THE CHAIR**

Chair Trujillo said the November 23 meeting is canceled.

He identified a section along the Santa Fé River at the Inn of Governors where there is a stretch with a park bench overgrown with weeds and did not know who is responsible for maintenance of that area.

Councilor Ives said there have been several requests for sidewalks in District 2 and he needed to be educated on the process.

Mr. Pino said they are waiting for the Pedestrian Master Plan to be adopted. The improvements will be funded by CIP for a half million dollars and Council will decide what will be built with that fund.

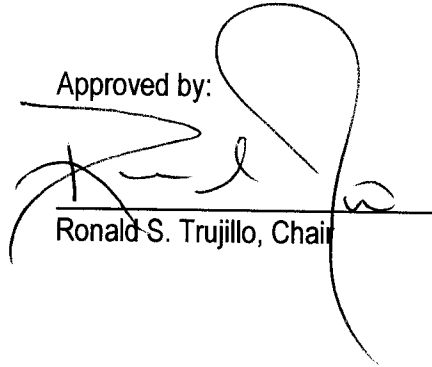
Mr. Pino said he can find out about the signals.

**20. NEXT MEETING: MONDAY, NOVEMBER 9, 2015**

**21. ADJOURNMENT**

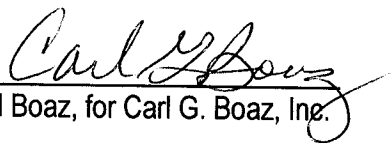
With no further business to come before the Public Works Committee, the meeting was adjourned at 7:56 p.m.

Approved by:



Ronald S. Trujillo, Chair

Submitted by:



Carl Boaz, for Carl G. Boaz, Inc.

DATE: November 4, 2015

TO: Mayor Gonzales & City Councilors

VIA: \_\_\_\_\_  
Brian K. Snyder, City Manager

FROM: \_\_\_\_\_  
Yolanda Y. Vigil, City Clerk

**ITEM & ISSUE**

Request for a Transfer of Ownership and Location of Inter-Local Dispenser License #0421, with patio service.

**BACKGROUND AND SUMMARY**

Starry Nights Beverage, LLC has requested the transfer of ownership and location of Inter-Local Dispenser License #0421, with patio service from Corrales Beverage, LLC dba Rancho de Corrales, 4895 Corrales Road, Rancho Corrales, to Starry Nights Beverage, LLC dba Inn of the Five Graces, 150-160 E. De Vargas Street. This location is not within 300 feet of a church or school.

Attached are staff reports regarding litter, noise and traffic. Staff does not anticipate a substantial change in litter and noise or any unacceptable traffic impacts due to the approval of this request.

Staff is recommending that it be noted that Inn of the Five Graces is required to comply with all of the city's ordinances as a condition of doing business in the city.

**ACTION REQUESTED**

I request that the City Council indicate its decision on the transfer of ownership and location of Inter-Local Dispenser License #0421, with patio service from Corrales Beverage, LLC dba Rancho de Corrales, 4895 Corrales Road, Rancho Corrales, to Starry Nights Beverage, LLC dba Inn of the Five Graces, 150-160 E. De Vargas Street.

Attachments: Alcohol & Gaming Division Application  
Notice of Public Hearing  
Staff Reports

**CITY OF SANTA FE, NEW MEXICO**  
**PROPOSED AMENDMENT(S) TO RESOLUTION NO. 2015-\_\_**  
**Authorize City Force Account Work**

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**Mayor and Members of the City Council:**

**I propose the following amendment(s) to Resolution No. 2015-\_\_:**

1. On page 2, line 10 *insert* :

**“BE IT FURTHER RESOLVED** that the Capital Project Reporting Procedures as developed by the Finance Department shall be followed in all instances when city forces are used to complete parks projects funded through general obligation bonds.”

Respectfully submitted,

\_\_\_\_\_  
Councilor Carmichael A. Dominguez

ADOPTED: \_\_\_\_\_  
NOT ADOPTED: \_\_\_\_\_  
DATE: \_\_\_\_\_

\_\_\_\_\_  
Yolanda Y. Vigil, City Clerk

EXHIBIT 1  
Public Works Committee  
October 26, 2015