



Agenda

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**PUBLIC WORKS/CIP & LAND USE COMMITTEE
MEETING
CITY COUNCIL CHAMBERS
MONDAY, SEPTEMBER 8, 2008
5:15 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM AUGUST 25, 2008, PUBLIC WORKS COMMITTEE MEETING

INFORMATIONAL AGENDA

6. UPDATED INFORMATION ON ALTERNATIVE MEANS OF TRANSPORTATION (**BILL HON/JON BULTHUIS**)
7. SANTA FE RAILYARD COMMUNITY CORPORATION (SFRCC)
 - UPDATE ON POLICY AND PROCEDURES (**ROBERT ROMERO**)

CONSENT AGENDA

8. POLICE DEPARTMENT RENOVATIONS – PHASE I
 - REQUEST FOR APPROVAL OF CHANGE ORDER NO. 3 WITH SAMCON INC., IN THE AMOUNT OF \$45,118.77 (**CHIP LILIENTHAL**)
9. PARKS EQUIPMENT
 - REQUEST FOR APPROVAL TO PURCHASE A JOHN DEERE MODEL 310SJ-E BACKHOE FOR THE PARKS DIVISION IN THE AMOUNT OF \$74,313.33 (**FABIAN CHAVEZ**)
10. SANTA FE RAILYARD COMMUNITY CORPORATION
 - REQUEST FOR APPROVAL OF AMENDMENT NO. 13 TO THE PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF \$88,000
 - REQUEST FOR APPROVAL OF A BUDGET ADJUSTMENT REQUEST (**ROBERT SIQUEIROS**)
11. CIP #810A – CERRILLOS ROAD RECONSTRUCTION PROJECT PHASE IIA – RICHARDS AVENUE TO CIELO COURT
 - REQUEST FOR APPROVAL OF CHANGE ORDER NO 1 – NEW ITEMS NOT PART OF ORIGINAL BID IN THE AMOUNT OF \$116,693.17 PLUS \$9,262.52 NMGRF FOR A TOTAL AMOUNT OF \$125,955.69 (**ERIC MARTINEZ**)

12. REQUEST FOR APPROVAL OF CAPITAL COOPERATIVE AGREEMENT FOR 2008 LEGISLATIVE APPROPRIATIONS FOR THE CITY OF SANTA FE IN THE AMOUNT OF \$135,000
 - REQUEST FOR APPROVAL TO ESTABLISH PROJECT BUDGETS (**DAVID CHAPMAN**)
13. REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT (PSA) FOR SANTA FE RAPE CRISIS & TRAUMA TREATMENT CENTER TO ACT AS PROJECT MANAGER FOR THE FOLLOWING PROJECTS
 - STATE GRANT 07-L-G-5550 FOR \$371,250.00
 - STATE GRANT 08-L-G-3269 FOR \$514,800.00
 - TOTAL APPROPRIATION FOR THE AGREEMENT IS \$886,050 AND WILL EXPIRE ON JUNE 20, 2011. THE CITY OF SANTA FE WILL REMAIN THE FISCAL AGENT (**DAVID CHAPMAN**)
14. REQUEST FOR APPROVAL OF A RESOLUTION URGING THE FEDERAL GOVERNMENT TO CREATE AN ADEQUATELY FUNDED COMPREHENSIVE NATIONAL SURFACE TRANSPORTATION PLAN (**COUNCILOR CHAVEZ**) (**MARK TIBBETTS**)

DISCUSSION

15. REQUEST FOR APPROVAL OF THE NEW MEXICO ARMY NATIONAL GUARD'S (NMARNG) REQUEST TO CONSTRUCT AN ARMY AVIATION SUPPORT FACILITY (AASF) ON THEIR LEASED PROPERTY (**JIM MONTMAN**)
16. UPDATE ON TRANSPORTATION, WATER, SCHOOLS AND RELATED ISSUES FOR THE PROPOSED NORTHWEST QUADRANT PROJECT (**KATHY MCCORMICK**)
 - REQUEST FOR APPROVAL OF A RESOLUTION DESIGNATING WATER RIGHTS FOR THE CITY'S NORTHWEST QUADRANT PROJECT (**COUNCILORS ORTIZ, WURZBURGER AND DOMINGUEZ**) (**KATHY MCCORMICK**)
17. SANTA FE PLAZA - RENOVATIONS
 - REQUEST FOR APPROVAL OF BID NO. 09/04/B AND CONTRACT WITH AIC GENERAL CONTRACTOR INC., IN THE AMOUNT OF \$397,238.0 (**CHIP LILIENTHAL**)
18. REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS TO PREPARE A MASTER PLAN FOR CITY FACILITIES AT THE SILER ROAD PROPERTY AND THE DOWNTOWN CITY HALL AREA (**MAYOR COSS, COUNCILORS ROMERO AND TRUJILLO**) (**MARTIN VALDEZ**)
19. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING THE CITY MANAGER TO IMPLEMENT A 311 (NON-EMERGENCY) CONSTITUENT CONTACT CENTER (**COUNCILOR BUSHEE, MAYOR COSS, COUNCILORS ORTIZ, WURZBURGER AND DOMINGUEZ**) (**SEVASTIAN GURULE**)
20. REQUEST FOR APPROVAL OF GRT ALLOCATION ADJUSTMENT APPROPRIATIONS (**ROBERT ROMERO**)
21. REQUEST FOR AN AMENDMENT TO APPROVED RAILRUNNER PHASE III TRAFFIC CONTROL PLAN AT CERRILLOS RD/ST. FRANCIS AND AT ST. MICHAEL'S DRIVE (**DAVID CATANACH/ROBERT ROMERO**)

22. MATTERS FROM STAFF

23. MATTERS FROM THE COMMITTEE

24. NEXT MEETING: MONDAY, SEPTEMBER 22, 2008

25. ADJOURN

An interpreter for the hearing impaired is available through the City Clerk's Office upon 5 days notice.

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PUBLIC WORK, CIP & LAND USE COMMITTEE
September 8, 2008

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25. Adjournment	Adjourned at 9:00 p.m.	17

MINUTES OF THE

CITY OF SANTA FE

PUBLIC WORKS/CIP & LAND USE COMMITTEE

MONDAY, SEPTEMBER 8, 2008

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 Patti Bushee at approximately 5:15 p.m. in City Council Chambers, City Hall, 200 Lincoln, Santa Fe, New Mexico

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBER PRESENT:

Councilor Patti Bushee, Chair
Councilor Christopher Calvert
Councilor Miguel Chávez
Councilor Rosemary Romero
Councilor Ronald S. Trujillo

MEMBERS ABSENT:

None

OTHER COUNCILORS PRESENT:

None

OTHERS PRESENT:

Mr. Robert Romero, Public Works Director
Ms. Bobbi Mossman, Public Works Staff

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

3. APPROVAL OF AGENDA

Mr. Romero said Item #7 would be heard in October.

Councilor Calvert moved for approval of the agenda as amended with Item 7 postponed to the October meeting. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Calvert requested that item #11 be pulled for discussion.

Councilor Chávez requested that items #12 and #14 be pulled for discussion.

Councilor Calvert moved to approve the Consent Agenda as amended with Items 11, 12, and 14 being pulled off for discussion. Councilor Romero seconded the motion and it passed by unanimous voice vote.

5. APPROVAL OF MINUTES FROM AUGUST 25, 2008 PUBLIC WORKS COMMITTEE MEETING

Councilor Calvert moved to approve the minutes of August 25, 2008 as presented. Councilor Romero seconded the motion and it passed by unanimous voice vote.

INFORMATIONAL AGENDA

6. UPDATED INFORMATION ON ALTERNATIVE MEANS OF TRANSPORTATION (BILL HON/JON BULTHUIS)

Mr. Hon reported that they would be placing recharging devices in the city garage to allow electric vehicles to charge their vehicles while parked in the garage.

Councilor Chávez noted a scooter powered by electricity.

Mr. Hon said they could be recharged but the Segue would be dangerous going down the ramp. He did not think the SFPD owned any of them.

He said they were drafting an RFP on the Flex Car/Zip Car that seemed to be working very well. He spoke of one being done in Georgia. The program would allow a person to put their name on file with the company and if they wanted to rent a car for \$9/hr and they would pick up a car and return it to the same spot. The number of hours would not be limited and they could have a discount rate for a full day's rental.

Councilor Calvert asked if it was a membership based system then. Mr. Hon agreed. He said they borrowed RFPs from the University of Wisconsin and the University of Arizona. They would also be doing the bike rentals through a purveyor.

Mr. Hon said he had not gotten into bike sharing that much yet. They would bring in a rail car so a

private company could do it. They were not cheap. They could cost as much as \$7,500 shipped in and as rolling stock go up to \$15,000. A train could hook up to it and bring it into town. He pointed out the suggested location for it on the map (on Market Street). There were actually two rails in the roadway there and the car could be set on those rails permanently. It would not interfere with traffic. They could get it hooked up to utilities also. And then rent it to the purveyor.

Mr. Hon said the proposed location of bike lockers was also on the map.

Councilor Romero said she knew this was City Parking but wondered if the State was considering anything on Pacheco Street for bikes.

Chair Bushee said the plan was to have a bike sharing program on the Railyard. The details could be worked out with bicycle groups.

Mr. Hon noted that on the map there was an area for bike lockers. Sanbusco would build a sidewalk from the Depot landing station over to Market Street and Sanbusco. That sidewalk would be ideal for the lockers and he had four now that could handle 8 bikes. He had one installed already but had not had one person inquire about lockers or to lock a bike to the bike rack there. He thought most people didn't want to ride from their house and park there but ride to work and leave it at the work site. So he wanted to move them to the Railyard because people commuting from Albuquerque would leave their bikes in lockers at night.

He was working with Richard Czoski on a possible location to put a pad for lockers. They thought it would work there or they would find a location close to the platform.

Chair Bushee asked if they were safe. Mr. Hon agreed.

Mr. Hon said they had some problems regarding on-street parking for motor scooter/motorcycle parking. There were some problems with steepness into parking at Community Convention Center and problems with gates coming down early. They would continue to monitor use by motorcycles.

Mr. Hon said they were issuing an RFP to identify marketing strategies for parking and transit programs. It would not be cheap and could go as high as a million dollars.

The Parking Div would bring to Finance Committee on Monday the new shuttle buses. They would be like the Park and Ride buses. They would be operated like the CHAD system from Ft Marcy and two from the Railyard once the RailRunner started operating. They would pick up at the depot and also on Market Street in front of the gazebo. They would also pursue the parking site at 599 for the R.V. use.

They wanted to optimize collected revenue to move people off streets and into the facilities. Off street should be cheaper than on street but right now it was cheaper for on-street so meters were all taken up. So we want to adjust the fee structure.

Councilor Chávez felt it would make sense to discuss with the County the coordination of shuttles from the 599 parking lot. He asked how many R V's were anticipated.

Mr. Hon said they had to guess. They closed the City's lot to R Vs because of the archeological dig going on. They had now re-paved the area near the Capitol and Sunday and today there were lots of R Vs from out of state. He agreed to go back and review the special tickets for R Vs to get the information for the Committee on needs. He added that the City had a location behind the Lodge that could be used for R Vs and had anticipated moving them up to that lot when the Archdiocese lot closes.

Councilor Chávez asked if there were hookups for them. Mr. Hon said there were no hookups.

Councilor Chávez asked if they would be considered at 599.

Mr. Hon said they were not because it created a whole new area where they didn't want to go. He said the City did not limit the number of nights they could stay but the policy was that they had to be self-contained.

Councilor Romero asked if the RFP on pricing for marketing could be combined with CVB marketing and website information.

Mr. Hon said they would try to do bus wraps, television and radio spots. Things to complement the new trailblazer signs that were coming into the City. Wayfinding signs because people still needed to know where to go for parking. They would combine their marketing with Santa Fe Trails. They felt that even though costly, it would be beneficial to the City and helpful to the convention center.

Mr. Hon said they talked about putting the sharing spots in the garage at the convention center. Those programs required dropping the car off at the place where picked up. Otherwise it would be too hard to track the cars. There were lots of issues to be ironed out.

Councilor Trujillo asked how much the power stations cost.

Mr. Hon said that \$685 was the cheapest and was just for the timer. It did not include the cost of connecting to the cars. He said it looked like an expensive extension cord.

Chair Bushee thanked Mr. Hon for his work and asked when they would be ready.

Mr. Hon said he wanted to get the RFPs out by mid Oct for a 3 week response and then see what they could implement by the end of December. The trains would probably start in December or early January.

Councilor Calvert felt that to be efficient they should get four spaces with an electrical post.

7. SANTA FE RAILYARD COMMUNITY CORPORATION (SFRCC)
• UPDATE ON POLICY AND PROCEDURES (ROBERT ROMERO)

This item was removed from the agenda.

CONSENT AGENDA LISTING

- 8. POLICE DEPARTMENT RENOVATIONS – PHASE 1**
 - **REQUEST FOR APPROVAL OF CHANGE ORDER NO. 3 WITH SAMCON INC., IN THE AMOUNT OF \$45,118.77 (CHIP LILIENTHAL)**

- 9. PARKS EQUIPMENT**
 - **REQUEST FOR APPROVAL TO PURCHASE A JOHN DEERE MODEL 310SJ-E BACKHOE FOR THE PARKS DIVISION IN THE AMOUNT OF \$74,313.33 (FABIAN CHÁVEZ)**

- 10. SANTA FE RAILYARD COMMUNITY CORPORATION**
 - **REQUEST FOR APPROVAL OF AMENDMENT NO. 13 TO THE PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF \$88,000**
 - **REQUEST FOR APPROVAL OF A BUDGET ADJUSTMENT REQUEST (ROBERT SIQUEIROS)**

- 13. REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT (PSA) FOR SANTA FE RAPE CRISIS & TRAUMA TREATMENT CENTER TO ACT AS PROJECT MANAGER FOR THE FOLLOWING PROJECTS**
 - **STATE GRANT 07-L-G 5550 FOR \$371,250.00**
 - **STATE GRANT 08-L-G 3269 FOR \$514,800.00**
 - **TOTAL APPROPRIATION FOR THE AGREEMENT was \$886,050 AND would EXPIRE ON JUNE 20, 2011. THE CITY OF SANTA FE would REMAIN THE FISCAL AGENT (DAVID CHAPMAN)**

CONSENT ITEMS REMOVED FOR DISCUSSION

- 11. CIP #810A – CERRILLOS ROAD RECONSTRUCTION PROJECT PHASE IIA – RICHARD AVENUE TO CIELO COURT**
 - **REQUEST FOR APPROVAL OF CHANGE ORDER NO 1 – NEW ITEMS NOT PART OF ORIGINAL BID IN THE AMOUNT OF \$116,693.17 PLUS \$9,262.52 NMGRY FOR A TOTAL AMOUNT OF \$125,955.69 (ERIC MARTÍNEZ)**

Mr. Eric Martinez presented the request.

Councilor Calvert asked if they used up the entire contingency.

Mr. Martínez they had not yet and some of this would come out of the contingency.

Councilor Calvert asked if they could get anything for this from GRIP.

Mr. Romero explained that GRIP was not available for urban projects.

Councilor Calvert moved to approve the request. Councilor Chávez seconded the motion and it passed by unanimous voice vote.

12. REQUEST FOR APPROVAL OF CAPITAL COOPERATIVE AGREEMENT FOR 2008 LEGISLATIVE APPROPRIATIONS FOR THE CITY OF SANTA FE IN THE AMOUNT OF \$135,000

• REQUEST FOR APPROVAL TO ESTABLISH PROJECT BUDGETS (DAVID CHAPMAN)

Councilor Chávez noted this included a grade separation at Arroyo Chamiso for the Rail Runner and asked if they could combine or borrow the design for Baca Street with the Railyard. Since they were so similar.

Mr. Romero said they were very different projects but the same people were working on both of them. He explained the differences.

Councilor Chávez said both were grade separated. Mr. Romero agreed.

Councilor Chávez moved to approve the request. Councilor Calvert seconded the motion.

Councilor Calvert noted that on St. Francis they had the design and then an allocation for the builder to have a trail crossing. He asked if they now had money for construction. Mr. Romero agreed.

The motion passed by unanimous voice vote.

14. REQUEST FOR APPROVAL OF A RESOLUTION URGING THE FEDERAL GOVERNMENT TO CREATE AN ADEQUATELY FUNDED COMPREHENSIVE NATIONAL SURFACE TRANSPORTATION PLAN (COUNCILOR CHÁVEZ) (MARK TIBBETTS)

Councilor Chávez moved for approval of the request with a minor amendment that the Governing Body transmit or direct the Clerk to transmit this to our City's delegation. Councilor Calvert seconded the motion.

Ms. Price agreed to help with that language.

The motion passed by unanimous voice vote.

DISCUSSION

15. REQUEST FOR APPROVAL OF THE NEW MEXICO ARMY NATIONAL GUARD'S (NMARNG)

REQUEST TO CONSTRUCT AN ARMY AVIATION SUPPORT FACILITY (AASF) ON THEIR LEASED PROPERTY (JIM MONTMAN)

Mr. Montman showed a big rendition of the facility and passed it around. He explained the purpose of the facility which was to store and maintain existing aircraft. No additional aircraft or personnel were anticipated. It would replace an older building that would be renovated into an armory. Part of the project included repairs of the access road from Paseo Real to the facility and would have significant benefits. The height was 51' at highest point. Most likely it would not be visible to residents. He explained that there would be no change to the lease. He added that the land had already been leased to them for quite some time.

After a brief discussion, Mr. Montman explained that the temporary structure was currently on the parcel and this would replace it with a permanent building.

Councilor Trujillo moved to approve the request. Councilor Calvert seconded the motion and it passed by unanimous voice vote.

16. UPDATE ON TRANSPORTATION, WATER, SCHOOLS AND RELATED ISSUES FOR THE PROPOSED NORTHWEST QUADRANT PROJECT (KATHY MCCORMICK)

- **REQUEST FOR APPROVAL OF A RESOLUTION DESIGNATING WATER RIGHTS FOR THE CITY'S NORTHWEST QUADRANT PROJECT (COUNCILORS ORTÍZ, WURZBURGER AND DOMINGUEZ) (KATHY MCCORMICK)**

Ms. McCormick presented this update and said she would then do the water resolution.

She said they presented a letter to the school board with an offer. They sent a letter to the City Manager requesting a 14-day period to respond. That was where it was at present. There was a lot of attention being given to archaeology there so they met with Sherry Scheck and Suby Bowden and talked about topography. The meeting went well.

Councilor Romero asked what the deadline was:

Ms. McCormick said it was last Friday but they had asked before the deadline.

Green Buildings.

Ms. McCormick said there were several pages to this section but she would cover only the highlights. She apologized that she had not had time to put anything in the packet.

Chair Bushee said they needed it in writing.

Ms. McCormick said all lots would have passive solar and all would be designed to have active solar installed. Solar would get cheaper so it would be an option. They would use all green materials and no

carpet would be installed. They would have passive water harvesting, utility use reduction and an emphasis on less construction waste.

Ms. Bowden added that they would be silver rated.

Ms. McCormick said the quadrant would have 70% open space and 30% developed with bike trails. They wanted to use "off the grid power" for one area. They would provide active education for residents on how to use alternative energy, composting, etc. as part of a package. She said she would send the Councilors the two page table of contents/summary. They were encouraging all types of transportation and were evaluating the bus pass being part of home purchase price. They would include that in the RFP for Master Plan to developer.

Councilor Calvert asked if there would be covenants about the carpeting. Ms. McCormick agreed.

Councilor Chávez asked if the unites would be easy to retrofit later in a cost-effective way.

Ms. McCormick agreed. She said the grey water would be done at the beginning.

She said the Bike /Pedestrian connections would be shown but they wouldn't make all the changes to the Master Plan that was on the web site because they were waiting for a response from schools and other things. So we would hold off until the end for the final. The date for the final depended on resolution with the school district.

Councilor Chávez asked if the grey water system would be for the entire subdivision or a portion.

Ms. McCormick said all single-family homes would be plumbed for it. There would be a community cistern for the rest. They would also have water harvesting off rooftops. The architecture would be similar to southside library.

Ms. Bowden said they were using both passive and active water harvesting so there would be swales and, downspouts with cisterns. It was up to the family to use them. Owners would receive a booklet that would have a chapter on each of them. They had a lot of green open spaces for water harvesting and city irrigation systems. There was a lot of shaping of each property. They did lots of waste water collection and using experts on it. Because of the mixed use and residential, wet lands would be very difficult to maintain. Anyone could throw something down the toilet that would ruin it.

Councilor Romero asked if they could work with the families. Ms. McCormick agreed.

Chair Bushee asked if they were still in line with the costs projected since they had added all sorts of things.

Ms. McCormick said their projections indicated they could hold to the cost points. The market could go up or down. That was why they were doing an RFP for developers. The costs and performance and sales

projections showed they could cover the costs. They talked with five local builders and would continue to monitor the numbers.

Councilor Chávez asked if people in the audience from that area could make public comment.

Chair Bushee said they would hear about transportation next and then the water issue.

Ms. Lee Depietro said they had a verbal approval for the analysis and would have it ready on October 4th with the addendum to the traffic study by Oct 24.

Ms. McCormick handed out a map of the directional island on the Traffic Impact Analysis. It showed that you could only turn right out to 599 as requested at the last meeting. Oct 4 was the date for initial TIA and second was on 24th that would suggest mitigation measures. Then they would share it at the end of the month (27th)

Councilor Calvert said he didn't see the left in only option.

Ms. Depietro said the restriction requested was for coming out of NWQ.

Councilor Calvert disagreed.

Consuela who worked for the consultant said the question of how we keep people from coming through the development was moot because there was nothing to stop them. The TIA analyzed this as being a right out but they could not prevent them from coming through on Camino las Montoyas. The TIA did account for people coming north and turning right.

Councilor Calvert said the option discussed at the last meeting was right out and left in.

Consuela said the TIA was full in and right out.

After conferring on the summary Consuela acknowledged that the description did say left in and right out but the only way to do that would be to cut off access from Buckman or some place further back. That was not their understanding of what they should analyze. She said that would entail much more than what they anticipated and would mean a lot more in design issues.

Ms. McCormick agreed to follow up on it. She asked if they wanted to close off Crucitas completely.

Councilor Calvert said no; they just wanted to prevent them from going down through Casa Solana.

Ms. McCormick said she understood.

Mr. Romero didn't know how you could keep from having a right in.

Councilor Calvert said that was what they asked to have studied.

Ms. McCormick agreed to discuss it with the design team.

Mr. Harwood talked about an addendum. He had been working with Ms. McCormick on some of the waste water issues and provided a handout for the Committee. The plan was to use ideas to support this proposal. The one in the packet was to dedicate the water rights to the project to support the Affordable Housing part and the work force part. The developer would pay back the City for support of Affordable Housing projects. Any water rights not used would support Affordable Housing in general. It would be up to \$10,000 per unit, based on market conditions.

He briefly shared the calculations for the water budget and showed how the water technology could reduce the water budget by 10 to 20%. He briefly went through the rest of the handout. He pointed out that some of the techniques were very progressive and, if the City could commit to them, they would become a requirement in the RFP.

Councilor Calvert thought this obviously could change with any decision by the school board about their participation. Ms. McCormick agreed.

Councilor Calvert asked if this \$2.5 million would be charged to the developers.

Ms. McCormick explained that it was what the developers would pay for the land but it would come out of work force and step up housing and be paid back to the City by the developer for more water acquisition. It was in one of the revenue sections to buy the water over time.

Councilor Calvert said this one-page memo should be an exhibit because it explains the whole thing. [Attached as Exhibit A].

Councilor Chávez said the part about historical use at Buckman not having an identified purpose and asked that an explanation of that be submitted in writing. Mr. Harwood agreed.

He said the history began when the rights were acquired from the northern Albuquerque area and transferred to the Buckman field some 20 years ago. They continue to be used. It was a fairly unique thing for the Council. It was a unique portfolio and like what they asked developers to bring to the City for growth. He listed the other rights. The City didn't typically allocate them out. This was an odd piece. It was identified that this could be one of the rights that was undedicated and could be used. It was possible that the Council could dedicate a portion to this project and a portion to Affordable Housing or to nothing at all. It was a unique way to do so.

Chair Bushee asked if this was on the Wednesday Council agenda.

Ms. McCormick said it would go to PUC and Finance and then to Council on Oct. 6.

Public Comment

Ms. Nicole Dijourney said this design would mean that all the evening traffic would come up Crucitas. There were almost 4,000 in Casa Solana and all of them would like to be respected. The City was doing all these giveaways to NWQ but they were not respected who were already part of the community. She said they could not run all those cars through her neighbor's streets." Please respect us. We were all races and income levels and ages. We request your respect."

She pointed out that on the original Master Plan for the City, it showed Crucitas closed off. This was what they would like. Over and over again she repeated that they did not want the traffic running through there.

Mr. Brian Harris, 221 Las Mañanitas, noted that he was not opposed to the NWQ but there was a lot more to be done. People die there trying to cross the street. The traffic was not acceptable.

Regarding sewage, they were talking about pumping human waste uphill. That was not sustainable. The infrastructure issues were huge. He asked that the Council suspend any action until there were answers. Meanwhile all the costs went to existing residents.

Mr. Rick Martínez said water was a public resource to the community. It was unfair to not have a public hearing. Everything had been changed; the traffic had changed since the ENN meetings. The public meetings were all they had. If they had a Citizen's Advisory Committee they would know what the pro forma was. But it was a one-way from this project and not sustainable. It would not do anything good for the affordable community. A highway was not a connection.

Ms. Yolanda Wallings, 916 Rio Vista said she had attended all the homework sessions. She lived behind Gonzales. The school was converting to K-8 and at the ENN meeting she brought up NWQ and Principal Michael Lee gave the numbers they needed. Gonzales was about 20-30 short of capacity now so she didn't know how they could handle NWQ students. Mr. Lee was worried because Gonzales could not handle the NWQ. It was not possible.

There were no further speakers from the public.

Ms. McCormick said she was looking for direction on the water resolution now.

Councilor Calvert moved to forward it without recommendation but include the amendments mentioned tonight. Councilor Trujillo seconded the motion and it passed by majority voice vote with all voting in favor except Councilor Chávez who voted against.

Councilor Chávez said there were too many questions, especially with the school board.

Chair Bushee asked that it come back after the school information was recommended.

Ms. McCormick thanked the Committee.

17. SANTA FE PLAZA - RENOVATIONS

- **REQUEST FOR APPROVAL OF BID NO. 09/04/B AND CONTRACT WITH AIC GENERAL CONTRACTOR INC., IN THE AMOUNT OF \$397,238.00 (CHIP LILIENTHAL).**

Mr. Lilienthal explained that there were questions on the benches. He said there was no historic significance to the benches. Benches come and go but they could have an art project for the benches.

Councilor Trujillo asked if the ordinance was for this 400th anniversary.

Mr. Romero said he was not sure if it was ordinance change but they would figure it out.

Chair Bushee asked that Sabrina Pratt work on it to come up with a design and work with the HDRB.

Ms. Pratt asked if it was possible to get a direction today so they could move forward.

Councilor Calvert said his concern was that the state has concerns about these benches. They have been telling the City all along what it could or could not do. So they could not exclude the state.

Chair Bushee said it was the HDRB that had concerns.

Mr. Lilienthal said the SHPO was the custodian of the Plaza. They said the benches were not historically significant. He would not be looking to SHPO for permission but they would be part of the discussion/selection.

Councilor Romero said the art needed to be appropriate.

Chair Bushee asked the staff to work with the Arts Division to get appropriate designs.

Ms. Pratt said they did a call to metal workers and it would be great to honor them.

Councilor Trujillo commented that the Design Center had metal mount to do the history.

Ms. Pratt said that idea came to her from Maurice Bonal. They needed direction about what to do.

Councilor Romero moved to approve a resolution for comfortable benches with appropriate art work through an RFP and coordination with Santa Fe 400 and HDRB. Councilor Calvert seconded the motion.

Councilor Chávez asked that SHPO be included. Councilor Romero agreed and the motion passed by unanimous voice vote.

18. REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS TO PREPARE A MASTER PLAN FOR CITY FACILITIES AT THE SILER ROAD PROPERTY AND THE DOWNTOWN CITY HALL AREA (MAYOR COSS, COUNCILORS ROMERO

AND TRUJILLO) (MARTIN VALDEZ)

Mr. Valdez explained that the resolution would direct staff to issue an RFP to develop a Master Plan that would include conceptual, phasing, and financial and would include a long term lease for space at Siler Road for shelter and other Economic Development uses.

Chair Bushee asked what it would cost.

Mr. Romero said it was on her desk.

Chair Bushee read \$400,000.

Mr. Valdez said it was to hire a financial advisor and provide cost estimates.

Councilor Chávez asked to be a sponsor. He agreed they needed to do something with City Hall and keep the function in the downtown area.

Councilor Chávez moved to approve the request. Councilor Romero seconded the motion.

Councilor Calvert asked to be a sponsor also. He said he didn't understand the utility customer at Siler Road.

Mr. Romero explained this was all out of the Master Plan and could be discussed.

Councilor Calvert noted that it also talked about transit but transit now had its own facility. He suggested that part be left out.

Councilor Romero considered it a laundry list and some departments might not end up there. The Master Plan and facilities plan together would provide who should be at the campus. She was more comfortable with a laundry list that would allow the consultant to propose the best options.

Mr. Mike Luján explained that Transit might need additional space.

Councilor Calvert didn't think they wanted to pay for the certification process. He offered another alternative - phasing of the City Hall portion of this project. He said they could not start on city hall until people moved to Siler. Phasing of City Hall and talking about renovation was another can of worms. So he asked for phasing of City Hall.

Councilor Chávez agreed it would be a function of timing and planning. He didn't think that Section C was all that necessary. He agreed that having the LEED qualifications would make it cost more. He asked if it was needed.

Mr. Romero said it was a policy decision.

Councilor Chávez felt there should be some rationale to prove it was justified and see if there would be any tangible effect.

Councilor Calvert thought it would not be a big marketing tool.

The motion passed by unanimous voice vote.

19. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING THE CITY MANAGER TO IMPLEMENT A 311 (NON-EMERGENCY) CONSTITUENT CONTACT CENTER (COUNCILOR BUSHEE, MAYOR COSS, COUNCILORS ORTÍZ, WURZBURGER AND DOMINGUEZ) (SEVASTIAN GURULÉ)

Mr. Gurulé apologized for not having the FIR ready. He described what the 311 call center would do. He said the City received about 610,000 phone calls/yr and 65% were FAQs that a 311 call center could answer. Only 35% actually request city services for staff to do. The City currently has 5 hotlines (listed) and one social services agreement (\$10,000 with New Mexico Communications) that provides answering after hours

He proposed having 12 staff and providing 24/7 service with the call center which would mean about \$135,000 for operations. He shared the benefits that would result that included making sure the calls were answered instead of getting voice mail, consistent and correct answers to questions, no matter who answered the call, answering within 30 seconds, reducing the 911 calls, and dealing with things like snow removal or frozen water meters..

He said that after his review, Albuquerque recommended a contract with a call center for the service. We would spend a lot of time training the staff and would no longer have to have people call back. It would also train the public as well. It would help us clean up our resources.

Councilor Romero said she had investigated the Albuquerque City Call Center and was not pleased with what she found. She felt this would be very costly for Santa Fe and didn't see much benefit, especially when she saw what people called 311 in Albuquerque about.

Councilor Chávez thought they should look at other city-owned facilities but wasn't sure how to handle some of the issues. He felt they should have more facts about it.

Councilor Calvert wanted to see more details on the costs. A one-time cost of setting it up, facilities, training.

Councilor Calvert moved that this be brought back to Public Works with some of the information discussed. Councilor Chávez seconded with a friendly amendment on possible locations for it. Councilor Calvert agreed.

Chair Bushee suggested going back to the drawing board. The effort was how to improve customer

service. This might not be the way.

Councilor Calvert asked if she was suggesting an evaluation of current customer service. Chair Bushee said they had not had time to talk about it.

Mr. Gurulé suggested they could operate with less staff. They could modify the scope and borrow some staff and monitor the needs.

Chair Bushee thought working with current staff would have to mean a cost savings.

Councilor Calvert modified the motion to postpone consideration until the Chair and Mr. Gurulé had time to look at it further. Councilor Chávez seconded for discussion.

Councilor Romero was not in favor of a pilot project. Albuquerque spent a lot of money. Santa Fe needed to evaluate it to determine how to get good customer services before they test out a pilot. Albuquerque was the only one she looked at. She wondered how efficient could they be if they consolidated and considered other options. She would like to see more information on the options.

The motion to postpone passed by unanimous voice vote.

20. REQUEST FOR APPROVAL OF GRT ALLOCATION ADJUSTMENT APPROPRIATIONS (ROBERT ROMERO)

Mr. Romero spoke from the packets that were placed on the desks. He said they were figuring out how to allocate the GRT adjustment and the CIP parks bond. He went through the priorities and described each of the projects involved.

A lengthy discussion ensued with staff explaining the line items for the Committee and clarifying the funding sources for each project. The clarifications for the Rape Crisis Center were that the City money was for design services and the agency was responsible for raising the money for facility construction.

In the discussion about the Railyard Park, Mr. Romero said they wanted to do a resolution to make it eligible for Regional Park Impact Funds and would go to the RPA first to find funds.

During the discussion of the details for the Farmers' Market, Mr. Romero agreed to meet with Jenna Parks and Richard Czoski to figure out the details further regarding vendor spaces and bring back a report to the Committee.

Ms. Bowden noted she was working with Mr. Czoski on policies and procedures. She said they had seven areas with 138 stalls that could be rented to those with no affiliation with a group. It would be brought to Council at some time.

Councilor Chávez proposed they add another \$40,000 for the arts/creativity benefits at the new space

in the Convention Center for a new total of \$160,000.

Councilor Chávez moved to approve staff recommendations with the minor modification to the artists at Convention Center to increase the allocation by \$40,000 taken from the demonstration workshop line item. Councilor Calvert seconded the motion. Councilor Chávez subsequently modified the motion to take \$20,000 from the workforce line item and \$20,000 from the demonstration workshop line item. Councilor Calvert agreed and the motion passed by unanimous voice vote.

21. REQUEST FOR AN AMENDMENT TO APPROVED RAIL RUNNER PHASE III TRAFFIC CONTROL PLAN AT CERRILLOS RD/ST. FRANCIS AND AT ST. MICHAEL'S DRIVE (DAVID CATANACH/ROBERT ROMERO)

Mr. Paul Lindberg (NM DOT) presented the request, noting that he had been here before. He reported that they constructed 5 crossings. The problem at Cerrillos and St. Francis was that the removal of track was very hard to do and cope with the traffic. It was not feasible and posed quality control problems unless they could closures at night. They could work seven consecutive nights. The only way to do the welded track properly was to close it to traffic from 9:00 p.m. until 6:00 a.m. They would use street plates for daytime traffic.

Councilor Chávez moved to approve the request. Councilor Romero seconded the motion.

Councilor Trujillo noted it would be Option C. He had concerns about the detours through residential streets.

Mr. Lindberg said they would use their announcement boards to alert everyone. He said they would hope for television and radio as well and had brought in another six message boards.

Chair Bushee asked him to let them know as early as possible.

The motion passed by unanimous voice vote

22. MATTERS FROM STAFF

None.

23. MATTERS FROM THE COMMITTEE

None.

24. NEXT MEETING: MONDAY, SEPTEMBER 22, 2008

25. ADJOURN

Having completed the agenda and with no further business to come before the Committee, the meeting was adjourned at 9:00 p. m.

Approved by:

Patti J. Bushee, Chair

Submitted by:



Carl Boaz, Stenographer