



# Agenda

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**PUBLIC WORKS/CIP & LAND USE COMMITTEE  
MEETING  
CITY COUNCIL CHAMBERS  
MONDAY, OCTOBER 27, 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 OCTOBER 7, 2008, PUBLIC WORKS COMMITTEE MEETING

**PUBLIC HEARINGS**

6. OFFICE OF AFFORDABLE HOUSING ISSUES
  - UPDATE AND REQUEST FOR DIRECTION/APPROVAL ON CARETAKER HOUSING IN CITY PARKS (**LEE DEPIETRO**)
  - REQUEST FOR APPROVAL OF REVISED AFFORDABLE HOUSING TRUST FUND GUIDELINES PER APPROVAL FROM THE NEW MEXICO MORTGAGE FINANCE AUTHORITY (**LEE DEPIETRO**)
7. REQUEST FOR APPROVAL AND CONSENT FOR SOLID WASTE MANAGEMENT AGENCY TO ACCEPT WASTE FROM NORTH CENTRAL SOLID WASTE AUTHORITY AND LOS ALAMOS COUNTY (**RANDALL KIPPENBROCK AND LAWRENCE GARCIA**)
8. WATER DEPARTMENT
  - REQUEST FOR APPROVAL OF A RESOLUTION ENDORSING AND ADOPTING THE WATER DIVISION 10 YEAR FINANCIAL PLAN (**COUNCILORS WURZBURGER, CALVERT AND ROMERO**) (**GARY MARTINEZ AND DAVID MILLICAN**)
  - REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING CHAPTER 25 SFCC 1987 EXHIBIT B, WATER RATE SCHEDULE 1; INCREASING THE MONTHLY VOLUME RATE AND MONTHLY SERVICE CHARGE BY 9.50% PER YEAR FOR FIVE YEARS FOR RESIDENTIAL, MULTI-FAMILY AND COMMERCIAL CUSTOMERS OF THE CITY'S WATER SYSTEM (**COUNCILORS WURZBURGER, CHAVEZ AND ROMERO**) (**GARY MARTINEZ AND DAVID MILLICAN**)

**INFORMATIONAL AGENDA**

9. UPDATE TO THE NORTHWEST QUADRANT TRAFFIC IMPACT ANALYSIS (**LEE DEPIETRO**)



**CONSENT AGENDA**

10. REQUEST FOR APPROVAL OF THE 2009 PUBLIC WORKS/CIP AND LAND USE COMMITTEE MEETING LIST (**ROBERT ROMERO**)
11. CIP PROJECT #684 - SANTA FE COMMUNITY CONVENTION CENTER (SFCCC)
  - REQUEST FOR APPROVAL OF A SOLE SOURCE PROCUREMENT TO HOGEL'S THEATRICAL SUPPLIES IN THE AMOUNT OF \$42,270.82 (**CHIP LILIENTHAL**)
12. CIP PROJECT #855A – RAILYARD OFFSITE IMPROVEMENTS PROJECTS
  - REQUEST FOR APPROVAL OF CHANGE ORDER NO. 2 FOR ADJUSTMENTS FOR NEW ITEMS AND OVER/UNDER ITEMS NOT PART OF ORIGINAL BID IN THE AMOUNT OF \$68,193.77 PLUS \$5,412.88 (NMGRT) FOR A TOTAL AMOUNT OF \$73,606.65 (**PETER MANZANARES**)
13. REQUEST FOR APPROVAL FOR THE INSTALLATION OF PAVEMENT MARKINGS AND SIGNING FOR THE CITY STREETS REHABILITATION PROGRAM AND THE BUDGET ADJUSTMENT REQUEST IN THE AMOUNT OF \$76,953 (**RICK DEVINE**)
14. REQUEST FOR APPROVAL OF A MUNICIPAL ARTERIAL PROGRAM COOPERATIVE AGREEMENT WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$133,333.33 FOR ROAD IMPROVEMENTS TO AIRPORT ROAD
  - REQUEST FOR APPROVAL OF A RESOLUTION IN SUPPORT OF A MUNICIPAL ARTERIAL PROGRAM COOPERATIVE AGREEMENT FOR FUNDING ROAD IMPROVEMENTS TO AIRPORT ROAD (**COUNCILOR DOMINGUEZ**) (**DESIRAE LUJAN**)
15. REQUEST FOR APPROVAL TO REMOVE APPROXIMATELY 440 MERCURY VAPOR STREETLIGHTS AND REPLACE WITH HIGH-PRESSURE SODIUM NIGHT SKY COMPLIANT STREETLIGHTS IN THE AMOUNT OF \$200,000 (**RICK DEVINE**)
16. REQUEST FOR APPROVAL OF AN APPLICATION FOR A STATE AIRPORT AID GRANT IN THE AMOUNT OF \$1,200,000 TO BE USED FOR CONSTRUCTION OF A RADAR FACILITY
  - REQUEST FOR APPROVAL FOR THE AIRPORT MANAGER TO ACCEPT THE STATE GRANT ONCE FORMALLY OFFERED IN ORDER TO EXPEDITE THE PROCESS (**JIM MONTMAN**)
17. REQUEST FOR APPROVAL OF AMENDMENT NO. 1 TO THE LEASE BY AND BETWEEN THE CITY OF SANTA FE AND WAREHOUSE 21 (**ROBERT SIQUEIROS**)
18. REQUEST FOR MASTER PLAN APPROVAL OF THE SANTA FE BOTANICAL GARDEN ON CITY OWNED LAND LEASED TO THE ORGANIZATION. THE PROPERTY IS LOCATED EAST OF OLD PECOS TRAIL BETWEEN CAMINO PINONES TO THE NORTH AND CAMINO LEJO TO THE SOUTH (**ROBERT SIQUEIROS**)
19. REQUEST FOR APPROVAL OF AMENDMENT NO. 1 TO LEASE AGREEMENT BY AND BETWEEN THE CITY OF SANTA FE AND KITCHEN ANGELS INC. AND THE FOOD DEPOT TO INCREASE ACREAGE AND USE LEASED PARCEL LOCATED WITHIN THE SILER YARDS (**EDWARD VIGIL AND TERRIE RODRIGUEZ**)



20. REQUEST FOR APPROVAL OF A RESOLUTION AMENDING TABLE 37 OF THE CITY OF SANTA FE "IMPACT FEES CAPITAL IMPROVEMENTS PLAN AND LAND USE ASSUMPTIONS, 2007-2012" TO INCLUDE THE RAILYARD PARK AND PLAZA, A REGIONAL PARKS, AS AN ELIGIBLE PROJECT TO RECEIVE IMPACT FEE FUNDS (COUNCILOR CALVERT) (FRANK ARCHULETA)
21. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO RESEARCH AND STUDY THE ESTABLISHMENT OF A FAMILY-FRIENDLY "MOVIES IN THE PARK" PROGRAM (COUNCILOR TRUJILLO) (TERRIE RODRIGUEZ)
22. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO COORDINATE A MEETING WITH THE NEW MEXICO DEPARTMENT OF CULTURAL AFFAIRS, THE NEW MEXICO ECONOMIC DEVELOPMENT DEPARTMENT AND THE MUSEUM OF NEW MEXICO FOUNDATION REGARDING THE MUSEUM OF NEW MEXICO FOUNDATION'S LICENSING PROGRAM (COUNCILORS CHAVEZ AND WURZBURGER) (FABIAN TRUJILLO)

#### DISCUSSION

23. REQUEST FOR APPROVAL OF THE CITY/COUNTY ANNEXATION PHASING AGREEMENT (REED LIMING)
24. REQUEST FOR APPROVAL OF SIXTH AMENDED AND RESTATED REGIONAL PLANNING AUTHORITY JOINT POWERS AGREEMENT – IMPLEMENTATION OF SANTA FE REGIONAL FUTURE LAND USE AND GROWTH MANAGEMENT PLAN AND MAP; CITY OF SANTA FE AND COUNTY OF SANTA FE (FRANK KATZ AND MARY HELEN FOLLINGSTAD)
25. PUBLIC SAFETY RELATED RESOLUTION AND ORDINANCES
  - REQUEST FOR APPROVAL OF A RESOLUTION ADOPTING THE NATIONAL INCIDENT MANAGEMENT SYSTEM ("NIMS") SO THAT THE CITY OF SANTA FE MAY WORK EFFECTIVELY AND EFFICIENTLY WITH FEDERAL AND STATE GOVERNMENT TO PREPARE FOR, RESPOND TO, AND RECOVER FROM DOMESTIC INCIDENTS (MAYOR COSS AND COUNCILOR TRUJILLO) (JOYCE PURLEY)
  - REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING ARTICLE 2-16 SFCC 1987 FOR THE PURPOSE OF DELETING THE DEPARTMENT OF CIVIL PREPAREDNESS AND CREATING THE OFFICE OF EMERGENCY MANAGEMENT (MAYOR COSS AND COUNCILOR TRUJILLO) (JOYCE PURLEY)
  - REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING ARTICLE 20-1 SFCC 1987 REGARDING THE POWER OF THE MAYOR DURING AN EMERGENCY (MAYOR COSS AND COUNCILOR TRUJILLO) (JOYCE PURLEY)
26. REQUEST FOR APPROVAL OF 2009 LEGISLATIVE PRIORITIES (ROBERT ROMERO)
27. MATTERS FROM STAFF
28. MATTERS FROM THE COMMITTEE
29. NEXT MEETING: MONDAY, NOVEMBER 10, 2008
30. ADJOURN

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**SUMMARY INDEX**

**PUBLIC WORK, CIP & LAND USE COMMITTEE**

**October 27, 2008**

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</b>
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3. APPROVAL OF AGENDA	Approved as amended	2
4. APPROVAL OF CONSENT AGENDA	Approved as amended	2
5. APPROVAL OF MINUTES - Oct. 7, 2008	Approved as presented	2
6. Affordable Housing Issues Hearing	Approved the Guidelines	3-7
7. Solid Waste Management Hearing	Approved with conditions	7-10
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15. Streetlight Replacement Request	Postponed	2-3
23. Annexation Phasing Agreement	Approved	16-17
24. RPA JPA Amendment	Approved	17
25. Public Safety Resolutions & Ordinances	Approved	17-19
26. 2009 Legislative Priorities	Approved as amended	19
27. <i>Matters from Staff</i>	None	19
28. <i>Matters from the Committee</i>	Discussion	19
29. Next Meeting	Set for November 10, 2008	20
30. Adjournment	Adjourned at 9:00	20

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

**TUESDAY, OCTOBER 27, 2008**

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**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 [arriving later, leaving early]  
Councilor Rosemary Romero  
Councilor Ronald S. Trujillo

**MEMBERS ABSENT:**

**OTHER COUNCILORS PRESENT:**

**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 asked that the Committee postpone item #18.

**Councilor Trujillo moved for approval of the agenda as amended, postponing #18. Councilor Calvert seconded the motion and it passed by unanimous voice vote.**

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

Councilor Calvert requested discussion of #15.

**Councilor Calvert moved to approve the consent agenda as amended with item #15 pulled for discussion. Councilor Romero seconded the motion and it passed by unanimous voice vote.**

### **5. APPROVAL OF MINUTES FROM OCTOBER 7, 2008, PUBLIC WORKS COMMITTEE MEETING**

**Councilor Trujillo moved to approve the minutes of the October 7, 2008 Public Works Committee meeting as submitted. Councilor Calvert seconded the motion and it passed by unanimous voice vote.**

#### **CONSENT ITEMS REMOVED FOR DISCUSSION**

#### **15. REQUEST FOR APPROVAL TO REMOVE APPROXIMATELY 440 MERCURY VAPOR STREETLIGHTS AND REPLACE WITH HIGH-PRESSURE SODIUM NIGHT SKY COMPLIANT STREETLIGHTS IN THE AMOUNT OF \$200,000 (RICK DEVINE)**

Councilor Calvert said he had talked with staff about the costs. Spending \$200,000 to change from mercury vapor but only changing to high pressure sodium when they were close to having LEDs he did not think this would be wise. The City should not do it twice and LEDs would be a better night sky alternative with reduced energy use.

Mr. Schiavo said he talked with a GE rep who said they would have an LED street light by the first quarter of 2009. These would have the right fitting and from a reputable company.

Mr. Romero added that the companies making LEDs were pressuring PNM for the rates for these lights. He concluded it would be worth waiting.

Councilor Calvert noted that some of them were at intersections on meters for which they could also get the energy savings.

Councilor Calvert moved to postpone this request. Councilor Romero seconded the motion and it passed by unanimous voice vote.

## **PUBLIC HEARINGS**

### **6. OFFICE OF AFFORDABLE HOUSING ISSUES**

- **UPDATE AND REQUEST FOR DIRECTION/APPROVAL ON CARETAKER HOUSING IN CITY PARKS (LEE DEPIETRO)**

Ms. DePietro noted the guidelines had been passed by Council and sent to NMFA for review. There were multiple sources of the funds. NMFA was providing \$800,000 for the caretaker program. She briefly went through the history of the project and the purpose it would serve. They based their proposed sites on seven criteria including police statistics, graffiti and assaults. They identified five parks and recreation areas for as many as seven permanent homes for either fire fighters or police officers. The grant also required that they put any revenue from it to the AH Fund to be recycled for other housing for police and fire fighters.

They went out for bid twice on the construction of the homes and accepted Advantage Asphalt and Seal at \$150/sq ft. including 30/sq. ft soft costs.

She shared some of the community opposition to Armijo and Candelero parks and said they were now looking for direction. She added that they wanted to have the consent worked out for specific locations.

Councilor Trujillo said he attended the Candelero meeting and no one wanted to have Candelero included in this program. He suggested they scrap any plan for a home in Candelero Park.

Ms. DePietro suggested they could do one home each at Franklin Miles, Ragle, and GCCC and two at the MRC.

Chair Bushee noted there were no guidelines in the packet. Ms. McCormick handed out copies of the guidelines (attached as Exhibit A).

Chair Bushee asked what the home resident would give back.

Ms. DePietro said they were working on that as part of a lease agreement. This request would go back to Finance next Monday and not to Council at their next meeting.

Ms. DePietro agreed to put a copy of the proposal in Chair Bushee's box as she did not have one with her.

Councilor Romero favored one each at MRC, GCCC, Ragle, and Miles. (Four homes total)

Ms. DePietro reminded them that \$600,000 had been allocated from the General Fund.

Councilor Chávez arrived at 5:41 p.m.

Councilor Calvert asked where it would be sited at GCCC.

Ms. Rodriguez explained that they had an ice rink manager who came with an RV and asked if he could park it at the site. They agreed but that person since left the GCCC. She said they had graffiti except during the time the ice rink manager was living there and illegal dumping was curbed.

She said the location would be between the fire station and the school building. That was an area that was designated for a park. The senior center was at another corner.

Chair Bushee noted that this was for permanent housing. Ms. Rodriguez agreed.

## **PUBLIC HEARING**

Ms. Nancee Cortes, 1881 Brillante Lane, asked if the Committee was considering Candelero. Chair Bushee said they were not.

Ms. Barbara Loving, 2200 Agur Street in Candlelight, said she had lived there over 30 years and did not support building a home in Candelero

Ms. Marilyn Bane, 622½B Canyon Road spoke against any housing in parks, reminding them they just passed a \$35 million bond for parks and open space. She pointed out that last August there were 262 AH units available in Santa Fe and in October rose to over 400 units. The City has an oversupply of AH. It was the greenest way and some of these were right across the street from parks. She asked that staff investigate those and not take away open space.

Mr. Bill Springer, 24 San Patricio Plaza (near Ragle) said if they placed even a one-story structure there, his view of the mountains would be obliterated. He asked them to consider where they were going to put the house and why. It sounded to him like the deterrent would be people seeing someone living there and a car there. He wondered if that person would be able to deter something. If they were on a night shift, it might just be an empty home.

Mr. Tom Agard, 2218 Brillante Street, who served on the Parks Advisory Committee and active in his neighborhood association. He urged them to consider all the alternatives. These parks should be preserved for their children. He asked them to consider their legacy.

Mr. Michael Rodriguez, 123 Solana Drive, said parks were like gold and once given up to private use, would be lost forever. He said that was already done with Railyard.

Mr. Rick Martinez, emphasized that these parks were wanted. He urged the City to go back to the neighborhoods once sites were selected. These were open spaces. Whatever you do make sure it would make things safe there.

Ms. Betty Blue, 1317 Ferguson Lane, representing herself, said there were over 80 at the Candelero meeting and they really didn't want such a house there. She would like to have a separate meeting for each park. She heard overwhelming support for AH for fire and police throughout the community but there were questions on locations at Ragle and Miles and whether they would even be seen by those coming to do harm. (Line of sight).

Chair Bushee asked if the Parks Advisory Committee would hear any of this proposal.

Betty said they discussed it last time and if the Committee would like them to vote, they could.

There were no other speakers from the public regarding this request.

Councilor Chávez agreed with some of the comments on the investment in open space but knew there was a need to provide housing. He saw some distinction between parks and open space. At the GCCC he didn't know if they would give up the open space there or not.

He mentioned that they had an existing condition at Ashbaugh because it would lose space to a new fire station there. He thought it would be helpful to have a list of all parks in the inventory.

Councilor Romero was not supportive of this process. They had the best intentions in addressing crime and safety and evolved to AH because it was a good hook. Parks and open spaces needed protecting but the huge bond was now linked with AH. She said she had looked at the market and saw that the City has a glut on the market right now and encouraged the neighborhoods to look carefully at them. She did not support linking those together and felt they should look at ways to address crime without building something brand new.

Councilor Calvert had mixed feelings. He asked what role police or fire would have in living there. He asked if they wanted people knocking on their door, especially when they should be resting. He added that he was afraid some of the AH homes on the market were there because no one would want to live there. He wanted to see a good analysis of this list to see how many existing AH homes would be good candidates. He also thought they should have ENNs on a park by park basis.

Councilor Trujillo asked about asking prices on the homes around the parks.

Ms. DePietro said the average around Candelero was between \$245,000 and \$269,000. All were more than the \$199,000 proposed for constructing these homes.

Councilor Trujillo said they found needles and other bad things in the parks that young people could find, lots of gang activity, especially in Franklin Miles and Ragle. He did agree with the man near Ragle that they didn't want to block the views with these houses.

Ashbaugh had someone living there and he hadn't heard of anything happening there. It was a deterrent. Whoever lives there needed to either walk the park or use an ATV. It needs a deterrent.

He also agreed with the ENNs on each of them.

Chair Bushee said someone needed to clarify how this would be a deterrent. For this to even be palatable was to have an ongoing public process and then provide an understanding to the community and Council on how they would be staffed to prevent crime. In the past they had mobile homes and I understood that was not as appealing. They also needed to be very careful about siting and how they would make things safer. She also thought the city's money should come out of the Trust Fund, not the General Fund.

Councilor Chávez said the comments raised questions in his mind with an individual officer who lived there and how that officer could be there 24/7 to provide park patrol. The bad activity in there was constant and not dependent on the condition of the parks or droughts. He asked the chief to comment on the larger role the police would play - providing safety in the parks.

Chief Johnson said when they had this program in the schools, officers were changing shifts and not there 24/7 but they still had a family on site. The family was also able to report suspicious activity. As a young officer, he lived at an elementary school and people knocked on his door, looking for lost children or reporting something on the playground. It went with the territory.

He said this program would be a deterrent. These programs worked. It might not do away 100% but would help. Things could still happen but the majority of the time, the officer patrolling there and living there would provide a quick response before they escalated.

Chair Bushee asked if cameras or other programs would be more cost effective.

Chief Johnson said he didn't see how cameras could work since a call to a responder would take time.

He added that \$350,000 was not an affordable home. He said he was trying to move back into Santa Fe and in his house hunting, it did not look promising.

Ms. McCormick said the program would follow federal guidelines. At the project on Alameda, 65% was required to be AH but none was set aside for police or fire fighters.

Councilor Chávez thought that might fit for new officers.

Ms. McCormick didn't know if Civic Housing would consider it.

Councilor Trujillo moved to approve one house at Ragle, Miles, and MRC (three houses with public hearings.) The motion died for lack of a second.

Councilor Chávez thought they should refer this back to staff to develop criteria for other parks to be on the list.

**Councilor Chávez moved to postpone this request for more work on it, to have a public hearing for each proposed park, to provide a longer list of parks to be considered and to identify possible existing homes. Councilor Romero seconded the motion.**

Ms. McCormick said it would be at least another month with three ENNs.

Councilor Chávez felt there should be some public meeting for MRC as well.

Ms. McCormick suggested they could do a general public notice.

Councilor Trujillo suggested they get a draft copy of the contract for them on what the officer's duties would be also. Ms. McCormick agreed.

Councilor Calvert asked that they have a clear definition of AH and make sure that the inventory met that definition.

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

- **REQUEST FOR APPROVAL OF REVISED AFFORDABLE HOUSING TRUST FUND GUIDELINES PER APPROVAL FROM THE NEW MEXICO MORTGAGE FINANCE AUTHORITY (LEE DEPIETRO)**

Ms. DePietro briefly reviewed the changes to the guidelines.

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

Ms. DePietro said there was roughly one million dollars in the Fund now and they were waiting for these guidelines to be approved and then would allocate \$500,000.

**7. REQUEST FOR APPROVAL AND CONSENT FOR SOLID WASTE MANAGEMENT AGENCY TO ACCEPT WASTE FROM NORTH CENTRAL SOLID WASTE AUTHORITY AND LOS ALAMOS COUNTY (RANDALL KIPPENBROCK AND LAWRENCE GARCIA)**

Mr. Kippenbrock spoke to the request. The JPA required prior approval of City and County to serve outside the geographic boundaries. He described the impact that accepting the additional waste would have upon the City and felt Santa Fe should consider adding waste from Los Alamos and North Central. He explained that he did not type out a written report as it was too technical.

He introduced several people including Regina Wheeler, Los Alamos County Environmental Division Manager, Forley Ashley Mark, NMED, Mark Baker, Los Alamos County Attorney. Los Alamos County Councilor Michael Wheeler, and NMED Hazardous Waste Department Director David Colburn.

## **PUBLIC HEARING**

Ms. Joanie Arens with Concerned Citizens for Nuclear Safety, a group very concerned about LANL waste coming to Santa Fe's landfill. The JPA didn't require radiation detection and about the waste to be coming that was part of the federal decree.

They were also concerned that the City have an opportunity to require LANL and Los Alamos County to not contaminate Buckman Diversion Project. Every step needed to be taken to prevent migration of contamination. She knew the Buckman Board had done a great job but LANL had been working on this for 20 years and she felt they were not going to do anything unless forced to do them.

On the email she sent, there were things that were omitted from the MOU: no mention that one source was LANL; nothing on amount of landfill from Los Alamos, even though LANL maintained monitors at LA.

She asked if it would be heard at Finance on Nov 10<sup>th</sup>. Councilor Calvert agreed.

She asked the Committee to vote no without these things.

There were no other speakers from the public regarding this matter.

Chair Bushee asked Mr. Kippenbrock how long he had been here.

Mr. Kippenbrock said he had been in his position for about 5 years.

Chair Bushee asked how much shorter the landfill life would be with this proposal.

Mr. Kippenbrock said it would shorten it from 100 years down to 80 years. He added that they were required to submit a new plan every 20 years.

Chair Bushee asked if the extra revenue would recoup the loss of those 20 years with what they would charge outside entities to use the landfill.

Mr. Kippenbrock said it would not.

Chair Bushee asked why they would not charge more for the long term to recoup some of those 20 years shorter life. There was nothing here on how this would make the City whole. This was a band aid.

Councilor Calvert had asked David Millican to follow up on that as well and noted that some of that income needed to be set aside for future cell development.

Chair Bushee understood that it was the basalt there, not a great location and not expandable so it didn't make sense to her. She would be voting against it.

Councilor Chávez thought they could use this as a stick to get LANL to arrest the contamination. He

added that although they had gone to maximum depth, they could add vertically. The MOU would also limit the type and amount of solid waste Santa Fe would accept. Mr. Kippenbrock agreed.

Councilor Chávez asked if that was ten percent from LANL.

Mr. Kippenbrock said it was 5.6%.

Councilor Romero noted that Santa Fe had accepted waste from San Miguel in the past.

Mr. Kippenbrock agreed but clarified that it was only from Pecos and only two truckloads per week. They only accepted lumber and non-regulated waste but not brick, sheet rock or concrete which would be recycled. It was from Santa Fe County.

Councilor Romero supported this idea with the monitoring as they assured.

Councilor Calvert asked if this stuff they would bring from LANL would be 100% screened.

Ms. Wheeler agreed. She said it was screened twice. They had radiation detectors and visual screening.

Councilor Calvert asked if it was commingled. Ms. Wheeler agreed.

Councilor Chávez asked for language in the MOU that Los Alamos County would be responsible for monitoring and certifying. Ms. Wheeler agreed to it.

Councilor Calvert asked if expansion was not possible.

Mr. Kippenbrock said within the permit, there were other places to develop. In addition to the 430 acres, they also have an additional 200 acres out there. That area was not included in the 100 year plan.

Councilor Calvert asked if that short-term revenue would cover the future cell development.

Mr. Millican said there was an error on the calculations. He said his record would show that it was passed with 2 votes with the chair not voting. Next time it would be heard by full Council on the 12<sup>th</sup>. The acquisition costs of the landfill were not included in the calculations. The Net PV was not on the analysis. He agreed to a meeting with Mr. Kippenbrock to see if the rates should be changed. The changes could affect rate or the hypothetical rate the city and county would have to pay. He briefly explained it. He added that any projection out 75 years might not be significant. Right now they paid for current costs and future expansion.

**Councilor Chávez moved for approval with the conditions that were mentioned here, at Public Utilities and at Finance. Councilor Calvert seconded the motion and noted that monitoring and certification and commitment to recycling mentioned in the MOU and included that it would come to Council on the 12<sup>th</sup> and they still wanted the analysis from the Finance Director at the Finance**



**Committee. The motion passed by majority voice vote with everyone voting in favor except Chair Bushee, who voted against.**

#### **8. WATER DEPARTMENT**

- **REQUEST FOR APPROVAL OF A RESOLUTION ENDORSING AND ADOPTING THE WATER DIVISION 10 YEAR FINANCIAL PLAN (COUNCILORS WURZBURGER, CALVERT AND ROMERO) (GARY MARTÍNEZ AND DAVID MILLICAN)**

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- **REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING CHAPTER 25 SFCC 1987 EXHIBIT B, WATER RATE SCHEDULE 1; INCREASING THE MONTHLY VOLUME RATE AND MONTHLY SERVICE CHARGE BY 9.50% PER YEAR FOR FIVE YEARS FOR RESIDENTIAL, MULTI-FAMILY AND COMMERCIAL CUSTOMERS OF THE CITY'S WATER SYSTEM (COUNCILORS WURZBURGER, CHÁVEZ AND ROMERO) (GARY MARTÍNEZ AND DAVID MILLICAN)**

Mr. Martínez presented the requests. He said a consultant would make a 5-minute presentation. The evaluation he did with Mr. Millican, going through every little detail, resulted in a need the 9.5% annual increase for five years.

Chair Bushee asked how much money they hoped to generate.

Mr. Martínez said it would raise the \$1.2 million and recurring costs. He said the FIR should be in the packet. They wanted to issue \$50 million in bonds in 2009-2010. He reported the increased costs per month for each size meter. They planned to take this to Finance on Nov 3<sup>rd</sup>, to PUC on Nov 5<sup>th</sup> and to Council to publish on Nov 12 and to council for action on Dec 10.

#### **PUBLIC HEARING**

Mr. Rick Martinez said residents always put up for growth in the City and asked why not have a growth policy here. He said he would have to quit his garden and watering his trees because the rates were going up so high.

Mr. Michael Rodriguez said in the interest of fairness if they had times of surplus like this year, perhaps the City could reduce the rates so people could get their gardens growing and not pay the same as when in restrictions. They had to think in times of plenty as well as drought.

Ms. Joanie Arens for herself noted that Earthworks had a new report out that talked about conservation and that rate structure was a way to encourage conservation. She agreed to get copies for the Committee.

She commented that many people didn't use anything close to 7000 gallons per month. There needed to be a lesser minimum, especially for low -income people.

There were no other speakers from the public regarding this issue.

**Councilor Romero moved for approval of the resolution for the ten year plan. Councilor Calvert seconded the motion and it passed by unanimous voice vote.**

**Councilor Romero moved to approve the ordinance amendment. Councilor Chávez seconded the motion.**

~~Councilor Calvert asked what other options were considered and if there were options other than rate increases.~~

Ms. Angela Montoya Brinkman who worked with staff on a financial plan said three of those were to spread out the increase over ten years. The other was going with lower debt service increase and finally to timing of the capital improvement projects. On spread out, they decided against it because of when the cash was needed. The lower debt service of 1.4 was revised by the bond market to make sure they were in a strong financial position. They were able to incorporate some parts of the plan actually to be less by putting some of the expenses into later years. She said other cities sometimes looked at impact fees but with the economy now, that was a very volatile source of revenues.

Mr. Millican added that they did not look at tax support for this plan as he was personally concerned that the Council would use up their capacity for this. It was a bad to use it for things supported by fees. For him, Buckman was a sustainability project, not a growth project. There were growth projects that had been taken out of the return flow credits. The Buckman Diversion was underway and would consume the cash in the fund gathered for several years. The debt coverage on that payment he did not want to have a low level debt recovery. They needed to be able to finish the project and the market for municipals had not yet stabilized.

Councilor Romero commented that this was a reminder to the community that it was best to own our own water company. It was a choice and supported by the community. It was an aging infrastructure with a lot of work to be done. Santa Fe had expensive water and still needed to conserve in order to preserve water for future generations. They could not use GRT.

Councilor Trujillo asked if the price would reduce after the fifth year.

Mr. Martínez said it would stay there.

Councilor Trujillo felt it was a big increase and would hit the middle and lower income people. He asked how much they could increase new hook ups.

Mr. Martínez said what they recommended here was what they really needed. They would require a lot just to maintain the aging infrastructure. Low Income Credits would still be offered to those who qualified. It would take time to find other options.

Councilor Trujillo reminded them the whole reason the City bought it was to be able to establish our own rates.

Mr. Martínez noted that Española was looking at 14.5% increase next year. There were others in dire need. There was a huge difference in commercial from residential. They chose the rate structure because they felt comfortable with it at the time.

Chair Bushee thought it was the wrong message at the time. They had corrected the imbalance between commercial and residential and she understood it was getting harder. What bothered her was that they had some of the best water conservers. Far more than Albuquerque who have not raised their rates.

Mr. Martínez said conservation increased some costs initially but in the long term, sustainability was best. Conservation was effective and they should always promote it.

**The motion passed by majority voice vote with all voting in favor except Councilor Trujillo who voted against.**

## **INFORMATIONAL AGENDA**

### **9. UPDATE TO THE NORTHWEST QUADRANT TRAFFIC IMPACT ANALYSIS (LEE DEPIETRO)**

Ms. McCormick provided a handout [attached as Exhibit B]. She said the TIA was not being released to the public until John Romero has reviewed it. After review he would post the information on the website.

She explained there were three options for moving traffic from Montoyas to 599. The direction from the Committee last time was to take off the commercial area and to focus on scenarios D and E with preference on D. They were told to look at more intersections and had a list of them. They shared the worst case scenario if they added commercial.

Ms. Claudia Holmes and Ms. Carmen Silva came forward.

Ms. Holmes said they updated the latest TIA and narrowed it to 3 scenarios and took out any connections to Calle Mejia. There was 7,000 sq ft of commercial and about 30% of the mixed use (52 units) would possibly convert to commercial down the line. A lot of things would lead to the commercial being built out. Good access, good market potential and synergy of anchors that would make it more viable. This was a worst case scenario.

She shared the results of the 3 scenarios:

Scenario A was only access to Ridgetop Road. If you were on Ridgetop Road at the intersection heading east on 599. They would need a right turn lane there. There was no other change necessary there. Just widen the intersection. She clarified that it was actually full in full out and they would go out. Part of the study was to look at options. D limited access. It was mislabeled.

Ms. Silva said that in order to be able to compare what they had done previously and now add commercial. They had to do it the same way. So they maintained D allowed full access in and only right out. It was needed for consistency of the scenarios. They also looked at if the access toward Casa Solana was not allowed, how it would be handled. So they did two phases.

Ms. Holmes noted there were a number of improvements needed in D. Like scenario A, the right turn onto Ridgetop would need to be added. The recommendation here was to signalize the intersection in 2013 at implementation.

Mr. Romero cautioned that there was no commitment from state to fund this so far.

Ms. Holmes described scenario E which had full access and the improvements - none needed at Ridgetop Road but a signalized intersection would be needed at Montoyas.

Ms. Holmes said another question was to look at limiting traffic coming through Casa Solana so they looked at three options (1-3). They redesigned for only a right out and left in to limit traffic from the south. The pros and cons were that it was easy to implement a design of intersection but hard to enforce because it would require barriers. It would need to be studied for what it would look like. It would keep the historic access there now but cut off the NWQ. The right in was determined to be 53 cars and was in the evening. That would have to come through a different routing.

Councilor Calvert asked how it would increase if they restricted it.

Ms. Silva clarified that the correct terminology was that they would be redirected to another route, either 599 at Montoyas or through the Ridgetop intersection.

Ms. Holmes said the other two options were cutting away with a series of cul de sacs. One was Ortiz Dog Park, the other at Montoyas.

Councilor Calvert noted that one could not get to dog park parking lot.

Ms. Holmes said there were two parking lots. It would keep city and county traffic out of Casa Solana. But it was not clear how traffic would flow and she didn't know the impacts to the network. They needed to keep it full accessible for emergency vehicles. She said the responders who lived in Casa Solana would have to have other routes. It would also affect the twenty-five acres the school system owned.

Councilor Calvert said it would need transit access also.

Ms. Holmes said Option 3 would move the cul de sac further north along Montoyas so they would be south of the ridge. So one could access the road for NWQ just north of the ridge.

Chair Bushee asked about going out of Solana to 599 under Option #2.

Ms. Holmes said they would have to use St. Francis or Agua Fria or the Transfer Station. With Option 3 they would have more options.

Chair Bushee explained this was not a public hearing but allowed some comments.

Ms. Nicole DeJurenev 201 Alamo Drive .VP of Alamo Assn. She said they would be thrilled with option 2 or 3. She said she spoke with John Romero who had reservations about jumping medians.

Chair Bushee asked her if folks would be okay with having to go to St. Francis to get to 599.

Ms. DeJurenev agreed. She said cul-de-sacs made her heart sing because the integrity of their neighborhood would be preserved.

Chair Bushee asked if #1 would be hard to enforce.

Mr. Romero agreed. There was a driveway just north of the intersection where they could turn around He was not sure how they could construct the intersection there either.

Ms. McCormick said it would have to be extraordinary to make if impossible. To make it really difficult to do anything except the right turn. Getting fire trucks from NWQ to Casa Solana was hard also.

Mr. Romero felt they would have to spend time working it out.

Ms. McCormick agreed they would need to study it. Councilor Calvert asked how they would make sure it was mitigated and these three options were what they identified.

Chair Bushee felt #2 left Montoyas as an island unto itself.

Mr. Romero said they tried to refine this #1 and asked how it could be done while allowing emergency vehicles.

Ms. Silva said it would allow existing traffic patterns so Solana could access 599 through Montoyas. She explained that it could be done although with some difficulties.

Mr. Romero said he would have to talk with the fire department about option #3.

Ms. McCormick agreed. She said they would discuss the resolution at the School District on Wednesday and they were scheduled with the Planning Commission as a study session on the 4<sup>th</sup>. Then they would submit the Master Plan in the regular public process after the first of the year.

Chair Bushee explained that this was informational so they were done for now with it.

**CONSENT AGENDA LISTING**

- 10. REQUEST FOR APPROVAL OF THE 2009 PUBLIC WORKS/CIP AND LAND USE COMMITTEE MEETING LIST (ROBERT ROMERO)**

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- 11. CIP PROJECT #684 – SANTA FE COMMUNITY CONVENTION CENTER (SFCCC)**
  - **REQUEST FOR APPROVAL OF A SOLE SOURCE PROCUREMENT TO HOGEL'S THEATRICAL SUPPLIES IN THE AMOUNT OF \$42,270.82 (CHIP LILIENTHAL)**
- 12. CIP PROJECT #855A – RAILYARD OFFSITE IMPROVEMENTS PROJECTS**
  - **REQUEST FOR APPROVAL OF CHANGE ORDER NO. 2 FOR ADJUSTMENTS FOR NEW ITEMS AND OVER/UNDER ITEMS NOT PART OF ORIGINAL BID IN THE AMOUNT OF \$68,193.77 PLUS \$5,412.88 (NMGRT) FOR A TOTAL AMOUNT OF \$73,606.65 (PETER MANZANARES)**
- 13. REQUEST FOR APPROVAL FOR THE INSTALLATION OF PAVEMENT MARKINGS AND SIGNING FOR THE CITY STREETS REHABILITATION PROGRAM AND THE BUDGET ADJUSTMENT REQUEST IN THE AMOUNT OF \$76,953 (RICK DEVINE)**
- 14. REQUEST FOR APPROVAL OF A MUNICIPAL ARTERIAL PROGRAM COOPERATIVE AGREEMENT WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$133,333.33 FOR ROAD IMPROVEMENTS TO AIRPORT ROAD**
  - **REQUEST FOR APPROVAL OF A RESOLUTION IN SUPPORT OF A MUNICIPAL ARTERIAL PROGRAM COOPERATIVE AGREEMENT FOR FUNDING ROAD IMPROVEMENTS TO AIRPORT ROAD (COUNCILOR DOMINGUEZ) (DESIRAE LUJÁN)**
- 16. REQUEST FOR APPROVAL OF AN APPLICATION FOR A STATE AIRPORT AID GRANT IN THE AMOUNT OF \$1,200,000 TO BE USED FOR CONSTRUCTION OF A RADAR FACILITY**
  - **REQUEST FOR APPROVAL FOR THE AIRPORT MANAGER TO ACCEPT THE STATE GRANT ONCE FORMALLY OFFERED IN ORDER TO EXPEDITE THE PROCESS (JIM MONTMAN)**
- 17. REQUEST FOR APPROVAL OF AMENDMENT NO. 1 TO THE LEASE BY AND BETWEEN THE CITY OF SANTA FE AND WAREHOUSE 21 (ROBERT SIQUEIROS)**
- 18. REQUEST FOR MASTER PLAN APPROVAL OF THE SANTA FE BOTANICAL GARDEN ON CITY OWNED LAND LEASED TO THE ORGANIZATION. THE PROPERTY was LOCATED EAST OF**

**OLD PECOS TRAIL BETWEEN CAMINO PIÑONES TO THE NORTH AND CAMINO LEJO TO THE SOUTH (ROBERT SIQUEIROS)**

This item was postponed under consideration of the Agenda.

- 19. REQUEST FOR APPROVAL OF AMENDMENT NO. 1 TO LEASE AGREEMENT BY AND BETWEEN THE CITY OF SANTA FE AND KITCHEN ANGELS INC. AND THE FOOD DEPOT TO INCREASE ACREAGE AND USE LEASED PARCEL LOCATED WITHIN THE SILER YARDS (EDWARD VIGIL AND TERRIE RODRIGUEZ)**
  
- 20. REQUEST FOR APPROVAL OF A RESOLUTION AMENDING TABLE 37 OF THE CITY OF SANTA FE "IMPACT FEES CAPITAL IMPROVEMENTS PLAN AND LAND USE ASSUMPTIONS, 2007-2012" TO INCLUDE THE RAILYARD PARK AND PLAZA, A REGIONAL PARK, AS AN ELIGIBLE PROJECT TO RECEIVE IMPACT FEE FUNDS (COUNCILOR CALVERT) (FRANK ARCHULETA)**
  
- 21. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO RESEARCH AND STUDY THE ESTABLISHMENT OF A FAMILY-FRIENDLY "MOVIES IN THE PARK" PROGRAM (COUNCILOR TRUJILLO) (TERRIE RODRIGUEZ)**
  
- 22. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO COORDINATE A MEETING WITH THE NEW MEXICO DEPARTMENT OF CULTURAL AFFAIRS, THE NEW MEXICO ECONOMIC DEVELOPMENT DEPARTMENT AND THE MUSEUM OF NEW MEXICO FOUNDATION REGARDING THE MUSEUM OF NEW MEXICO FOUNDATION'S LICENSING PROGRAM (COUNCILORS CHÁVEZ AND WURZBURGER) (FABIAN TRUJILLO)**

**DISCUSSION**

- 23. REQUEST FOR APPROVAL OF THE CITY/COUNTY ANNEXATION PHASING AGREEMENT (REED LIMING)**

Mr. Frank Katz presented this matter and provided a handout [attached as Exhibit C].

This proposal would set phasing up for the annexation. The handout covered when the roads would come in. This anticipated that the small little donut holes would come in a petition by the end of the year. The second phase was the problematic one with Rufina, Airport, and Cerrillos Area. The last piece would be to Agua Fria on the east side and area 12 for residential.

The ELUA would begin to evaluate applications under the presumptive city limits rules. He thought it

would work but by the end of next year they would file the annexation petition for that area that was problematic.

Councilor Calvert said he understood Phase I but not why they were not giving themselves the maximum amount of time for Phase 2. It was the most difficult, the most costly. He thought it was going to the end of the process for that reason.

Mr. Katz didn't think they would have an easy time. The second reason was that they extracted from the sheriff that he would continue to police this area up to 3 years after annexation.

Mr. Katz said Phase 3, 1 and 12 were agreed to be the last annexed.

Councilor Calvert was concerned that they were pushing the stuff in phase 2 and was not fully comfortable with it.

Chair Bushee asked about Hyde Park Road.

Mr. Katz said it was like 599 and I 25. They were within the city but still were state roads.

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

**24. REQUEST FOR APPROVAL OF SIXTH AMENDED AND RESTATED REGIONAL PLANNING AUTHORITY JOINT POWERS AGREEMENT – IMPLEMENTATION OF SANTA FE REGIONAL FUTURE LAND USE AND GROWTH MANAGEMENT PLAN AND MAP; CITY OF SANTA FE AND COUNTY OF SANTA FE (FRANK KATZ AND MARY HELEN FOLLINGSTAD)**

Chair Bushee read the sixth amended and restated RPA JPA.

Ms. Follingstad noted there was a change since last time. The last time the City and County were going to be an RTD. Now they were going to manage monies that might be approved on Election Day.

Chair Bushee asked if there was a contract that went with this.

Ms. Follingstad said it was an MOU between NCRTD and Santa Fe County that the money would be turned over to the County and managed through the RPA.

Councilor Calvert noted that page 48 highlighted the changes.

Ms. Follingstad said the RPA would be the overseer/manager of it after it was approved.

**Councilor Romero moved for approval of the request. Councilor Calvert seconded the motion and it passed by unanimous voice vote.**



## **25. PUBLIC SAFETY RELATED RESOLUTION AND ORDINANCES**

- **REQUEST FOR APPROVAL OF A RESOLUTION ADOPTING THE NATIONAL INCIDENT MANAGEMENT SYSTEM ("NIMS") SO THAT THE CITY OF SANTA FE MAY WORK EFFECTIVELY AND EFFICIENTLY WITH FEDERAL AND STATE GOVERNMENT TO PREPARE FOR, RESPOND TO, AND RECOVER FROM DOMESTIC INCIDENTS (MAYOR COSS AND COUNCILOR TRUJILLO) (JOYCE PURLEY)**

Ms. Purley presented and explained that she had been the Acting Emergency Manager for the last 8 months. This was what they had been doing in the City. They would evaluate it in the next few months. This would put the City in compliance.

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

- **REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING ARTICLE 2-16 SFCC 1987 FOR THE PURPOSE OF DELETING THE DEPARTMENT OF CIVIL PREPAREDNESS AND CREATING THE OFFICE OF EMERGENCY MANAGEMENT (MAYOR COSS AND COUNCILOR TRUJILLO) (JOYCE PURLEY)**

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

- **REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING ARTICLE 20-1 SFCC 1987 REGARDING THE POWER OF THE MAYOR DURING AN EMERGENCY (MAYOR COSS AND COUNCILOR TRUJILLO) (JOYCE PURLEY)**

Ms. Purley directed the Committee to the riot control act document.

Councilor Calvert agreed with Chair Bushee that the City Manager was the logical person to handle it (instead of the Mayor).

Chair Bushee said they had a strong city manager form of government.

Mr. Buller agreed that operations were the City Manager's duties. But the Mayor gives the proclamations for me to implement. If there was an event, they were all ready to go. It was based on historic procedure of the City.

Chair Bushee said the mayor was the CEO but it was not defined what the CEO was to do.

Mr. Romero commented that after Katrina, one city didn't declare an emergency and were not eligible for FEMA.

Ms. Purley said the mayor would declare the emergency and pass it along to state who could declare a state emergency.

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Mr. Buller said the state statute used the word "mayor."

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

## **26. REQUEST FOR APPROVAL OF 2009 LEGISLATIVE PRIORITIES (ROBERT ROMERO)**

Mr. Romero said these were presented to the Finance Committee. The meeting was tentatively set for Nov 14<sup>th</sup> with the delegation. Most of these were the tried and true projects and had been funded in the past.

He asked the Committee to let him know if they wanted any changes.

Chair Bushee said the Barrio already got money.

Mr. Romero agreed to take it off.

Chair Bushee also noted that the project down by the river needed to be reallocated. She asked if they needed to add in a new project.

Mr. Romero suggested they could just do a 100,100, 100 allocation. Chair Bushee agreed.

**Councilor Calvert moved to approve the legislative priorities as amended. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.**

## **27. MATTERS FROM STAFF**

None.

## **28. MATTERS FROM THE COMMITTEE**

Councilor Romero said on Wednesday's agenda, Patrick Nicholson was just giving an update on what they had been doing since they were nowhere near done. He would give an update on the pilot program.

Chair Bushee announced they would have a report from the Land Use Committee at the next meeting.

**29. NEXT MEETING: MONDAY, NOVEMBER 10, 2008**

**30. ADJOURN**

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Having completed the agenda, the meeting was adjourned at 9:00 p.m.

Approved by:

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Patti J. Bushee, Chair

Submitted by:

  
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Carl Boaz, Stenographer

