



Agenda

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**PUBLIC WORKS/CIP & LAND USE COMMITTEE
MEETING
CITY COUNCIL CHAMBERS
MONDAY, NOVEMBER 10, 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 27, 2008, PUBLIC WORKS COMMITTEE MEETING

INFORMATIONAL AGENDA

6. UPDATE TO THE CITY OF SANTA FE ANTI-GRAFFITI TASK FORCE RECOMMENDATIONS SERIES 1 (**JOYCE BOND/PILAR FAULKNER**)
7. CIP PROJECT #438A – ACEQUIA TRAIL NON-MOTORIZED IMPROVEMENTS
 - GRANT OF TRAIL EASEMENT FROM PUBLIC SERVICE COMPANY OF NEW MEXICO (**LEROY PACHECO**)

CONSENT AGENDA

8. CIP PROJECT # 691 – TRANSIT FACILITY EXPANSION
 - REQUEST FOR APPROVAL OF CHANGE ORDER NO. 8 WITH ESA CONSTRUCTION INC. IN THE AMOUNT OF \$32,811.34 (**MARY MACDONALD**)
9. CIP PROJECT #423A – MAGER'S FIELD PARK PHASE 2 IMPROVEMENTS
 - REQUEST FOR APPROVAL OF CHANGE ORDER NO. 5 TO THE AGREEMENT BETWEEN OWNER AND ACCENT LANDSCAPING, IN THE AMOUNT OF \$77,414.93 (**BEN GURULE**)
10. REQUEST FOR APPROVAL OF A RESOLUTION ESTABLISHING A CAPITAL COOPERATIVE AGREEMENT WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION IN THE PROJECT TOTAL AMOUNT OF \$86,226.67 (**DAVID CATANACH**)

11. CIP PROJECT #507B – GENOVEVA CHAVEZ COMMUNITY CENTER ENTRY IMPROVEMENTS
 - REQUEST FOR APPROVAL OF AWARD OF BID NO. 09/02/B AND AGREEMENT BETWEEN OWNER AND WEIL CONSTRUCTION, INC. IN THE AMOUNT OF \$656,795.37
 - REQUEST FOR APPROVAL OF BUDGET ADJUSTMENT REQUEST (**MARTIN VALDEZ**)
12. CIP PROJECT #534A – RUGBY FIELDS PHASE II – CONCESSION/RESTROOMS
 - REQUEST FOR APPROVAL OF AWARD OF BID NO. 09/07/B WITH LOCKWOOD CONSTRUCTION COMPANY IN THE AMOUNT OF \$672,969 (**MARY MACDONALD**)
13. REQUEST FOR APPROVAL OF A RESOLUTION RECOGNIZING AND CELEBRATING THE RIVER FESTIVAL AND FISHING DERBY AS AN ANNUAL EVENT TO BE HELD ON THE FIRST SATURDAY IN JUNE, BEGINNING IN 2009 AND EVERY YEAR THEREAFTER (**COUNCILOR TRUJILLO**) (**RACHEL FRIEDMAN**)

DISCUSSION

14. RAILRUNNER START-UP MEMORANDUM OF AGREEMENT AND SANTA FE TRAILS SERVICE EXPANSION
 - REQUEST FOR APPROVAL OF A MEMORANDUM OF AGREEMENT WITH THE MID-REGION COUNCIL OF GOVERNMENTS FOR THE RAIL RUNNER PROJECT (**ROBERT ROMERO**)
 - STAFF EXPANSION TO INCLUDE THREE (3) TRANSIT OPERATOR POSITIONS AND ONE (1) SERVICE WORKER POSITION (**JON BULTHUIS**)
15. SANTA FE RAILYARD COMMUNITY CORPORATION (SFRCC)
 - UPDATE TO THE POLICIES AND PROCEDURES (**ROBERT ROMERO**)
 - REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 13 IN THE AMOUNT OF \$39,054 FOR TRACK SIGNAL CONDUIT, ALCALDESSA STREET DESIGN AND SFRCC MANAGEMENT FEES
 - REQUEST APPROVAL OF A BUDGET ADJUSTMENT REQUEST (**ROBERT SIQUEIROS**)
 - REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 14 IN THE AMOUNT OF \$132,008 FOR DEBRIS REMOVAL, POLICIES AND PROCEDURES AND ALCALDESSA STREET CONSTRUCTION
 - REQUEST FOR APPROVAL OF A BUDGET ADJUSTMENT REQUEST (**ROBERT SIQUEIROS**)
 - REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 3 IN THE AMOUNT OF \$450,843 FOR RAILYARD PROPERTY INFRASTRUCTURE IMPROVEMENTS (**ROBERT SIQUEIROS**)
16. LAND USE ISSUES
 - UPDATE TO VARIOUS LAND USE ISSUES
 - FEE INCREASES
 - NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT (NCOD)
 - OTHER ISSUES (**JACK HIATT**)
 - DISCUSSION OF THE MOSS ADAMS AUDIT IMPLEMENTATION PLAN (**YOLANDA CORTEZ**)

17. REQUEST FOR CONCEPT APPROVAL OF SALE OF REAL ESTATE CONTAINING .0660 ACRES LOCATED AT THE SE CORNER OF THE INTERSECTION OF CATRON STREET AND JEFFERSON STREET BY DR. JORGE OTI **(EDWARD VIGIL)**
18. REQUEST FOR APPROVAL OF AMENDMENT NO. 1 TO LEASE AGREEMENT BETWEEN THE CITY OF SANTA FE AND THE NEW MEXICO DEPARTMENT OF PUBLIC SAFETY REGARDING RIGHTS OF USAGE AND REMOVING A 2 ACRE PARCEL FROM THE ORIGINAL LEASE PREMISES LOCATED ON CAMINO ENTRADA **(EDWARD VIGIL)**
19. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 14-4.3(D) SFCC 1987 TO CREATE A HOSPITAL ZONING DISTRICT WITHIN LAS SOLERAS AND MAKING SUCH OTHER CHANGES AS ARE NECESSARY **(MAYOR COSS)**
(COUNCILOR CHAVEZ) (JACK HIATT AND JEANNE PRICE)
20. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO PROCEED WITH A COMMUNITY PLANNING PROCESS FOR THE SANTA FE BOULEVARDS PROJECT THAT WILL RESULT IN A MASTER PLAN THAT FOCUSES ON THOROUGHFARE DESIGN AND ADJOINING LAND DEVELOPMENT ALONG ST. MICHAEL'S DRIVE AND AIRPORT ROAD **(COUNCILORS DOMINGUEZ, WURZBURGER, TRUJILLO, ROMERO, CALVERT AND MAYOR COSS) (REED LIMING)**
21. MATTERS FROM STAFF
22. MATTERS FROM THE COMMITTEE
23. NEXT MEETING: MONDAY, DECEMBER 8, 2008
24. ADJOURN

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

SUMMARY INDEX

PUBLIC WORK, CIP & LAND USE COMMITTEE

November 10, 2008

| ITEM | ACTION TAKEN | PAGE(S) |
|---|-------------------------------|----------------|
| 2. ROLL CALL | Quorum Present | 1 |
| 3. APPROVAL OF AGENDA | Approved as published | 1 |
| 4. APPROVAL OF CONSENT AGENDA | Approved as amended | 2 |
| 5. APPROVAL OF MINUTES - Oct 27, 2008 | Approved as presented | 2 |
| INFORMATIONAL AGENDA | | |
| 6. Anti-Graffiti Task Force Recommendations | Discussion | 3 |
| 7. <i>Acequia Trail Improvements</i> | Discussion | 2 |
| Consent Agenda Listing | Listed | 3-4 |
| 14. RailRunner MOA/ Santa Fe Trails | Discussion | 4 |
| 15. Railyard Community Corporation | All were approved | 4-9 |
| 16. Land Use Issues | Report | 9-11 |
| 17. Real Estate Sale @ Catron & Jefferson | Staff Direction, Return Dec 8 | 11-12 |
| 18. NMDPS Lease Changes | Approved | 12 |
| 19. Hospital Zoning at Las Soleras | Approved | 12-13 |
| 20. Santa Fe Boulevards Master Plan | Approved | 13 |
| 21. Matters from Staff | None | 13 |
| 22. Matters from the Committee | None | 13 |
| 23. Next Meeting | Set for November 10, 2008 | 13 |
| 24. Adjournment | Adjourned at 7:00 | 14 |

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

TUESDAY, NOVEMBER 10, 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 Rosemary Romero
Councilor Ronald S. Trujillo

MEMBERS ABSENT:

Councilor Miguel Chávez [excused]

OTHERS PRESENT:

Mr. Robert Romero, Public Works Director
Mr. Jack Hiatt, Land Use 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

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

4. APPROVAL OF CONSENT AGENDA

Councilor Romero asked that her name be added to the resolution in item #13.

Councilor Calvert moved to approve the consent agenda as amended. Councilor Romero seconded the motion and it passed by unanimous voice vote.

5. APPROVAL OF MINUTES FROM OCTOBER 27, 2008, PUBLIC WORKS COMMITTEE MEETING

Councilor Calvert moved to approve the minutes from October 27, 2008 as submitted. Councilor Romero seconded the motion and it passed by unanimous voice vote.

INFORMATIONAL AGENDA

7. CIP PROJECT #438A – ACEQUIA TRAIL NON-MOTORIZED IMPROVEMENTS

- GRANT OF TRAIL EASEMENT FROM PUBLIC SERVICE COMPANY OF NEW MEXICO (LEROY PACHECO)**

Mr. Pacheco said PNM and City staff agreed to the transfer of an easement through PNM's property to allow the connection from Acequia Trail to Baca and Sierra Vista neighborhoods. All the details had been worked out so the connections through the New Mexico School for the Deaf (NMSD) would happen. Staff managed it by being rather neutral and it wouldn't be positively or negatively affected. Improvements would follow the regular procedures.

Chair Bushee added that there were things involved including moving the noisy sub-station. It wasn't clear to her which easement this was.

Mr. Pacheco said it was shown on exhibit 2 in the upper right hand corner where it connected to NMSD/Acequia Trail and would follow the property line east west behind the neighborhoods and got wider to the south for safe turns. The parts along the Acequia Madre would also be an easement. They were working with PNM's engineering staff to make sure the alignments worked for everyone.

Chair Bushee asked that it go back to BTAC before final approval. Ms. Pacheco agreed.

6. UPDATE TO THE CITY OF SANTA FE ANTI-GRAFFITI TASK FORCE RECOMMENDATIONS SERIES 1 (JOYCE BOND/PILAR FAULKNER)

Ms. Bond said these recommendations were the old set. Since October there had been questions on the definitions. Patricia Jelott was revising them. Because of several issues, she thought it would be best to wait on this for the updated version. She said she was no longer the staff person for it but felt it would be ready by December 8th.

Councilor Romero asked that the hotline number get created with 311 or constituent services.

Ms. Bond agreed.

CONSENT AGENDA LISTING

8. CIP PROJECT #691 – TRANSIT FACILITY EXPANSION

- **REQUEST FOR APPROVAL OF CHANGE ORDER NO. 8 WITH ESA CONSTRUCTION INC. IN THE AMOUNT OF \$32,811.34 (MARY MACDONALD)**

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14. RAILRUNNER START-UP MEMORANDUM OF AGREEMENT AND SANTA FE TRAILS SERVICE EXPANSION

- **REQUEST FOR APPROVAL OF A MEMORANDUM OF AGREEMENT WITH THE MID-REGION COUNCIL OF GOVERNMENTS FOR THE RAIL RUNNER PROJECT (ROBERT ROMERO)**

Mr. Romero explained that Mr. Bulthuis was in Michigan. The hand-out showed what they worked on. They were spending \$430,000 to do paving and pedestrian crossing at Paseo and on the Rail Trail. Also they had a 2004 DOT grant for improvements at Pen Road.

He added that DOT was reimbursing the City for the overtime related to the signal changes.

The Rail Runner staff asked that they change the alignment on one road in the Railyard (\$60,000). During construction, the DOT did some damage at the Railyard Park so the \$55,000 was for that. Taking those from the \$430,105, the remainder would be paid to TPL. He explained where the money came from.

Mr. Romero explained that they had the funding to do the rail trail because DOT was doing the paving on it. They saved the City quite a bit of money on it and it was built to the specifications they thought were correct.

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

- **STAFF EXPANSION TO INCLUDE THREE (3) TRANSIT OPERATOR POSITIONS AND ONE (1) SERVICE WORKER POSITION (JON BULTHUIS)**

Mr. Bulthuis was not present.

15. SANTA FE RAILYARD COMMUNITY CORPORATION (SFRCC)

- **UPDATE TO THE POLICIES AND PROCEDURES (ROBERT ROMERO)**

Mr. Siqueiros handed out the policies. He explained that Item 13 would not be considered here and would be done administratively by City Manager since there was no funding for that item.

- **REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 13 IN THE AMOUNT OF \$39,054 FOR TRACK SIGNAL CONDUIT, ALCALDESSA STREET DESIGN AND SFRCC MANAGEMENT FEES**
- **REQUEST APPROVAL OF A BUDGET ADJUSTMENT REQUEST (ROBERT SIQUEIROS)**

Mr. Siqueiros clarified that they amended the budget since the agenda went out. The revised amendment 13 did not need Council approval as the budget would only be \$17,000.

Mr. Czoski explained that the management fees previously under 13 were funded by amendments 11 and 12 but the language didn't separate out the management fees so all it amounted to was a language change.

Mr. Romero said 1 and 2 were part of what was paid in the previous item.

Councilor Calvert thought they should approve the language.

Mr. Romero said that because it was less than \$40,000, it didn't need approval.

Mr. Siqueiros agreed and noted that the attorney approved the language already.

- **REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 14 IN THE AMOUNT OF \$132,008 FOR DEBRIS REMOVAL POLICIES AND PROCEDURES AND ALCADDESSA STREET CONSTRUCTION**
- **REQUEST FOR APPROVAL OF A BUDGET ADJUSTMENT REQUEST (ROBERT SIQUEIROS)**

Chair Bushee asked what they ended up paying for the whole policies and procedures piece. She had heard \$24,000 and then \$30,000.

Mr. Czoski clarified that the City approved \$25,000 previously in May 2007 for architecture and consulting support and they had expended that to date. It went for architectural layout of the booths and to Suby Bowden to produce aerial maps and the document itself which was about 80-100 pages. She attended a dozen meetings of the working group. To finish up (14), they were seeking \$23,000 to cover the remainder of the maps and the rest of the changes. It was about 140 pages of which they were 80% completed.

Chair Bushee said they also hired someone else.

Mr. Czoski said that Sandra Brice was hired with \$25,000 funding in June 2008 and her work included coordination of policies and procedures. She also spent time on the grand opening event and the license agreements for the Farmers' Market. She did research on combining the procedures the City uses on the

Plaza for the Railyard.

Chair Bushee asked if the City's obligation extended beyond \$75,000.

Mr. Czoski said it did. They would bring the budget back in January. The contract would be in excess of \$100,000. It was to manage all the events on the Alameda and the park (conservation area). This conservation easement had a myriad of rules and limitations so the person who did it had to become an expert on it and educate the public on the use of it. Ms. Brice created a logo so the public could log on. They have had over 100 calls for events. Some were promoters who wanted to use it for their own private gain and there were specific rules on that.

He said it was more like a common area of a large regional mall. Things like family barbecues had to be scheduled, the farmers' market, etc. Ms. Brice was coming up with a fee structure for the variety of uses and the Railyard's goal was to credit them back to the City against the amounts they were requesting. The only time they charged a management fee was for things outside the original agreement.

Chair Bushee questioned how they could pay for that.

Mr. Romero said they were working on it and the working group would come back in January. He was trying to make it so the fees would cover the cost. Right now they didn't know for sure but in January they would bring it forward.

Chair Bushee asked if staff agreed with these costs.

Mr. Romero felt they make sense and was fair.

Chair Bushee asked if there was no one else to coordinate the events.

Mr. Romero explained that there was an agreement with SFRCC that it would be their responsibility. There were memos in the packet that this was in everyone's best interest. TPL thought this made sense.

Mr. Czoski agreed and said it was in the original 2002 lease and management agreement and also in the revised one. The actual activities were on page 21 that Ms. Brice would undertake.

Mr. Romero added that this was the most complicated of any of the parks and he was not sure they could do it for any less money.

Chair Bushee thought the fee structures might be difficult to pay for it. She noted that Bill Hon was having trouble filling up the parking garage.

Councilor Romero saw it as a reality of what it would take to do the business. So they would get a budget in January for what it would really cost.

Mr. Czoski agreed and added that it was a brand new project. They still had six buildings to build in the north Railyard. Hopefully they would fill up the garage by that time. They saw a huge interest in the use of the public spaces and that needed to be properly managed.

Councilor Romero felt having someone else do it was worth the effort.

Councilor Calvert asked if the fees would also cover the salary.

Mr. Czoski agreed that they would try to cover all the costs except maintenance and security.

Councilor Calvert had concerns that they would build this nice sacrosanct area and have too many restrictions for anyone to use it.

Mr. Czoski agreed that it was a complex document but the City and TPL had the ability to amend it. The working group would also recommend some amendments to it. The physical layout and the interest in its use had prompted those.

Councilor Calvert thought those amendments should come to the Committee at the same time as the budget.

Mr. Czoski said they all wanted to see it being used and be vibrant. There were varied interests here and the easement tried to protect the city and public. It was a huge balancing act.

Councilor Calvert understood.

Councilor Trujillo asked if the \$100,000 all went to the managing director.

Mr. Romero said the money was not just for salary. There were other costs. He estimated it would cost the city \$100,000 to put on another employee and they could do that analysis but that had not been the direction of the Council.

Councilor Trujillo asked what the salary would be.

Mr. Czoski said it would be about \$60,000. The rest would include costs of a consultant, establishing a website so the public could go on the website to start the process and find out how to do it. It would also create tourist maps of the Railyard area. Some of the money had already been spent in the opening event with a map. The City and CVB had also requested the ability to download the map.

Councilor Trujillo asked if the map was complete.

Mr. Czoski said there were some blanks where buildings were not built yet. A lot of spaces were not yet leased. Flying Star would come in during the next few months. There would be a link to this website from the City as well as El Museo and Farmers' Market.

Councilor Trujillo was concerned that the public would have to pay fees that would make it unaffordable. He felt it should not be for the promoters.

Mr. Czoski said there the fees like for a family reunion were consistent with plaza fees. The commercial rates might be higher. And there would be no fee for less than 20 people and no insurance required.

Chair Bushee noted that Councilor Chávez was interested in artists and craftsmen being there but suggested that could get cost prohibitive. The message they sent was that this was the people's park and plaza. So the fees might come back to haunt the City. They could always change the lease agreement and might be able to borrow people from other departments.

Mr. Romero noted there were two letters in the packet explaining why they feel it was important.

Chair Bushee said she had no idea that it would cost \$100,000.

Mr. Czoski clarified that was before any fees. The fees would come in January and the Committee could accept or amend them. Right now they could only guess what the utilization would be.

Councilor Romero thought the City needed to go through a paradigm shift on the services it provided. She said the City was bleeding to death on the services offered. If they could not pay for them she wondered from where they would get the money. She supported moving forward with this but to find out what it would really cost. She was hoping they would do adaptive management and find what was the most equitable.

Councilor Romero moved for approval of PSA Amendment 14. Councilor Calvert seconded the motion.

Councilor Calvert was concerned with the uniqueness of the easement and asked if the policies and procedures would be transferable to the plaza and other public spaces. This was just the first step.

Mr. Czoski said he could not address the ability to transfer these to other parks and public spaces. The coordinator for them had made lots of recommendations for other spaces. The Plaza was the most similar use. Ms. Brice had been working with Mr. Romero and his staff to make them consistent. But absent the easement, 50% of them would not be transferable.

Chair Bushee asked who moved the debris.

Mr. Czoski explained that it was done under contract with TPL. He said they found old foundations and old tar that was dumped there. The city's obligation was to deliver the land to TPL pollution free. It was going through the Railyard because they were asked by the City to process it.

Mr. Romero said it seemed easier to do it with TPL.

Chair Bushee was concerned about the management fees. The discussion on efficiencies still ought to take place and the endowment needed to be built up. She didn't think it all could be extracted from fees. The debate should include whether SFRRC would continue as the manager. They should look at all of it and decide what to contract out and what to keep in-house.

Mr. Czoski said they worked carefully so as not to have any duplication of effort.

The motion passed by unanimous voice vote

- **REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 3 IN THE AMOUNT OF \$450,843 FOR RAILYARD PROPERTY INFRASTRUCTURE IMPROVEMENTS (ROBERT SIQUEIROS)**

Mr. Siqueiros presented this request.

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

16. LAND USE ISSUES

- **UPDATE TO VARIOUS LAND USE ISSUES (JACK HIATT)**

Mr. Hiatt presented the update.

Fee increases went into effect last Monday and Mr. Hiatt thought it would increase revenue by about \$1 million. The hiring for positions was on hold for now with the next six staff members to see what the economy might allow. They made an offer to Edward Vigil to be the Property Manager. One vacancy was in Technical Review and one in the HP Division.

There was nothing on drainage. He said they were on a 24 hour turnaround on inspections for electrical, planning and plumbing but 4-5 days up to 2 weeks on the grading and drainage. A second inspector (Trujillo) had left and there was no immediately solution. The problem was finances. They had additional help in grading and drainage but were too far off now with the state of GRT revenue. They were trying to figure out a solution. He said they have asked general inspection staff to help out in crisis situations. Cross training was one of the solutions.

Chair Bushee asked if green building required new training.

Mr. Hiatt agreed. It would require additional bodies and recalled they were going to include a person to help with that department but it was now off the table until they got through the current crisis. When it came time to cut the budget because of the crisis they were in now it was time to cut out travel and all the green

training was out of state (Denver) and a week-long event. That was expensive. So they were trying to balance it all.

- **NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT (NCOD)**

Mr. Hiatt said the Council postponed it until March. They were in the process of doing a neighborhood plan and the overlay district might help with the plan. He was not at that meeting.

Councilor Romero was at the meeting and said when they approved a pilot; they approved one pilot but ended up with another. She understood from the Land Use Committee that Patrick Nicholson's time had been limited. They would look at enhancing neighborhood planning and it had to do with personnel. It would be an effort worth taking on. Mr. Nicholson needed to focus on Casa Linda through the end of the year. It was taking longer than they anticipated. Another recommendation would be a team effort with other land use staff.

Mr. Hiatt clarified that Mr. Nicholson did not live here yet.

Councilor Romero hoped it would be enhanced to help neighborhoods take on planning.

Mr. Hiatt said the staffing shortage was the problem.

- **FEE INCREASES**

None.

- **DISCUSSION OF THE MOSS ADAMS AUDIT IMPLEMENTATION PLAN (YOLANDA CORTEZ)**

Mr. Hiatt said they talked about this for 2 years. The implementation plan was as complete as it was going to get barring one piece. They had two different platforms with two different vendors. The Finance Department works through J. D. Edwards but Land Use didn't. Now they were trying to find a way to reconcile the money.

Councilor Calvert noticed that some of these in the report said they were pending or in progress.

Mr. Hiatt said he would have to check on it. He thought they had made a lot of progress in the last two years. Hopefully they had addressed all of the items that were loose ends.

Councilor Romero mentioned that Councilor Wurzbarger attended the OSFA meeting on Sunday and they had kudos for Mr. Hiatt's work. The questions had been forwarded to him about what committees were going to be discussing: the notification issue, like ENNs or lot splits. They still had a lot of questions around neighborhood notification. There might be ways to improve the process.

Mr. Hiatt agreed it was still an issue. At least one member of the audience at this meeting was very concerned about it. Even though there was no letter, they did put up the sign. Sometimes it didn't occur until after the permit.

Chair Bushee added that the folks on Juanita Street were not done on how to move forward. Also, parking cars at the Railyard.

17. REQUEST FOR CONCEPT APPROVAL OF SALE OF REAL ESTATE CONTAINING .0660 ACRES LOCATED AT THE SE CORNER OF THE INTERSECTION OF CATRON STREET AND JEFFERSON STREET BY DR. JORGE OTI (EDWARD VIGIL)

Mr. Vigil presented the request and briefly explained it. Dr. Oti wanted to purchase the adjacent lot for parking and landscaping. He currently had a lease. The title was vested in fee simple.

He said Ms. Maria Naranjo was here to request that the Committee, in the deliberations, consider the safety or ease of access of all property owners and that the City not sell a portion of said real estate. And thirdly to consider the precedents.

Ms. Naranjo clarified the portions on her plat. She explained the history and point out that the portions were reserved for safety reasons. She wanted to see the same take place on the alley.

Mr. Vigil explained that it was a small portion of what Dr. Oti wanted to purchase. It would not conflict with the alley to access the rear portion of their lots. He said the alley was ten feet wide and there was a 25' sight triangle.

Councilor Calvert said this was not sight but for maneuverability and what was requested to be retained by the City would not affect his parking which was already in there.

Mr. Hiatt apologized that he did not inform Dr. Oti.

Mr. Vigil said he informed him but he was busy with clients this evening. He was not sure on all of it on the southern portion.

Councilor Trujillo asked Ms. Naranjo if any of those residents had travel trailers.

Ms. Naranjo pointed out exactly where she was talking about and said that little garden was not on the portion she asked the city to retain. There was a considerable amount of traffic in the alley. There were delivery trucks sometimes pulling in there, such as a bio hazard to pick up from the dentist office. The east end was blocked by Woods Construction. She had pictures with three semis lined up there.

Councilor Trujillo moved to direct staff to go back and make sure the safety issues and Ms. Naranjo's issues were all addressed.

Councilor Calvert felt they could move it forward after verifying the boundaries of what she was asking the city to retain if needed.

Mr. Hiatt confirmed there was no time crunch on this item.

Mr. Vigil pointed to Exhibit F in the packet which had the current survey. It showed it a little SE of the part in question.

Councilor Calvert seconded the motion and it passed by unanimous voice vote.

Chair Bushee told Ms. Naranjo this request would come back to the Committee on December 8.

18. REQUEST FOR APPROVAL OF AMENDMENT NO. 1 TO LEASE AGREEMENT BETWEEN THE CITY OF SANTA FE AND THE NEW MEXICO DEPARTMENT OF PUBLIC SAFETY REGARDING RIGHTS OF USAGE AND REMOVING A 2 ACRE PARCEL FROM THE ORIGINAL LEASE PREMISES LOCATED ON CAMINO ENTRADA (EDWARD VIGIL)

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

Chair Bushee asked if the State Police were planning to use it.

Mr. Vigil said they would eventually.

Chair Bushee asked when the lease was up.

Mr. Vigil said it would be up in October, 2019.

The motion passed by unanimous voice vote.

19. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 14-4.3(D) SFCC 1987 TO CREATE A HOSPITAL ZONING DISTRICT WITHIN LAS SOLERAS AND MAKING SUCH OTHER CHANGES AS WAS NECESSARY (MAYOR COSS) (COUNCILOR CHÁVEZ) (JACK HIATT AND JEANNE PRICE)

Ms. Price presented the request. She said it was the first piece on the annexation and was according to the settlement agreement back in May. Las Soleras met the requirements of the settlement. They submitted for C-2 (general commercial) and staff felt it was not appropriate. So they were asked to come up with a more fine tuned so they came up with a Las Soleras Hospital District like St. Vincent's. It did not change St. V's but created a new district for this one in Las Soleras. They would come in with a development plan before building any buildings. It would include a heliport and 70' building height. It would allow extended care, professional offices, etc. Those were the major provisions.

The Planning Commission approved this bill last week. They would all come together to Jan 14th

Council meeting.

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

20. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO PROCEED WITH A COMMUNITY PLANNING PROCESS FOR THE SANTA FE BOULEVARDS PROJECT THAT WILL RESULT IN A MASTER PLAN THAT FOCUSES ON THOROUGHFARE DESIGN AND ADJOINING LAND DEVELOPMENT ALONG ST. MICHAEL'S DRIVE AND AIRPORT ROAD)COUNCILORS DOMINGUEZ, WURZBURGER, TRUJILLO, ROMERO, CALVERT AND MAYOR COSS) (REED LIMING)

Mr. Liming presented this request. He said they decided to do St. Michael's and Airport together. The intent was not to hold up the safety project because the funding had a deadline. The whole idea was to look at how they could enhance the roadways.

Chair Bushee asked if Long Range Planning and the Planning Commission already got involved.

Mr. Liming agreed and said they were very receptive.

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

21. MATTERS FROM STAFF

None.

22. MATTERS FROM THE COMMITTEE

Councilor Trujillo said a neighbor of the little bus stop on Alamosa Place had to pick up lots of trash there every day and was asking for a trash receptacle.

Mr. Romero agreed to take care of it.

Chair Bushee said at Farmers' Market, they needed more bike racks.

Mr. Romero said the City ordered some and they were trying to figure out where to put the scooter parking spaces. He said he would give an update on it.

Councilor Romero thanked Mr. Romero for all his help. "You make me look good."

23. NEXT MEETING: MONDAY, DECEMBER 8, 2008

24. ADJOURN

Having completed the agenda and with no further business to come before them, the meeting was adjourned at 6:55 p.m.

Approved by:

Submitted by:



Carl Boaz, Stenographer