



Agenda

**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
COUNCIL CHAMBERS
MONDAY, JANUARY 8, 2018
5:00 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM DECEMBER 11, 2017, PUBLIC WORKS COMMITTEE MEETING

INFORMATIONAL AGENDA

6. UPDATE ON PARKS MEDIANS AND PROTOCOL FOR SANTA FE BEAUTIFUL PROGRAM
(RICHARD THOMPSON/GILDA MONTANO)

CONSENT AGENDA

7. REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH SAN BAR CONSTRUCTION FOR 2017 GUARDRAIL INSTALLATION PROJECT ON W. ALAMEDA FOR INSTALLATION AND MATERIAL UTILIZING STATE PRICE AGREEMENT (SPA) #70-805-17-15875 IN A TOTAL AMOUNT OF \$15,132.61 (JOHN ROMERO)

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

01/22/18
01/31/18

8. SENIOR SERVICES – GRANT AGREEMENTS
 - a. REQUEST FOR APPROVAL OF GRANT AGREEMENT A16A5085 “MARY ESTHER GONZALES SENIOR CENTER – IMPROVE CODE” FROM THE STATE OF NEW MEXICO AGING AND LONG-TERM SERVICES DEPARTMENT IN THE TOTAL AMOUNT OF \$236,500 FOR IMPROVEMENTS TO THE BUILDING AND PARKING LOT
 - b. REQUEST FOR APPROVAL OF GRANT AGREEMENT A16A5089 “PASATIEMPO SENIOR CENTER – IMPROVE CODE” FROM THE STATE OF NEW MEXICO AGING AND LONG-TERM SERVICES DEPARTMENT IN THE TOTAL AMOUNT OF \$198,500 FOR IMPROVEMENTS TO THE FACILITY TO ADDRESS CODE COMPLIANCE (GINO RINALDI)

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

01/22/18
01/31/18

9. REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT (PSA) FOR THE LIGHTING REPLACEMENT SERVICES AT THE RAILYARD PARKING GARAGE WITH FACILITY SOLUTIONS GROUP (FSG), INC. IN THE AMOUNT OF \$85,756.80 PLUS APPLICABLE NMGR (NOEL CORREIA)

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

01/22/18
01/31/18

10. REQUEST FOR APPROVAL OF A RESOLUTION TO AMEND THE CITY OF SANTA FE'S FIVE YEAR CIP PLAN TO REMOVE ROADS IDENTIFIED IN THE 2017 CIP PLAN AND REPLACE THEM WITH THE STREET CONSTRUCTION NECESSARY TO ACCOMMODATE THE ARTS+CREATIVITY CENTER, INCLUDING IMPROVEMENTS TO SILER ROAD AND THE INSTALLATION OF UTILITY INFRASTRUCTURE IN THE AREA (MAYOR GONZALES AND COUNCILOR IVES)

COMMITTEE REVIEW

Finance Committee (Scheduled)
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01/22/18
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11. REQUEST FOR APPROVAL OF A RESOLUTION SUPPORTING STATE LEGISLATION THAT WOULD ALLOW POLICE OFFICERS TO RETURN TO EMPLOYMENT IN LAW ENFORCEMENT AFTER RETIREMENT WHILE CONTINUING TO COLLECT THEIR EARNED PERA BENEFITS (COUNCILORS RIVERA AND TRUJILLO)

COMMITTEE REVIEW

City Council (Scheduled)

01/08/18

12. REQUEST FOR REVIEW, APPROVAL AND AUTHORIZATION TO DISTRIBUTE THE PRELIMINARY OFFICIAL STATEMENT FOR THE OFFERING AND SALE OF THE \$9,860,000* CITY OF SANTA FE, NEW MEXICO GASOLINE TAX/SUBORDINATE LIEN GROSS RECEIPTS TAX IMPROVEMENT REVENUE BONDS, SERIES 2018 (BRADLEY FLUETSCH)

***Preliminary and subject to change**

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

01/22/18
01/31/18

DISCUSSION AGENDA

13. REQUEST FOR REVIEW, DIRECTION AND APPROVAL TO PLACE A PUBLIC "SANTA FE LOO" ADA COMPATIBLE RESTROOM TO BE LOCATED ON THE SOUTH END OF SHERIDAN AVENUE, DISCUSSION OF FUNDING THE PURCHASE, AND INSTALLATION OF "SANTA FE LOO" ALONG WITH THE DAILY MAINTENANCE NEEDS (CURT TEMPLE)

COMMITTEE REVIEW

Historic Review Board (Scheduled)

TBD

14. MATTERS FROM STAFF
15. MATTERS FROM THE COMMITTEE
16. MATTERS FROM THE CHAIR
17. NEXT MEETING: **MONDAY, JANUARY 29, 2018**
18. ADJOURN

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

**SUMMARY INDEX FOR
PUBLIC WORKS/CIP & LAND USE COMMITTEE
January 8, 2018**

ITEM	ACTION	PAGE
1. Call to Order	Convened at 5:00 p.m.	1
2. Roll Call	Quorum Present	1
3. Approval of Agenda	Approved as presented	1-2
4. Approval of Consent Agenda	Approved as amended	2
5. Approval of Minutes - December 11, 2017	Approved as presented	2
 INFORMATIONAL AGENDA		
6. Update on Park Medians/Santa Fe Beautiful	Discussion	2
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 CONSENT AGENDA DISCUSSION		
9. PSA for lighting at Railyard Garage	Approved	4-7
10. CIP Plan Amendment	Approved with conditions	7-12
 DISCUSSION AGENDA		
13. Santa Fe Sheridan Loo Project	Discussion	13-14
14. Matters from Staff	None	14
15. Matters from the Committee	None	14
16. Matters from the Chair	None	15
17. Next Meeting:	January 29, 2018	15
18. Adjournment	Adjourned at 7:05 p.m.	15

MINUTES OF THE
CITY OF SANTA FÉ
PUBLIC WORKS/CIP & LAND USE COMMITTEE
Monday, January 8, 2018

1. CALL TO ORDER

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

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Councilor Peter N. Ives, Chair
Councilor Ronald S. Trujillo, Vice Chair
Councilor Joseph M. Maestas [arriving later]
Councilor Christopher M. Rivera
Councilor Renee D. Villarreal

MEMBERS EXCUSED:

STAFF PRESENT:

John Romero, Interim Public Works Director
Bobbi Huseman, Public Works Staff

OTHERS PRESENT:

Carl Boaz, Stenographer

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

3. APPROVAL OF AGENDA

Chair Ives welcomed John Romero as acting Public Works Director.

Mr. Romero requested #7 be deleted from the agenda.

MOTION: Councilor Trujillo moved to approve the agenda as amended with item #7 deleted. Councilor Rivera seconded the motion and it passed by unanimous voice vote. Councilor Maestas was not present for the vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Villarreal requested discussion on items 9 and 10.

Chair Ives said Councilor Maestas was interested in discussing #10 as well.

MOTION: Councilor Rivera moved to approve the consent agenda as amended with items 9 and 10 pulled for discussion. Councilor Villarreal seconded the motion and it passed by unanimous voice vote. Councilor Maestas was not present for the vote.

5. APPROVAL OF MINUTES FROM DECEMBER 11, 2017 PUBLIC WORKS COMMITTEE MEETING

MOTION: Councilor Rivera moved to approve the December 11, 2017 minutes as presented. Councilor Trujillo seconded the motion and it passed by unanimous voice vote. Councilor Maestas was not present for the vote.

INFORMATIONAL AGENDA

6. UPDATE ON PARKS MEDIANS AND PROTOCOL FOR SANTA FE BEAUTIFUL PROGRAM (RICHARD THOMPSON/GILDA MONTAÑO)

Mr. Thompson and Ms. Montaña presented this matter to the Committee. Mr. Thompson said they began upgrading medians two weeks ago, removing visual obstructions, upgrading stormwater retention and establishing sustainable maintenance routines.

Chair Ives asked how the effort by Parks relates to medians and what role Keep Santa Fe Beautiful plays in the effort.

Ms. Montaña said Keep Santa Fe Beautiful monitors those medians that have been adopted but unadopted medians are the responsibility of Parks. With all the changes to the medians, we might get more adopters. She stood for questions.

Councilor Trujillo understood the effort would make them more appealing with less maintenance and will likely get more of them adopted.

Councilor Trujillo asked Mr. Thompson where they will be done.

Mr. Thompson said they have not established that schedule. They are moving to a CS contract to design first nodes and template for transition - primarily native grasses, trees, and move more to turf and away from landscaped nodes. Native grasses will be maintained at 3" like buffalo grass.

Councilor Trujillo asked if the trees lost along Rodeo and Zia will be replaced.

Mr. Thompson said they have that as a direct goal. Most ash trees were dug before his tenure here. Some at GCCC were transplanted and didn't survive.

Councilor Trujillo said many trees on the Plaza were transplanted to Franklin Miles and it is now overgrown. So maybe take some of them to transplant.

Chair Ives noted a letter to the editor recently focused on the price tag for it. He hoped the City could get out a stronger message on the full range of benefits from this program. You correctly pointed out it is not about weeds alone but other factors that impact the medians.

Mr. Thompson agreed. Matt Ross has initiated that same train of thought and will issue that.

Councilor Maestas arrived at 5:16.

Chair Ives to Ms. Montaño said Santa Fe Beautiful once had insurance requirements that were waived by the City Manager.

Ms. Montaño agreed and it has helped to allow people to adopt medians and they have signed the waiver except one who purchased insurance.

Chair Ives received word from a constituent who asked for the protocol for those who adopted and did not care for it.

Ms. Montaño said they should contact her office and she would get with the adopter and if not responding, to take their sign down. She has had people who can't continue but we have not terminated anyone. We have emails and phone numbers and addresses, so we can contact all of them. Also, people have different ideas about what maintenance involves. We got guidelines from Parks on what can be grown there. She provides a list of acceptable plants to make changes. All changes are approved through the Parks Department, mostly with Chris Ortiz. They must submit in writing what they want to put in the median and must be approved first by the City. The list provides for more efficient and drought tolerant species. And any adopter can ask the City for help. The City has over 200 medians about 100 are adopted.

7. This item was deleted from the agenda under Approval of Agenda

CONSENT AGENDA LISTING

8. SENIOR SERVICES – GRANT AGREEMENTS

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12. REQUEST FOR REVIEW, APPROVAL AND AUTHORIZATION TO DISTRIBUTE THE PRELIMINARY OFFICIAL STATEMENT FOR THE OFFERING AND SALE OF THE \$9,860,000* CITY OF SANTA FE, NEW MEXICO GASOLINE TAX/SUBORDINATE LIEN GROSS RECEIPTS TAX IMPROVEMENT REVENUE BONDS, SERIES 2018 (BRADLEY FLUETSCH)

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CONSENT AGENDA DISCUSSION

9. REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT (PSA) FOR THE LIGHTING REPLACEMENT SERVICES AT THE RAILYARD PARKING GARAGE WITH FACILITY SOLUTIONS GROUP (FSG), INC. IN THE AMOUNT OF \$85,756.80 PLUS APPLICABLE NMGR (NOEL CORREIA)

COMMITTEE REVIEW

Councilor Villarreal was happy to see this because she has gotten complaints. On the page regarding funding, it says the funding is insufficient.

Mr. Correia said they are getting a PNM rebate, so the net is about \$45,000. The amount charged was incorrect and they took money from another account to make it whole. It is going through now. It is coming out of the Parks Maintenance account. These are the latest, most efficient lights.

Councilor Villarreal asked if the old lights could be used elsewhere.

Mr. Correia said no. They use a lot of energy but must go through the auction for disposing of them. We might use them temporarily when a bulb burns out. Sandoval is doing fine now for energy savings.

Councilor Villarreal asked what the life span of the new ones is.

Mr. Correia said ten years is standard.

Councilor Villarreal appreciated the analysis on energy savings. What is process for the PNM rebate?

Mr. Correia said it was enticing because PNM has a group contract and would pay the rebate directly to the light contractor, so it is not even a reimbursement.

Councilor Maestas asked for the balance in the parking fund right now.

Mr. Correia said they are just under 50% of expenditures right now and is slightly below what was projected. The garage is where it should be financially.

Councilor Maestas would like a broader discussion on parking after raising the rates on streets and reducing garage rates. He also wanted to know about people driving around looking for a space while garages have open spaces.

Mr. Correia agreed to provide a report to him about the enterprise fund.

Councilor Maestas asked if garage use is starting to increase. It is a developing story and the community wants to know how it is going and how the changes are shaking out to ensure the enterprise is going well. With the convention center debt, he wondered if that is affecting our financial model.

Mr. Correia said it is. Until last year, it was just under one million for debt service. In the new budget, we offered gross revenues out of the Convention Center garage and the Parking Division would provide staff and cleaning. It does benefit Parking Division for what we don't have to pay for debt service. We do have plans for an RFP to upgrade the revenue control system and fix it. It is long overdue to offset those costs.

Councilor Maestas said the community must be kept better informed on how those are shaking out. Enforcement, debt service, partial waivers of fees, etc.

Chair Ives wanted to know the current debt Parking Division has and what capacity the City needs in parking structures as revenues to handle the debt. Any downtown business owners would like to see the street rates lowered, if not eliminated. He would like to see the City keep those structures as full as possible for those people who spend money in downtown shops. How much we need to pay that debt and engage businesses in the program for lower goals was his concern.

He asked if that could be provided at the next Public Works Committee meeting. It sends a good message from City Hall for looking at all options for revenue to cover our debts.

Mr. Correia said before the parking meter rates were raised, we wanted at least 15% of spaces available and that goal is achieved, and many have transitioned into the garages. Water Street and Sandoval is over 85% full. So the program is working exactly as we hoped and revenues are slightly ahead. The reduction from \$3 to \$1 has done its job. The biggest benefit is available space in front of businesses.

Chair Ives said the report would be great to have on the agenda for the next meeting.

On page 2 of the memo Mr. Correia included pollution reductions. He believed that was from the resolution over one year ago on energy neutrality report. This is the first he has ever seen it. He asked if Mr. Correia worked with John Alejandro on these.

Mr. Correia agreed and Mr. Alejandro is present.

Mr. Alejandro said he utilized the conversion on the carbon neutral impact report and used the EPA on-line tool also.

Chair Ives saw the result is great. It helps us understand how our work affects the goals on carbon neutral. How will it be reported out?

Mr. Alejandro said he is responsible for the PM electric bills at all facilities. Once the new lighting is in place, we will be able to see the savings, month-to-month and will report out on the City website.

Chair Ives thanked him and members of the Sustainable Santa Fe Commission for doing it. It is great information to have and allows to make sure we are moving in the right direction.

Councilor Trujillo told Mr. Correia that- a lot of people have been hurt by rates. He mentioned reduced rates in California where they only stay 90 minutes and leave.

Councilor Villarreal would love to have free parking downtown and make it work financially. She looked forward to the report.

Mr. Correia pointed out that in California, the local business community helps offset that cost.

MOTION: Councilor Villarreal moved to approve the request. Councilor Maestas seconded the motion and it passed by unanimous voice vote.

10. REQUEST FOR APPROVAL OF A RESOLUTION TO AMEND THE CITY OF SANTA FE'S FIVE-YEAR CIP PLAN TO REMOVE ROADS IDENTIFIED IN THE 2017 CIP PLAN AND REPLACE THEM WITH THE STREET CONSTRUCTION NECESSARY TO ACCOMMODATE THE ARTS+CREATIVITY CENTER, INCLUDING IMPROVEMENTS TO SILER ROAD AND THE INSTALLATION OF UTILITY INFRASTRUCTURE IN THE AREA (MAYOR GONZALES AND COUNCILOR IVES)

COMMITTEE REVIEW

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Councilor Villarreal asked for staff background.

Ms. Alexandra Ladd said the center is proposed as part of the Siler Road Public Works Yard. After several stages of study and looking at other sites, this was chosen by the Governing Body who made a commitment through the AH program. It came close to getting funded last year and the current year deadline is February 18. The opportunity has changed slightly. NMFA changes the criteria each year and this year favors cost per unit and doesn't work well for us with high labor and high material costs. We don't want a cheap project that doesn't offer a nice place to live, but it could be a catalyst for a corridor redevelopment project in a creative part of town in a more present-day way of manufacturing. Little clean up needs to happen. It is a great use of public resources to meet a clear community need. We also have an economic development incentive with crafts done on site. The current request is a way to close the gap - makes the project more feasible - to get the award. It brings down the cost slightly by increasing the local contribution here. The infrastructure will also serve future city uses. Improving the road will play into that. On the water/wastewater side, the line ends at the transfer station and this would create a loop instead of a dead end.

Councilor Villarreal thanked her. That was helpful - trying to figure out when we replace a CIP project - so to Mr. Romero, she asked if there was a conversation to determine what projects would be removed to get this done.

Mr. Romero understood the water/wastewater would come from utility funds and not the gas tax fund. We had about \$12 million. So the \$200,000 for that would be from one of the roads overlay. That would have to be discussed. Staff could make recommendations but all on that list are important. So it could be a project or a combination of reductions. We have not discussed that in much detail.

Councilor Villarreal asked Ms. Ladd to explain what it would take away from.

Ms. Ladd said it is \$400,000 with \$200,000 from roads and \$200,000 for infrastructure. So that is what is offset. She believed it would not require displacement of another project. She thought there was enough in there to do that. She added that Shannon Jones would know.

Councilor Villarreal asked what the \$200,000 would cover.

Ms. Ladd said it would extend the end of the line for a loop. Mr. Jones had drawn a circulation map to show how it could be done.

Councilor Villarreal asked Mr. Romero if there were other Siler Road improvements anyway.

Mr. Romero said they would have to start from scratch. Siler is a road scheduled for overlay and restriping with a bike lane in the future.

Councilor Villarreal asked if it would have a decel lane.

Ms. Ladd agreed.

Councilor Villarreal said we have utilized monies from CDBG and the trust fund, but the time lines don't match. We see the need for the gap funding and it is challenging because we can't use CDBG and AH funding. There was one that worked out to fill the gap.

Ms. Ladd said both Housing Trust current projects under way have CDBG and HUD reprogramming funding in hand to fill the gap. The Stagecoach apartments had money returned and we were able to plug those in. The Homewise project on Old Pecos Trail had a large amount. And when the homes are sold, that money comes back. That boosts the chances of getting an award.

Councilor Villarreal asked the money for those projects, covered infrastructure needs.

Ms. Ladd said at Stagecoach, it was property acquisition to create a better outdoor recreation. We will see what Las Soleras needs, but it looks like infrastructure, which is expensive.

Councilor Villarreal asked if the City could loan money to be repaid.

Ms. Ladd said it is possible, but it takes away points on the project. This is a stronger commitment this way. The City should be very careful about structuring loans for it. Local resources are really valuable for leveraging purposes and local sources must be used because they are flexible and more valuable than federal leverage.

Councilor Villarreal struggled with it. We want to maximize what we do have. We have very little land we own to develop. It would help to get more information on water/wastewater sources. We've already donated 5 acres and that is the end of the well.

Councilor Maestas asked what the changes in NMFA criteria for low income tax credit are and which of those changes has made us revise our proposal.

Ms. Ladd said the criteria was for a cheaper project. They might be cheaper in other parts of the State but not here.

Councilor Maestas asked if there is a calculation of donations factored in to lower the cost of the project for what NMFA looks at.

Ms. Ladd agreed. It is how much subsidy is needed per unit.

Councilor Maestas asked when NMFA made that criteria available.

Ms. Ladd said it was just released by Governor Martínez last week.

Councilor Maestas noted we approved CIP and now have a companion to the bond approved on consent. We don't know if it meets the criteria with the rush to the deadline and looking for funds that are not fully vetted. We don't know what street projects would be affected, if we take the CIP funds. He would like more of a peer-enterprise funding with some help on gas tax - pay as you go. He was concerned about those impacts on this great project. He said he asked the City Manager for it. Councilor Maestas read the response on it from the City Manager.

He pointed out that Staff has not been included in any discussion on the Arts & Crafts project. He wondered if we are rushing so much that the City Manager doesn't know about it. We need to know the impacts and he was uneasy with this new package. He asked if there are any other options and if Ms. Ladd looked at other sources. We know if this is not successful, this option goes away. What if we removed the street improvement and just included the infrastructure part?

Ms. Ladd said that isn't appropriate for the project, but it could be done later, if Santa Fe gets the award. Why it feels rushed is the application deadline. It requires a decision now, although the money won't be spent for at least another year.

Councilor Maestas asked Mr. Romero, with the allocation for the bonds already in place, if the City could commit \$200,000 from bonds other than the gas tax.

Mr. Romero was not sure what revenues they are using for those projects and not sure what Finance was going to use but he offered to check into it.

Councilor Maestas said the CIP is about \$30 million, so he thought they could squeeze out \$200,000 from that and leave the gas tax alone. It is fiscally constrained at \$30-40 million, so he thought the City could commit \$200,000 from it.

Mr. Romero pointed out that a lot is from water and wastewater and he could later on share what we would propose to sacrifice for that.

Councilor Maestas understood that street improvements are badly needed. The nature of improvements for Siler Road would be a decel lane and that is part of gas tax bonds. In the resolution on page 20, it doesn't reference the CIP bond. The FIR has it but would not need to change the legislation. It would be the general CIP and not the gas tax CIP.

Chair Ives agreed they need to look at that. He would not want to preclude gas tax funding, as well. The project needs to get done. He agreed to a motion to approve and directing staff to explore other sources including general CIP. It would be under 1% of funding available annually. We should be capable of finding the money.

Councilor Maestas would not support using any gas tax money without bringing it back to determine what would be impacted by using it. We shouldn't be searching for money at the 11th hour.

Councilor Rivera asked how many attempts we get for this project.

Ms. Ladd didn't think there was a limit, but it is expensive to keep doing it.

Councilor Rivera asked if she had any thought about how to get it through without eliminating other projects.

Ms. Ladd said it was almost a cash in hand commitment to address costs later - to demonstrate the cash is available. She talked with Adam Johnson about options for commitment without time constraints or use constraints. This was the most apparent way to do it.

Councilor Rivera had the same concerns as Councilor Maestas and felt they should not use gas tax CIP.

Councilor Trujillo asked if Santa Fe is in jeopardy of not getting the funding because it is cheaper in Las Cruces. What if we don't get it now?

Ms. Ladd said the funding choice is still there. We are trying to increase our chances within this funding cycle.

Ms. Ladd asked Daniel to respond. He said they were two points away from funding last year and have increased 6 points. But there has been a chance for lower cost areas in the south to apply. He thought it was about 50/50 right now. If we can get this funding, we are looking to lower the costs as possible and need that. For about \$1.3 million raised, we go up 5 points to an almost certain funding. We just need to get to the next level of scoring and this is the last chance without coming back and they would have questions about us trying a third time. This is really just a chance to get over the finish line and have the City play a saving role and if not successful, there is no obligation of the City.

We do need to have more than just land donations to be competitive statewide and would not ask except that it is really important for next year.

Councilor Trujillo asked how many other projects have come from the southern part of state.

Daniel didn't know. We usually compete with 10-15 projects around the state. This is a new category. It was 2% last year and we need to get above where they are. It would be \$8-9 million or we would have to wait to 2021 to get more.

Councilor Maestas said we are looking at all city lots for a potential donation. Land donations are not enough. We need some other kind of guidance on this to sweeten the pot. He thought this is a wake-up call for other forms of support. What will it take to get us a win? We need to take a lesson from this project and public expectation that it takes more than a land donation.

Chair Ives agreed. And we have impact fees also to meet the 10% of city minimum participation.

Daniel reminded the Committee that they changed to a leverage model. It is still capped at 10% but they are also looking at how much subsidy per unit. We are beyond 10% now from land value and fee waivers just to get more points.

Chair Ives said it makes sense to move it forward and we can find amounts not so extraordinary. He had no problem looking at all potential sources for this funding. They could handle a problem identified by water and wastewater of a line that terminates and doesn't circulate so greater functionality and a portion of AH needs. This is the only project in this cycle that is teed up.

Ms. Ladd agreed. And for the number of units in the pipeline there, we could collect well over this amount in the next 12 months.

Councilor Maestas didn't consider this binding on the general CIP and the gas tax CIP. So, he asked if this is a request for CIP amendment.

Chair Ives thought so, if needed as an amendment because it was already approved by Council. Whether it would fit in the existing categories is an open question. It could fall under street improvements and staff might bring to bear what others are possible. Let's understand the timing.

Councilor Maestas said it is not an iron-clad commitment until we specify where we get the \$200,000 from. If it is fiscally constrained to fit it in, it would require a formal amendment.

Chair Ives agreed. That is why he asked if there is such funding available.

MOTION: Councilor Maestas moved to approve the request with the condition that funding come from the General CIP fund and move forward with a formal CIP amendment to accommodate the change. Councilor Villarreal seconded the motion with a friendly amendment to clarify on the water/wastewater fund. Councilor Maestas accepted that as friendly.

Councilor Rivera asked if it still includes a number of projects that would have to be pulled off the CIP list.

Councilor Maestas said that would be an amendment to show the impact.

Councilor Rivera asked if there is not time for it to come back here.

Councilor Maestas said that would happen after the application deadline and we could follow through with a CIP amendment and he was okay with doing that.

Ms. Ladd said as written, it would meet the criteria for commitment.

Mr. Romero asked if water/wastewater would be done by Finance and the other amendment not by Finance. Councilor Maestas agreed.

The motion passed by unanimous voice vote.

DISCUSSION AGENDA

- 13. REQUEST FOR REVIEW, DIRECTION AND APPROVAL TO PLACE A PUBLIC "SANTA FE LOO" ADA COMPATIBLE RESTROOM TO BE LOCATED ON THE SOUTH END OF SHERIDAN AVENUE, DISCUSSION OF FUNDING THE PURCHASE, AND INSTALLATION OF "SANTA FE LOO" ALONG WITH THE DAILY MAINTENANCE NEEDS (CURT TEMPLE)**

COMMITTEE REVIEW

Historic Review Board (Scheduled)

TBD

Councilor Trujillo excused himself from the meeting at this time.

Mr. Temple, project administrator with Public Works Division, explained this is to place a restroom in the plaza area. There is concern that there are not enough restrooms for tourists and Santa Fe Tourism proposed using a portable trailer. Porta potties are used in big events. Unfortunately, there is not enough land at Sheridan. The Santa Fe Loo is one-seat ADA capable with louvers for light to be seen. There is a safeguard to prevent camping out in them. He is looking for further direction from the Committee. Funding would have to be found and comply with Historic District design standards. It would be stainless steel with powder coating connected to water and sewer lines and electricity utilities.

Councilor Maestas said the City has been getting money together for the new Sheridan Transit Center. He asked if this would be temporary.

Mr. Temple said no. They are working on the project under an archeological review and with Keith Wilson. It will be expensive with the test holes. Some discoveries have been made near the museum that might affect the Sheridan project. But we have preliminary design and the loo would be incorporated on the southeast side when the project gets done.

Councilor Maestas asked why it couldn't be done permanently.

Mr. Temple said it could, but there is not much land area. This would take it from the south, but they are trying to keep it closer to the Plaza.

Councilor Maestas recalled the architect's design for the transit center, was that Sheridan would be a key gateway between the Plaza and the Convention Center. He had two concerns: will it look right to have temporary restrooms right after a multi-million-dollar redesign and what effect would it have upon the corridor there. This is the main area to revitalize. Is this the place to put it?

Chair Ives said this has come up over the past 4 years. He was glad to see we are doing something. Although it is a pedestrian thoroughfare, it is also a bus thoroughfare. Not having restrooms reduces its functionality.

Councilor Rivera agreed with Chair Ives. Thanks for bringing it forward and hopefully, it will pass. He asked if it is really temporary or if it could be permanent.

Mr. Temple said it would weigh 6,500 lbs. so it is pretty much permanent with a foundation and utility hookups. It would be a significant cost to move it.

Councilor Rivera assumed Mr. Temple has worked out how it would fit.

Mr. Temple agreed. Some are only 9' wide where they have gone. A big benefit would be the benefit to police the units and have the open 24 hours a day. Police can see whether anyone is occupying them. The big thing is the expense. They get hosed out and sanitized which is pretty low maintenance.

Councilor Rivera asked if it has a sink.

Mr. Temple said the sink is outside with a little spout to push.

Councilor Rivera asked if this is not being reviewed through HDRB.

Mr. Temple said Mr. Rasch told him it would be denied so it would have to go back to Council.

Councilor Rivera recalled the recycle bin went through several designs and were always denied and we asked them to design something so maybe we could ask HDRB to work out what they could approve. Knowing they probably would not approve it would make it difficult.

Councilor Villarreal appreciated it because it has been interesting how other cities do it. I know we need it. It fills a great need and we would have to get the Sheridan project to fit around it. She asked about the archaeology time line.

Mr. Temple said it is part of the EA, Section 106 with tribes - so we are looking at where the money will come from. State Historic Office didn't think they could help and ask for more exploratory digging. We

would replace an existing sewer line and potential could find a part of the original Ft Marcy wall extending into the street.

Councilor Villarreal said we certainly need it. She thought the funding was coming from lodgers' tax money.

Mr. Temple said one issue, if hand built, is who would lock it every night.

Councilor Villarreal thought if Tourism funds it, their staff might do that.

Mr. Temple said Mr. Randall told him they would staff a trailer, but he has not talked with Mr. Randall about this style. He also looked at several other sites like Burro Alley. They are usually just one unit. They are not heated or cooled. They will not be locked from the outside at night.

Councilor Villarreal wanted to make sure lodgers' tax funding was used. It is not just for tourists and she wished there would be more than one unit.

Councilor Maestas asked if there will be bollards to protect the structure.

Mr. Temple agreed. There will be protection. We are not taking away much ROW. They have a small footprint.

Councilor Maestas thought it would be good to see another viable location

Mr. Temple said he could look for others. This was the area where Tourism and Transit wanted it. It could also be redesigned, but we don't know if FTA would pay for a different design.

Councilor Maestas would rather see it incorporated in the Sheridan project.

Councilor Rivera asked about preventing graffiti.

Mr. Temple said the Loo would come with anti-graffiti coating. But it might have to be reapplied.

Councilor Maestas left the meeting at 6:59.

Chair Ives said the Committee will take it seriously.

14. MATTERS FROM STAFF

There were no matters from Staff.

15. MATTERS FROM THE COMMITTEE

There were no matters from the Committee.

16. MATTERS FROM THE CHAIR

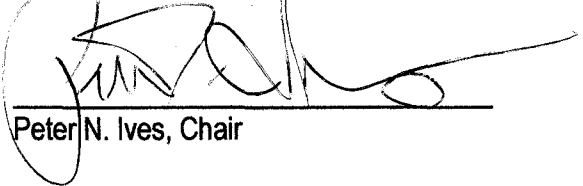
There were no matters from the Chair.

17. NEXT MEETING: January 29, 2018

18. ADJOURNMENT

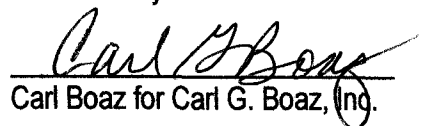
The meeting was adjourned at 7:05 p.m.

Approved by:



Peter N. Ives, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.