



# Agenda

**PUBLIC WORKS/CIP & LAND USE  
COMMITTEE MEETING  
CITY HALL COUNCIL CHAMBERS  
MONDAY, JANUARY 7, 2019  
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 10, 2018, PUBLIC WORKS COMMITTEE MEETING

**INFORMATIONAL AGENDA**

6. CITY OF SANTA FE'S SIDEWALK DISCUSSION (**DANIEL FERNANDEZ, ADA COORDINATOR, [DAFERNANDEZ@SANTAFENM.GOV](mailto:DAFERNANDEZ@SANTAFENM.GOV), 955-6612**)

**CONSENT AGENDA**

7. REQUEST FOR APPROVAL OF PROCUREMENT UNDER STATE PRICE AGREEMENTS #61-805-16-14415, 60-805-16-14425, 80-805-17-16215 WITH SUMMIT TRUCK GROUP, MCT INDUSTRIES INC AND CONSTRUCTION TRUCK EQUIPMENT LLC FOR ONE (1) TRUCK WITH A PLOW, SPREADER AND DUMP BED AND ONE (1) TRUCK WITH A 3500 GALLON WATER TANK IN THE TOTAL AMOUNT OF \$344,916.91 (**JAVIER MARTINEZ, STREETS DIVISION DIRECTOR, [JAMARTINEZ2@SANTAFENM.GOV](mailto:JAMARTINEZ2@SANTAFENM.GOV), 955-2402**)

**COMMITTEE REVIEW**

Finance Committee (Scheduled)  
Council (Scheduled)

01/22/19  
01/30/19

**RECEIVED AT THE CITY CLERK'S OFFICE**

**DATE: 2:09 PM**  
**TIME: 01/02/19**

8. CIP PROJECT #518B – FT. MARCY HVAC EQUIPMENT REPLACEMENT

- REQUEST FOR APPROVAL OF CHANGE ORDER NO. 3 TO B&D INDUSTRIES INC IN THE AMOUNT OF \$666,444.67, INCREASING THE ORIGINAL CONTRACT SUM TO \$1,422,777.15 INCLUSIVE OF NMGR (JASON KLUCK, PW PROJECTS ADMINISTRATOR, [JMKLUCK@SANTAFENM.GOV](mailto:JMKLUCK@SANTAFENM.GOV), 955-5937)

**COMMITTEE REVIEW**

Finance Committee (Scheduled)

01/22/19

Council (Scheduled)

01/30/19

9. REQUEST FOR APPROVAL OF THE 2018-2019 HUMAN SERVICES COMMITTEES' STRATEGIC PLAN (JULIE SANCHEZ, PROGRAM MANAGER, [JJSANCHEZ@SANTAFENM.GOV](mailto:JJSANCHEZ@SANTAFENM.GOV), 955-6678)

**COMMITTEE REVIEW**

Finance Committee (Scheduled)

01/22/19

Council (Scheduled)

01/30/19

10. REQUEST FOR APPROVAL OF THE 2018-2019 CHILDREN AND YOUTH COMMISSIONS' STRATEGIC PLAN (JULIE SANCHEZ, PROGRAM MANAGER, [JJSANCHEZ@SANTAFENM.GOV](mailto:JJSANCHEZ@SANTAFENM.GOV), 955-6678)

**COMMITTEE REVIEW**

Finance Committee (Scheduled)

01/22/19

Council (Scheduled)

01/30/19

11. REQUEST FOR APPROVAL OF A RESOLUTION CONTRIBUTING PROPERTY AND RESOURCES TO NEW MEXICO INTER-FAITH HOUSING COMMUNITY DEVELOPMENT CORPORATION FOR DEVELOPMENT OF THE SANTA FE ARTS+CREATIVITY CENTER LOW INCOME HOUSING TAX CREDIT PROJECT PURSUANT TO THE AFFORDABLE HOUSING ACT (MAYOR WEBBER, COUNCILORS IVE AND RIVERA) (ALEXANDRA LADD, OFFICE OF AFFORDABLE HOUSING DIRECTOR, [AGLADD@SANTAFENM.GOV](mailto:AGLADD@SANTAFENM.GOV), 955-6346)

**COMMITTEE REVIEW**

Finance Committee (Approved)

12/17/18

Council (Scheduled)

01/09/19

12. MATTERS FROM STAFF

13. MATTERS FROM THE COMMITTEE

14. MATTERS FROM THE CHAIR

15. NEXT MEETING: MONDAY, JANUARY 28, 2019

16. 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 7, 2019**

<b>ITEM</b>	<b>ACTION</b>	<b>PAGE</b>
1. Call to Order	Convened at 5:00 p.m.	1
2. Roll Call	Quorum Present	1
3. Approval of Agenda	Approved as amended	1-2
4. Approval of Consent Agenda	Approved as amended	2
5. Approval of Minutes - December 10, 2018	Approved as presented	2
<b>INFORMATIONAL AGENDA</b>		
6. City Sidewalks Report	Informational only	2-8
<b>CONSENT AGENDA LISTING</b>	None	8
<b>CONSENT AGENDA DISCUSSION</b>		
7. Truck Purchases	Approved	8-9
8. Fort Marcy HVAC Equipment	Approved	9-10
9. Human Services Committee Strategic Plan	Approved	10-14
10. Children & Youth Strategic Plan	Approved	14-17
11. Inter-Faith Affordable Housing Project	Forwarded	17-24
12. Matters from Staff	Comments	24
13. Matters from the Committee	Comments	24-25
14. Matters from the Chair	Comments	25
15. Next Meeting:	January 28, 2019	25
16. Adjournment	Adjourned at 7:45 p.m.	26

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

**Monday, January 7, 2019**

**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 N. 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 Roman Abeyta  
Councilor Michael Harris  
Councilor JoAnne Vigil Coppler  
Councilor Renee Villarreal

**MEMBERS EXCUSED:**

**STAFF PRESENT:**

Regina Wheeler, Public Works Director

**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**

**MOTION: Councilor Villarreal moved, seconded by Councilor Abeyta, to approve the agenda as presented. The motion passed by unanimous (5-0) voice vote.**

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

Councilor Vigil Coppler pulled item #11.

Councilor Villarreal pulled #9 and #10 for clarification.

Councilor Harris pulled items #7 and #8.

**MOTION: Councilor Villarreal moved, seconded by Councilor Abeyta, to approve the consent agenda as amended. The motion passed by unanimous voice vote.**

#### **5. APPROVAL OF MINUTES FROM DECEMBER 10, 2018 PUBLIC WORKS COMMITTEE MEETING**

Councilor Villarreal requested a change on page 5, first paragraph, third to last sentence, which stated, "this is mutual" and should state, "*This is about mutuality*" - that we are all in this together.

On page 7, *Councilor Villarreal said we are still confirming district one*, but should state, "*We are close to finding that solution*".

**MOTION: Councilor Vigil Coppler moved, seconded by Councilor Villarreal, to approve the December 10, 2018 minutes as amended. The motion passed by unanimous voice vote.**

#### **INFORMATIONAL AGENDA**

#### **6. CITY OF SANTA FE'S SIDEWALK DISCUSSION (DANIEL FERNANDEZ, ADA COORDINATOR, [dafernandez@santafenm.gov](mailto:dafernandez@santafenm.gov), 955-6612)**

Director Wheeler stated she and John Romero would make the presentation together because Mr. Hernandez had a death in the family and would also be leaving the City's employment.

She recognized Mr. Hernandez' great work and stated he has been the dedicated staff liaison to the Mayor's Committee on Disabilities and has become quite an expert and worked hard with Mr. Romero's team to meet compliance. Mr. Hernandez is the fourth engineer departing from Mr. Romero's team and affects their ability to move forward on the sidewalk project until vacancies are filled.

Director Wheeler noted that Chair Ives had asked Public Works to bring forth the topic of sidewalks for discussion. She asked if Chair Ives wanted to provide his history on the subject.

Chair Ives stated over the years, the City has taken many complaints on maintenance of the sidewalks, especially in the last few years with regard to weeds. It became apparent that the ordinances on sidewalks is not well known by Councilors or the public.

Chair Ives explained that the City does bear responsibility for sidewalks, but in addition, homeowners and businesses also share the responsibility and he was interested in understanding the complexity with regard to jurisdiction.

The book Palaces for People questions how social infrastructure is addressed across the City and sidewalks are critical infrastructure. They bring people together and get people where they need to go and contribute to helping the community and impact the mobility of those with disabilities. He has been impressed since winter started, with how some take care of their sidewalks and others have no desire to keep them clean and that culminated in the desire to start a discussion.

Director Wheeler added that sustainability is key to having a multi-modal city; it gets people to bus stops, is accessibility that creates health in the community and creates social structure and impresses visitors and is an economic driver.

She noted the first paragraph of the paper states, *"In order to attract millennial's, cities need things like density, shopping, culture, diversity, walk-ability and good transit"* and that is a key piece of infrastructure to achieve some of the goals that the City is undertaking.

The City does have walkable sections and as new infrastructure is developed, the roads built meet the standards with sidewalks, curbs, gutters and ADA access. The analysis of the Transition Plan evaluated the City's sidewalk infrastructure of over 460 miles and found 30% are deficient. The City is responsible for sidewalks on arterials but according to code, anyone owning/managing a property is responsible for maintaining the sidewalk adjacent to the property. That includes that the sidewalk is not broken and a wheelchair could roll over it and it is free of obstruction and cleared of snow.

The City also has the MPO (Metropolitan Planning Organization) Pedestrian Master Plan currently being updated that provides a good roadmap of where to focus attention for the best bang for the buck. Built into the plan is looking at patterns in crashes and pedestrian deaths involving vehicles. The information is summarized and was provided to the committee and has been taken into account in the plans. Given that 30% of the City's sidewalks are deficient and that there are 4,810 intersections of which 430 have been improved, there is a lot of work to do.

The department has mapped a proposed approach that includes a robust public engagement campaign to educate people on their responsibilities on sidewalks and create possible incentives such as resources to those who provide sidewalk repair services. The department could also have vendors bid to provide those services to residents with a possible price break.

Staff wants to determine how to support the public regarding the sidewalks and also need to begin proactive enforcement, which currently is not being done. Generally Staff responds to complaints but has not gone to the point of repairing the sidewalk and billing the owner. Staff does not support that approach and would seek guidance on taking action.

Staff suggests a good approach would be to pick pilot areas in each district to start work on and make an impact. They could also conduct one-on-one public outreach and do a multimedia approach, identify property that does not meet code and notice the owner and allow time to comply, at which point they would

move forward with the repair and send a bill to the property owner.

Director Wheeler explained that Staff has not been assigned to focus on the issue and there is no enforcement of the code and a team would need to be developed to address the issue.

She noted that the last presentation on the paper was the need to prioritize the list of major thoroughfares where the sidewalk infrastructure should be worked on and smaller connecting travel corridors. The second list was alphabetical but of equal priority, but interesting that the issues are spread across the City with more recently built areas having better infrastructure.

Director Wheeler noted the lack of funding for the effort currently and sidewalks are improved as major road reconstruction projects are funded and can be challenging. There may not be rights-of-way for standard size and the department has been working with State DOT to improve the last section of Cerrillos and St. Francis.

She explained cost is hard to identify because of the right of way issues and first they would need to undertake a detailed design to determine an estimate of construction. She thought without funding, this would be a good candidate to do with a GO bond that could include money to address sidewalk infrastructure.

Councilor Vigil Coppler asked if prioritization lists had been discussed for Governor Miles Road and Carlos Rey to Cerrillos Road.

Director Wheeler was not aware if those were discussed because both plans were published before she arrived. She noted the plans are comprehensive and the Transition Plan looked at each district and where the sidewalks do not meet specifications.

Chair Ives pointed out the estimate that there is 255 miles of roadway that does not have sidewalks. He said he had asked that question before Councilor Vigil Coppler came on and was told the City did not look at areas that had no sidewalks. Regarding the ADA assessment, Governor Miles Road was not considered in the study.

Councilor Vigil Coppler asked that be put on the radar as an area with no sidewalks on either side.

Mr. Romero pointed out the area is not owned by the City because it was never dedicated to the County and would involve a complete ROW acquisition of the roadway in addition to the improvements. The road is private although within City limits.

Councilor Harris said it is a hybrid and the City does have right-of-way. The road is dangerous from Dhizoni to Richards and there is a public ROW and the City has been maintaining the road. He wants the road to be maintained and the chamisa and elm trees removed. People do think it is a private road but every property owner was sent a letter about the City cleaning up the road to make it safer. The City has assumed responsibility for the road and is maintaining it and the Committee should do something to move this forward.

Councilor Harris said he knew the road would not be rebuilt but it should be maintained and on one side at least, should have more asphalt for walking.

Councilor Vigil Coppler apologized, stating she meant Richards but was saying Cerrillos.

Councilor Abeyta noted that page 6 had a prioritization list for assessment to connect travel corridors and a breakdown of the projects required to correct moderate to high priority deficiencies along the major travel corridors. He asked Mr. Romero what the deficiency is on Airport Road - Country Club Gardens to South Meadows.

Mr. Romero did not know the details of that segment. He noted the Transition Plan looked at the condition of sidewalk relevant to ADA accessibility, such as cracks or ramps that do not meet guidelines.

Councilor Abeyta said there has been recent development along the corridor and sidewalks had been installed and possibly the South Meadows area had not been improved.

Councilor Harris asked Mr. Romero if he knew the unit cost of the ramp work done.

Mr. Romero did not have the unit cost. He stated cost varies from intersection to intersection. Some areas require more improvements, like Carlos Rey and Zia and some just need the ramp removed and flattened.

Director Wheeler said Mr. Hernandez gave her an average estimate of \$3800 - \$5000 per ramp, but it varies per requirements.

Mr. Romero added the majority of the ramps were done as part of an overlay project. The DOJ mandates an update if a physical alteration to the road and there has to be an upgrade to the major intersections. He believed out of the total paving budget, about 20% went toward ADA ramps.

Councilor Harris commented that the reimbursement plan had good possibilities and most people take pride in ownership and want to take care of issues when they know about them.

He added regarding responsibility for maintenance, it is difficult for the City to enforce. A lot of people in his neighborhood clear their sidewalks, but when there is a long run and a City park, it is not done. Some have not been done for years and they need to be sure the City meets their responsibilities if they plan to do something about sidewalks.

Chair Ives had questions. He indicated there had been a discussion about putting in a point-click-report system for people to report potholes, bad sidewalks, etc. He asked the status of that.

Director Wheeler replied the Constituent Services Director is looking at and evaluating the option and is familiar with that feature from the County. The software was funded through the GRT bond for \$100,000 and the project is considering the required specifications for the software.

Chair Ives asked to add that as an agenda item update.



Chair Ives continued that Director Wheeler indicated that 20 letters were sent in 2018 to notify property owners of violations. He had no idea how that came to the City's attention. He was concerned that the City has not gone back to see if anything had been done regarding the violations. There are ordinances and people were sent a notice and it was not followed up and he thought it seemed unconscionable.

Director Wheeler explained that when Staff had enforced the code of that type of violation in the past they were asked by the Governing Body to stop because it was a significant expense to the homeowner to repair a sidewalk. Staff, at this point does not enforce the issue and if the Committee would like that change they would need to seek direction from the Governing Body.

Chair Ives expressed concern that Staff had been told not to enforce the ordinances. He asked if that was in connection with the incidences in 2018.

Dir. Wheeler replied it was prior to that. The bill is usually thousands of dollars and property owners felt they were being singled out and called their City Councilor. That is why there is no enforcement.

Chair Ives questioned whether Councilors were allowed to ask Staff not to enforce an ordinance.

Director Wheeler replied she was not here at the time, but the City tends to go the other way and when people request services they provide those requests and this is similar.

Chair Ives said it was not appropriate if Councilors were asking Staff not to enforce ordinances and he would like to hear about that going forward. If there is an ordinance on the books and Staff is aware of a violation, he could not think of a reason why Staff would not move forward with it. He wanted to hear who handled follow-up on those matters.

Director Wheeler replied currently it was the Streets Department and that is who received the 20 complaints. There was no one in that department with credentials to issue a violation for the code and they would need to work in partnership with Code Enforcement, Land Use and Streets to work proactively on sidewalks.

Chair Ives asked for an update at the next meeting because he was frustrated that nothing was being done to either eliminate the requirements or to enforce the ordinances. He asked Director Wheeler to coordinate with the Land-Use Director and keep the Committee informed on how that would be addressed.

Director Wheeler noted that currently the paper foreshadows the lack of staffing to proactively enforce or follow-up, support or provide public education. She asked if Chair Ives would like her to develop a Staffing plan for that.

Chair Ives replied yes, and he wanted a follow-up. He added presumably they would need someone in the City who would be responsible for enforcing ordinances. This has not been a priority and it was mentioned the public had responded negatively to sidewalk enforcement. He presumed it was those who received the notices.

He added if Director Wheeler thought it would take new funding and dedicating staff to do that it would

seem within their current responsibilities but sending 20 letters out without follow-up was too nebulous a result.

Director Wheeler agreed.

Chair Ives said they had discussed possibly creating a map of sidewalks in the City. He asked to confirm that the Master Plan indicated where there are sidewalks currently.

Mr. Romero replied the Transition Plan has a GIS based website that gives a view of all sidewalks and a general assessment, but he thought all of the information could not be used.

Chair Ives asked if there is a database to identify who is responsible for each sidewalk.

Mr. Romero replied that would take some effort and generally the arterials, if a public street, are the City's and the non-arterials belong to the property owners. To determine which are private throughout the City would require title searches and probably hiring that out.

Chair Ives recalled the MPO had hired a contractor with the Pedestrian Master Plan to identify sidewalks and he thought they were mapped. He asked that someone check on that.

Director Wheeler explained that the Transition Plan includes maps of the City of each district and whether they are compliant but identifying who owns what would require going parcel by parcel along roadways and sidewalks. That was why the paper states a design effort would be required. She was unsure about doing the entire City and recommended identifying priority areas to work on and then an in-depth analysis of who owns each. The GIS allows you to see the property owner for each parcel but sometimes they have to ask Ed Vigil for details on the parcel.

Chair Ives asked to confirm that parcel point data exists for anyone to see the ownership.

Mr. Romero explained County plats are accessible to anyone but he thought it would be helpful to understand how they would use the information to know the kind of information they need. The new roads and improved roads that were built as part of a roadway project are within a public right of way regardless of whether a developer or government agency. And if so, the arterials would be managed by the City and/or State and collectors, sub collectors would be managed by property owners.

He indicated in the older side of town it is a hodge podge and sidewalks meandered from public rights of way to private. They would need to go parcel by parcel and put the plat information on top of a coordinatingly correct map and see where they lined up. The new plats show mapping features of the house, the fence, the sidewalk but older plats just show parcel boundaries.

Mr. Romero suggested it best, as Director Wheeler stated, to do that when improving that segment of the road because of the extensive effort.

Chair Ives asked that someone follow up with GIS on a map that shows where there are no City sidewalks to see if that could be generated.

Director Wheeler agreed she would follow up with that.

Chair Ives said he realized there were questions that need answers for some of the issues, but if they do not get started they would never move forward. He noted if arterials are the City's jurisdiction presumably all the others would be the responsibility of the property owners.

Mr. Romero understood if an existing sidewalk along a property then the owner is responsible for maintenance and if no sidewalk, the owner is not responsible to put in a sidewalk. It would depend on what the City wanted to do with the funding and whether they want to bring existing infrastructure into compliance or put in a sidewalk where one does not exist or do a hybrid of both.

He indicated the Transition Plan had looked at both and prioritized areas with a lot of pedestrian traffic and contains a good list of projects. There are years of projects that have been prioritized if they put a dollar amount to the list and establishing the funds is needed next for the City's to address sidewalks that are their responsibility.

Mr. Romero pointed out that if a segment of sidewalk does not meet compliance, the property owner is not required to bring the sidewalk into compliance, but if in disrepair, the owner has to do repairs within ADA compliance. An example of Agua Fria from Guadalupe to St. Francis that has narrow segments and holes was used to indicate where property owners could not be relied on to fix everything to ADA standards.

That would have to be a City project and would require rights of way, etc. and once funding is obtained, they could make advances in the areas of those used the most.

Chair Ives asked if Mr. Romero knew the Pedestrian Master Plan timing of the update.

Mr. Romero said they were given a schedule and the Pedestrian Master Plan lacked a list of projects for the City to start once funding is received. A company was hired to look at the Pedestrian Master Plan, the Transition Plan, and the Transit Plan and develop a master plan list of priorities from those for the City to invest in and complete within six months.

Chair Ives asked that Mr. Romero share that with him also. He said he is familiar with the Transition Plan that identified ten priorities and they are good priorities for the City. He was not sure they had made headway and hoped part of the discussion would be the next budget cycle. He thought that an opportunity given the responsibility, to ensure that everyone is doing their part to make sidewalks functional, walkable and clean and safe. He noted the significant liability issues and that a number of cases were brought against the City every year.

## **CONSENT AGENDA DISCUSSION**

- 7. REQUEST FOR APPROVAL OF PROCUREMENT UNDER STATE PRICE AGREEMENTS #61-805-16-14415, 60-805-16-14425, 80-805-17-16215 WITH SUMMIT TRUCK GROUP, MCT INDUSTRIES, INC., AND CONSTRUCTION TRUCK EQUIPMENT LLC FOR ONE (1) TRUCK WITH A PLOW, SPREADER AND DUMP BED AND ONE (1) TRUCK WITH A 3500 GALLON WATER TANK IN THE**

**TOTAL AMOUNT OF \$344,915.91 (JAVIER MARTÍNEZ, STREETS DIVISION DIRECTOR, [jmartinez2@santafenm.gov](mailto:jmartinez2@santafenm.gov), 955-2402)**

**COMMITTEE REVIEW**

Finance Committee (Scheduled)

01/22/19

Council (Scheduled)

01/30/19

Councilor Harris explained the proposal is to buy two vehicles, a truck and a plow. He asked the director if they are retiring a vehicle or adding a vehicle to the fleet.

Director Martínez replied the new plow will replace one that is constantly breaking down that will be kept as a spare.

Councilor Harris asked how the 3500 gallon water truck would be used.

Director Martinez explained the truck is used with the vector truck when cleaning drainage pipes to replenish the vector truck and prevent having to stop to refill. It is also used with the graders on dirt roads to re-compact the dirt.

**Councilor Harris moved to approve as presented, seconded by Councilor Villarreal and the motion passed by unanimous voice vote.**

- 8. CIP PROJECT #518B – FT. MARCY HVAC EQUIPMENT REPLACEMENT REQUEST FOR APPROVAL OF CHANGE ORDER NO. 3 TO B&D INDUSTRIES, INC, IN THE AMOUNT OF \$666,444.67, INCREASING THE ORIGINAL CONTRACT SUM TO \$1,422,777.15 INCLUSIVE OF NMGR (JASON KLUCK, PW PROJECTS ADMINISTRATOR, [jmkluck@santafen.gov](mailto:jmkluck@santafen.gov), 955-5937)**

**COMMITTEE REVIEW**

Finance Committee (Scheduled)

01/22/19

Council (Scheduled)

01/30/19

Councilor Harris asked Mr. Kluck if the scope of work was previously bid.

Mr. Kluck replied it was bid out previously and came in over budget and the decision was made to remove a section of work from the scope. He noted the unit was about \$500k and offered to get the exact amount. They are saving money over the previous change order.

Councilor Harris wanted to know the consumer scope of work and the number for the bid, or whether the bid was a third-party procurement .

Mr. Kluck said it was B&D and the City is saving money over the previous bid design and the design is superior, so it is a win-win.

Councilor Harris asked about the long list in the first paragraph of narrative appearing to relate to change

order #3.

Mr. Kluck explained that the second paragraph change order # 3 is the only paragraph related directly to the work and the first paragraph is a summary of old work that had been completed.

Councilor Harris asked if that list had been completed. He was told it had been.

He noted there were two sets of general conditions; in the title page they are called general conditions and in the contract they are called supplementary conditions and that is confusing. He suggested instead of another 15 articles that most repeated, they could develop about 3 pages of supplementary conditions that state what the City wants.

Councilor Harris said he was not sure if Mr. Kluck was working on that but it could be done as they do more projects.

Mr. Kluck replied they are not working on it, but he had mentioned to the City Attorney that would be something good to accomplish. In addition the City's general and supplementary conditions have a lot of language about procurement that is not necessarily general conditions. There is a lot of valuable information but whether it should be in the contract should be parsed out.

Councilor Harris agreed. He suggested at some point talking with the City Attorney's office about that.

Director Wheeler agreed she would do that. She added she takes minutes from this meeting and shares them and with highlights with the leadership team and would definitely share that with the City Manager and City Attorney.

Councilor Harris said he had no further questions, particularly if Mr. Kluck could provide the numbers on procurement when it goes to Council and the current and past numbers to support third-party procurement.

**Councilor Harris moved to approve change order #3 as presented, seconded by Councilor Vigil Coppler and the motion passed by unanimous voice vote.**

**9. REQUEST FOR APPROVAL OF THE 2018-2019 HUMAN SERVICES COMMITTEE'S STRATEGIC PLAN (JULIE SANCHEZ, PROGRAM MANAGER, [jjsanchez@santafenm.gov](mailto:jjsanchez@santafenm.gov), 955-6678)**

**COMMITTEE REVIEW**

Finance Committee (Scheduled)

01/22/19

Council (Scheduled)

01/30/19

Councilor Villarreal stated she had no concerns but wanted to commend Staff for doing the work.

She noted that the HSC Strategic Plan is similar to the Children and Youth Commission's Strategic Plan and some of the language is verbatim and there is strategic alignment. She thought that made sense and had no problem with that.

Councilor Villarreal indicated she wanted to understand as it relates to health, why there is not specific language in the HSC about social determinates of health.

Councilor Villarreal noted in a roundabout way they give examples as it relates to Christus and access to healthcare, but they are really talking about social determinates of health. She wondered if there is a need to add that language because this is talking about health as a factor, taking into consideration the disparity and gaps and why they occur.

She asked Ms. Ochoa her thoughts on that and whether that would be changed in the future or it would stay as the strategic plan is now worded and be more explicit about the language later.

Ms. Kyra Ochoa said that was a good question. The social determinates of health are typically thought of as the resources needed to be healthy. There needs to be access to health insurance, to be housed, to have food, education, employment and those are called the social determinates of health. They are everywhere in the strategic plans, they just have not been explicitly called that by that particular committee. She indicated they are likely to see that phrase in next year's strategic plan.

Ms. Ochoa said most important is to differentiate that social determinants of health - the access to healthcare, food security, employment, etc. - are the strategies believed to help turn the curve on the health indicators in the County and City. She stated the strategic plan needs to be precise and clear and they would see that in the spring when the RFP is released. The phrase social determinants of health would be used and defined and is the newest phrase for the anti-poverty campaign.

Councilor Villarreal added it also talks about as it relates to health disparities and inequities and how to tackle them. Just stating the things they care about with priority indicators does not show that social determinants of health are really conditions and environments in which people are born and live, learn and work and that where they live in the City, makes a difference about their quality of life.

She added they also discussed in the Children and Youth framework changing the language of substance use disorder. This case talks about binge drinking and those are two different things. She would like to understand that better and whether binge drinking is a term they use that can be tracked and there is data backing it and if it is separate from the data used when looking at substance use disorder rates.

Ms. Ochoa explained that Julie Sanchez would have the answer but she asked to hazard a guess that the binge drinking is an indicator / measure categorized in that way. And substance use disorder is the latest way to talk about the condition of what has been known as addiction.

Councilor Villarreal explained it was used in the other strategic plan and she wanted to be sure they are aligned. She indicated the substance use disorder rate was discussed as binge drinking *and* pain killer use. She asked how the data is collected; binge drinking is a data point collected by the State.

Ms. Sanchez replied in the packet on page 11 (HSC Strategic Plan) lists a breakdown of what those indicators look like and shows the binge drinking rate is measured through the indicators through the State from 2014 -2016.

Councilor Villarreal said she wanted clarification that it is collected on both ends.  
Ms. Sanchez said it was easier to put it under an umbrella instead of the indicator list being so long.

Councilor Villarreal said she appreciated the reports. They are very comprehensive and similar and both have similar language and say the same thing which is good because they tried to be consistent.

**Councilor Villarreal moved to approve the Human Services Strategic Plan as presented, seconded by Councilor Abeyta.**

Councilor Vigil Coppler was pleased to see a slight increase for behavioral health. She noted the City's great need for mental health, substance abuse, [care], etc. and that there is never enough money. She questioned why homelessness was included with community safety because often homelessness is caused by mental health issues.

Ms. Sanchez explained that homelessness is an umbrella issue and encompasses many of the City's most vulnerable populations; the elderly, frail and those who have behavioral and mental health issues as well as substance abuse issues. That is why it is under community safety because it is a number of issues.

Councilor Vigil Coppler indicated on the innovation and small grants funding for special projects, when funding is broken down and small amounts are given often it is not as effective as giving a larger grant in one category.

She asked if they see that differently and that smaller grants do make a difference.

Ms. Sanchez explained they piloted the process and this year could see how the innovation funds worked for nonprofits. Approximately six were awarded to smaller agencies and one reason was the committee wanted to do be introduced to new nonprofits in the community. New nonprofits find it hard to get City dollars but smaller grants is one way a new nonprofit or an innovative program could be introduced to the City.

They have also seen when nonprofits have taken City money that other funders are more comfortable backing a small nonprofit. Innovation funding allows nonprofits to create new ideas that the Commission may not feel comfortable funding initially and this provides a new way to approach different issues.

Councilor Vigil Coppler asked if those receiving the money work together with the court drug programs and the LEED funds through the Police Department so those programs have an impact.

Ms. Sanchez replied they do. Also nonprofit is currently funded under behavioral health and receives referrals through LEED, Santa Fe Recovery Center and Life Link and there is collaboration. LEED is different in that Life Link is the contractor but all - Interfaith Shelter, Pete's Place, St. Elizabeth's, etc. and many of the individual groups, all cross collaborate and address the issues holistically.

Chair Ives had questions regarding priority indicators on page 11. He asked where the data for Santa Fe comes from.

Ms. Sanchez explained the data is County specific from the County. They are looking at more comprehensive data for the City but currently looking at IBIS or State data, they can only get data from the County level.

Chair Ives noted that looking at recommended physical activity, Santa Fe is rated at 60.4% versus New Mexico rated at 56 percent. He asked if that was County-based data opposed to the City.

Ms. Sanchez thought it was.

Chair Ives thought that explained the blanks for entries on adults with mental illness and homelessness because he thought Santa Fe has a good idea of the number of homeless in the City.

Ms. Sanchez noted data is wild across the board and they see the same issues with the youth homelessness. She said it is difficult to track because some are couch surfing and do not meet the definition and some are sleeping in hotels and are not considered homeless. They are working on a data collection method to get more accurate data by the end of this fiscal year.

Chair Ives expressed concern about the 59% indicated at the bottom of the page regarding *openness to people of diverse backgrounds*. He asked if the 59% was based on County data.

Ms. Sanchez replied that is one of the few indicators indicative of the City of Santa Fe and is from the Quality of Life indicator that is split into districts. They are working to collect information on disparities not only through each district, but race and gender as well. They will be able to see which areas of the City are open to community towards people of diverse backgrounds and which are not. When applicants apply for human services funding they could ensure it would be specific to those areas and demographics.

Chair Ives asked for examples of '*openness and acceptance*'.

Ms. Sanchez explained when a person of diverse background is walking downtown, at the mall, etc., they feel comfortable being among those around them and feel safe.

Chair Ives stated it is an assessment of a person's perception of whether they feel comfortable in the community. He asked to look at any information Ms. Sanchez has that supports that so he could better understand it.

He thought given the City's work on being a sanctuary City issues and being an open and welcoming community, that would be stridently out of place with the number perceived in Santa Fe.

Ms. Sanchez agreed it is a feeling of acceptance and offer to settle an appointment with the Chair to discuss that further.

Chair Ives pointed out that he noticed the suicide deaths were significantly higher than the national and state averages. He asked if Ms. Sanchez knew the reason.



Ms. Sanchez stated the question has stumped many of the advocates including those in the Legislature and needs more discussion and desegregation to see who is part of that demographic. Chair Ives asked when the reports and assessments would be available for public consumption.

Ms. Sanchez replied by the end of the fiscal year.

Chair Ives noted that might be helpful to have to advocate during the budget process.

**The motion to approve the Human Services Strategic Plan as presented passed by unanimous voice vote.**

**10. REQUEST FOR APPROVAL OF THE 2018-2019 CHILDREN AND YOUTH COMMISSION'S STRATEGIC PLAN (JULIE SANCHEZ, PROGRAM MANAGER, [jjsanchez@santafenm.gov](mailto:jjsanchez@santafenm.gov), 955-6678)**

**COMMITTEE REVIEW**

Finance Committee (Scheduled)

01/22/19

Council (Scheduled)

01/30/19

Councilor Villarreal said comparing the strategic report in May to this document, although much the same, there were a few sections that had changed. She was curious why the document was updated since it was recently passed.

Ms. Sanchez explained they changed the document because their ordinance stipulates they present a strategic plan yearly to the Governing Body. The Children and Youth Commission went through a much more in-depth process last year, which is what Human Services went through, and is why their plan is significantly different. This year the plan was based more around policies and procedures just for the board.

Councilor Villarreal asked to confirm this would not fall in line with the timeline for the two-year funding source and that the document had to be updated every year.

Ms. Sanchez confirmed that was correct.

Councilor Villarreal noted the manner they track the priority indicators had changed and she recalled confusion last year. She asked which section had changed significantly.

Ms. Sanchez replied only the attachments; appendix B and possibly appendix C.

Councilor Villarreal indicated she noticed on page 6, a difference in the community challenges and how they were doing as a community on child and youth outcomes. The statistics given were more specific.

Ms. Sanchez agreed and indicated that was updated to reflect 2017.

Councilor Villarreal thought that helpful. She pointed to another in the funding distribution where the goal

was a uniform distribution with the same percentage of funds distributed for each of the categories. She said it did not end up that way and the percentages are all different levels of what was funded. Ms. Villarreal asked Ms. Sanchez to explain how they decided to make that change.

Ms. Sanchez explained funding was interesting because there were not as many applicants for particular funding areas. Also nonprofits did not apply for two years of funding and instead applied for one year so they got less than their requests. She said that was upsetting and they met with each agency, but if the nonprofits had applied correctly it would have been more balanced across the board.

Councilor Villarreal asked if they had looked at ways to improve the online application to avoid confusion the next time around.

Ms. Sanchez said they did and they also did additional training and with Tyler Munoz coming on board in the next two years they will use that system 100 percent.

Councilor Villarreal was curious because the option for the innovation small grant funding was given with only \$21,000 allocated. She asked if that was based on those who applied and if still open and people could still apply.

Ms. Sanchez said that is correct and there is about two weeks before closing. The commission decided a closing date of January 15 for time to process the applications and get all of the reporting done timely and not put stress as much on the administrative staff.

Councilor Villarreal asked to confirm once done, the discretionary grant cycle would open up again this year; and the actual cycle would start in 2020 and the Human Services starts this year.

Ms. Sanchez explained the discretionary grant cycle would start July 1, the actual cycle starts in 2020 and the Human Services would open in February.

Councilor Abeyta disclosed that the Boys and Girls Club had terminated all contracts with the Children and Youth Commission in the City of Santa Fe. He would now be able to participate in discussions regarding funding.

He indicated he had been with the Club for eight years and since Ms. Sanchez joined the City, he has been impressed with her work and the responsibility on nonprofits that ensures they are accountable with the money they receive.

He thanked the Committee and said he appreciated the opportunity to work with them more closely on issues.

Councilor Harris agreed. He stated he was also impressed with the construct and the how it was organized and the disciplined approach. Ms. Sanchez does a tremendous job.

Councilor Vigil Coppler questioned the chart online on page 12 that states the funding was increased. She asked if that meant there was an increase from 2017.

Ms. Sanchez stated the funding in that category as compared to last year's funding of Early Childhood Education, increased from 9% last year to 25.4 percent.

Councilor Vigil Coppler thought it was a two-year funding cycle.

Ms. Sanchez apologized and clarified that was from the last funding cycle.

**Councilor Villarreal moved to approve the Children and Youth Commission's Strategic Plan as presented, seconded by Councilor Vigil Coppler.**

Chair Ives said nightly they see interviews of federal workers not receiving paychecks and discussion about the stress on families. He asked if anything was being done in connection with the City programs like Children and Youth and Community Services to reach those people.

Ms. Sanchez indicated there have been a few nonprofits, specifically Adelante among others that provide support to them.

Chair Ives thought it worthwhile to work with PIO on a press release to make people aware of programs because there are a good number of federal workers in Santa Fe and in the community.

He noted that page 5 on the ends framework did not mention hunger, but it was mentioned in the community services report. He asked if there was any concern about that.

Ms. Sanchez explained they did have youth food insecurity as an indicator two years ago and at that time there were significant outcomes around the issue. That has dropped to the point that it would probably be on the priority list in the next major strategic plan. Human Services has it in their strategic plan and covers children and families, but it is not youth specific.

Ms. Ochoa explained this also addresses Councilor Villarreal's question on the two strategic plans. In many ways they could look at the HSC as an umbrella for any population; infant or elderly. There would be one strategic plan out of the Community Services Department that covers all of their priority populations and that may require requests for changes in the ordinance.

Child and hunger is always an issue and they run a risk of siloing and obliterating issues if there are too many strategic plans. They are considering how to consolidate the planning into one body with delegates to other committees to represent the populations.

Chair Ives asked on page 8, how the 2018-2019 Data Development Agenda was going.

Ms. Sanchez reported they just contracted with a new data development project consultant who would do more intensive accountability work with some of the agencies. This year 14 new nonprofits were funded and they need those individuals tuned up before collecting their data. They are using software purchased by the City and would be putting in baseline data and indicators. This time next year they expect to have four quarters of information on how the nonprofits have contributed to turning the curve on some of the

priority areas.

Chair Ives liked that they used results-based accountability and data to define their baselines. He asked what was meant by the reference *social emotional learning*.

Ms. Sanchez explained that deals with the social aspects of development of youth to adulthood and includes self-regulation, grit and learning how information is taken in and processed out to the world. There are tools to measure social and emotional learning and the Commission is determining what the tool will look like. Girls, Inc. is a good example of an organization that does social emotional learning and they are exploring using them for other nonprofits who feel they impact social emotional learning.

Chair Ives pointed out on page 11 in the *rationale for funding decisions* under the bullet points seemed to promote continued funding of existing participants . It appeared they are getting new participants without any worry.

Ms. Sanchez agreed.

Chair Ives noted on policies and procedures, VI Determination of Need, an annual strategic planning meeting is conducted to determine emergency needs and funding priorities. He asked if that had been done and would like a copy if available.

Ms. Sanchez replied they are working in partnership with the County and Christus St. Vincent and once fully published she would be happy to share that. She anticipated it would in the next 2 months.

**The motion to approve the Children and Youth Commission Strategic Plan passed by unanimous voice vote.**

**11. REQUEST FOR APPROVAL OF A RESOLUTION CONTRIBUTING PROPERTY AND RESOURCES TO NEW MEXICO INTER-FAITH HOUSING COMMUNITY DEVELOPMENT CORPORATION FOR DEVELOPMENT OF THE SANTA FE ARTS+CREATIVITY CENTER LOW INCOME HOUSING TAX CREDIT PROJECT PURSUANT TO THE AFFORDABLE HOUSING ACT (MAYOR WEBBER, COUNCILORS IVES AND RIVERA) (ALEXANDRA LADD, OFFICE OF AFFORDABLE HOUSING DIRECTOR, [agladd@santafenm.gov](mailto:agladd@santafenm.gov), 955-6346)**

**COMMITTEE REVIEW**

Finance Committee (Approved)  
Council (Scheduled)

12/17/18  
01/09/19

Councilor Vigil Coppler addressed Director Ladd stating she had questions but wanted to preface by saying she favors the project. She noted a housekeeping item on the resolution that states a gap in rental units of 2600, but the FIR says 2000.

Director Ladd replied she would make the numbers consistent and both are estimates and either could be correct. She would look at that and make sure the number is the most accurate.

Councilor Vigil Coppler said the resolution mentions the Low Income Housing Tax Credit. She asked if that allowed for development geared to one profession.

Director Ladd explained the tax credit criteria eligibility for renters is income based on a model developed by a group called Arts Base. The model was adopted specifically for redevelopment of urban, brownfield type areas across the country with the idea to provide an avenue for economic development and financial pathways, in addition to affordable housing.

She stated there was no reason to set intention for those who might live there as long as the selection criteria does not exclude anyone. The project and location is one that some might not find attractive and has higher ceilings and live/work features. The idea is to set the intention and let the community self-select.

Councilor Vigil Coppler asked the number of units in the complex.

Director Ladd indicated the development team had an updated one-page fact sheet with details to pass out. She indicated there had been modifications but there are 65 total units.

Councilor Vigil Coppler asked if they had an idea of the range of rent.

Director Ladd explained rents would be tiered with some set aside for those who earn less than 30% of median income up to the limit of 60 percent.

Councilor Vigil Coppler said the FIR (Fiscal Impact Report) should specifically discuss the \$400k the City will donate in addition to the land and mentions fees, waivers, permits, impact fees, etc. but the resolution discussed improvements to Siler Road.

She asked if the improvements to Siler Road would be a way of getting the lines built to the project or if that was that an error because she was curious what improvements would be made.

Director Ladd indicated improvements would be a deceleration lane to handle the entrance into the property.

Councilor Vigil Coppler asked if the City's contribution met the New Mexico Mortgage Finance Authority (MFA) Affordable Housing Act mentioned in the resolution.

Director Ladd stated the Act provides an exemption to the anti-donation clause that allows public resources to be used to support affordable housing within certain criteria. The MFA oversees compliance with the Act and the Act sets a limit of any use of resources for people earning 120% of median income and less as long as it meets the other criteria of the Act. The funds can be used for capital costs associated with AH, the preservation of AH, infrastructure of AH and direct financial assistance to income certified individuals. It cannot be used for services.

Councilor Vigil Coppler thought it was the contribution of fee waivers, and land, etc.

Director Ladd indicated that all of the donations outlined in the FIR in support of the project are compliant.

Councilor Vigil Coppler asked about the statement that *affordability would run for 40 years and afterward would then be like market rent*.

Director Ladd explained 40 years is a standard affordability period for the tax credits, which is a higher standard to meet. Generally the projects would refinance into a new compliance period and this is set up to encourage ongoing affordability.

Councilor Vigil Coppler asked if Director Ladd was comfortable that the City would not lose their contribution after 40 years.

Director Ladd replied she is confident that the system is set up to strongly incentivize that, but no one knows what will happen in 40 years and she would not make assurances. She added that the tax credits have improved from years ago.

Councilor Vigil Coppler asked about the appraisal language that the City land would be based upon the appraisal, but that language had been deleted. She asked how longer ago the appraisal was done.

Director Ladd said she would ensure the most current appraisal number was in the public record.

Councilor Vigil Coppler noted it would affect the FIR and the newer number should be in that.

Director Ladd reported the current number was \$1.3 million and was the same number in the FIR.

Councilor Vigil Coppler said she favors the project and that is because she is a proponent of affordable housing as well as the donation of City property to get that going. She thought they should also work on the land use and zoning guidelines similar to SFAUD and St. Michael's corridor, etc. to encourage building.

She brought this up for discussion because when they move forward with AH Coalition goals, one of which was to seek donation of city land, she does not want them to forget that the City made a good-faith effort. They should also be consistent with other builders and should know the numbers and they should be accurate.

Councilor Vigil Coppler congratulated them. She hoped the City would have a nicer looking Siler Road and success with the project.

Councilor Villarreal said, "We did a lot of work on making this work and I think we are being very generous with what we are donating and then all the other waivers and ability to try to make this project work." She felt they did not agree with off-site road improvements and waste water and water utility installations improvements which were about \$200,000 each.

She asked Director Ladd to refresh her memory because there had been a conversation about this when approving the additional incentive, but she could not remember.

Director Ladd stated the resolution 2018-19 had addressed both contributions.

Councilor Villarreal asked if one was ingress-egress into the property and the other was the stubbing out of wastewater, water utility infrastructure.

Director Ladd confirmed it was.

Councilor Villarreal asked what is different about the criteria for application that the team thinks would have a better chance of being funded on the Affordable tax credit.

Director Ladd explained one change since the funds had been committed was speaking in generalities, the per square foot cost issue prior to this year, as a determinant of the funding. The budget was looked at as if the project would be done in Hobbs or Las Cruces regarding the costs of labor, materials, land, etc. rather than Santa Fe, which has higher costs. They were not factoring in that some areas were higher than others and they de-emphasized that issue as a scoring criterion.

Daniel Werwath with New Mexico Interfaith Housing at 123 E. Palace explained they were able to raise the score and was the reason it is more competitive. The applications are expensive and cost about \$50k and in this case there were a couple of factors that allowed them to increase their score. MFA has not deemphasized the scoring that disadvantages Santa Fe based on costs. They figured out to raise money to offset that and try to do that through philanthropic contributions.

The other major change since the project was last in front of the Committee is this would be a net zero solar project. Costs have decreased about 50% and they are able to increase operating revenue and ask for less subsidy. The application this year will have a minimum of five more points and ties for the highest scoring project. However, they did change the scoring this year, but the bottom line is if comparing apples to apples the application would be 5 to 10 points higher and they are certain to be funded.

Councilor Villarreal wished the team luck.

Councilor Harris noted the appraisal was one of his questions and Councilor Vigil Coppler had covered that.

He addressed Mr. Werwath and said they have had good conversations about this and he had questioned the number of units the project would deliver. Even though there are 65 units, does that mean 60 would qualify and five would be at market rate.

Mr. Werwath explained the ordinance language had a lower threshold and they are still finalizing the actual ratio of affordable and market rate units. There are a combination of factors and it comes down to scoring. One standard is a lot of the national sources require a minimum 20% of market rate units and affordable housing because of a nationwide movement toward more mixed development. There is a good chance they will be about 13 market rate units. MFA also reduced points received for serving low income people.

Also they are looking at, even on market rate units, prioritizing a Section 8 voucher and contemplating residencies, etc. that do not fit the same criteria. They are using a fair market rate standard so Section 8

vouchers can be used in the units but are still playing with the numbers for the affordable rate and market rate units.

Councilor Harris wondered about using the hybrid solution offered by the Housing Trust with the Village Sage Project where they used old motel units that were really for the homeless. There was a low income tax credit criteria as well as the market rate.

He asked if this project would benefit by a hybrid solution of bringing in the lower end of the market.

Mr. Werwath indicated they have a significant number of 30% AMI units in the project, considered basically transitional homeless units; the most affordable rentals. They have a mix of incomes from the lowest program income in tax credit up to the market rate.

He explained the requirement for market rate units is that other sources want more diversity and a low income census tract wants a certain percentage of market rate units; an in a high income tract they want 100% affordable units. It has to do with census tract scale.

This was designed through a community process and is a product of consulting with over 35 people in 18 community input events and collectively 8-10 hours of community design process. The process was funded by the National Endowment of the Arts, federally funded.

Mr. Werwath said they could scrap that and do more units but the project is a community design process. They need to understand that you could fit more units on that site, but would it serve the purpose as a live / work - not as well.

Mr. Werwath noted that if you were not doing this work this would not be the right place to build affordable housing and it is not a cost-effective design. It has been made less so by the desire to include more affordable units which is what they heard from the Governing Body as important, so they have worked to maximize that.

Councilor Harris indicated the numbers are high. He cited the numbers from the FIR and said he admired the people who support this and their persistence and determination, but he had a hard time with the project.

He questioned in the number 3 section in the FIR Expenditure narrative, a line item that stated cost absorbed by the project... and \$97,000 shows up in the total. He asked if the language was wrong or if that should be there.

Director Ladd explained that \$97,000 was identified as costs the developer would incur and the site preparation cost was \$97,000 and she knew there was an inconsistency of the total number. She offered to get back with Councilor Harris.

Councilor Harris pointed out it states clearly *not included in City contribution*.

Director Ladd noted two years ago they looked at the cost the City would pay for site preparation and what



the developer would pay. The developer normally has site preparation costs so they were dividing what was logical.

Councilor Harris replied there are three years of negotiation and three years of iterations of design and it is still not settled.

He said his question was simple: if the \$97k should be included in the City's contributions.

Director Ladd replied she did not believe so.

Councilor Harris told her the FIR then needed to be changed and he would back off the statement of "*a minimum of 60 rental units*". He heard that complies with the AH Tax Credit Program and Mr. Werwath had said that is not necessarily the case.

He said for him to support this project he needed to know what he would be asked to vote on for something he has had questions about for almost three years.

Director Ladd asked the Councilor to look at the bottom of the FIR where it stated total City contribution: A plus B plus City costs plus D – it does not include the \$97k.

Councilor Harris said, "Do the math." Someone needs to do the math besides me.

Director Ladd said she would agree then and that was the error Brad Fluetsch had corrected.

Chair Ives added he did the math and the amount is included.

Mr. Werwath addressed the Councilor's question. He believed the language in the proposed resolution states 50 units minimum of AH and that is unchanged and the front of the FIR also refers to 50 units. In the fee calculation they used 60 as that was the most they would request.

Councilor Vigil Coppler noted the resolution on the first page, R- page 2, line 23 of her paperwork that says, "*at least 60 affordable live/work*". She did not see 50 units anywhere, but this is for affordable units and if they wanted to make that higher that was even better.

Director Ladd indicated that the first page on line 23 is a percent and line 24 has *50 affordable*.

Councilor Vigil Coppler stated that was not on her copy. Chair Ives agreed it was not in their packet.

Director Ladd apologized. She said once the FIR was out of her hands she forwarded the current appraisal number. She apologized that it was not included in the Committee's packet, noting that could be fixed. She said if anything, that brought down the value of the contribution. She would double check the number of units on the first page of the resolution, line 23.

Mr. Werwath clarified that the inclusion of market rate units boosts their scoring chance of receiving subsidy. He would prefer to build 100% AH but some things were necessitated by the scoring.

Councilor Vigil Coppler replied if the City is giving away all this money and land, which is for a good cause, she thought it should be for as much as they could get.

Mr. Werwath said to be clear they are using the definition of live / work broadly and includes entrepreneurs, writers, musicians, all kinds of people.

Director Ladd offered to fix the discrepancies first thing tomorrow and fix the packet for Council. She added regarding the contributions in the project, that with the exception of the \$400,000 added last year, none of the contributions in this exceed the level provided the Housing Trust for Soleras Station. At this point they do not know the value of the tax credit and there could be no budget gap and the City would not put the \$400,000 into the project.

Councilor Harris pointed out they were using gas tax bond money for \$200,000 and projects had been identified to City Council when they approved the money. He was happy with that program because it was defined and was smart money but they are now peeling off a little bit. He asked who makes that decision.

Director Wheeler replied she just sent an email asking that question because she had not been consulted and the money is fully allocated, and she did not know where money would come from.

Councilor Harris said his take was at Public Works, even though it was approved at Finance, he cannot vote to approve this tonight with the level of information; the way the FIR is stated and the resolution reads and with the final question on the gas tax money, it flies in the face of everything they have done.

He said two different governing bodies have gone a long way to support the project and it has not happened. And even at this level they are not getting accurate information. That is not acceptable.

**Councilor Harris moved to deny approval of item number 11.**

He explained he was denying the resolution with the knowledge this would move forward to City Council where he hoped everything discussed tonight, including where the \$200k would come from, would be answered.

**The motion died for lack of a second.**

**Councilor Vigil Coppler moved to forward item 11 to City Council without a recommendation, seconded by Councilor Villarreal for purposes of discussion.**

Councilor Villarreal thought moving forward made sense because there are important things that need to be corrected. That could be done and City Council could discuss this and make sure the numbers are correct and provide the bond gas tax information, the number of units for the resolution and FIR and the appraisal amount.

Councilor Vigil Coppler also wanted to know about the Water, Waste Water fund balance because they are looking at water reuse pipeline in the future. She thought the problems stemmed from this being old. She wanted to know that the place the money would come from is accurate.

Director Ladd reported that the Water number had been confirmed and the resolution language around the \$400k has been modified and states: *"using funds from a combination of sources further approved by source and amount at the time of award"*. That opened the door for additional Affordable Housing Trust Funds to be used if needed.

Director Ladd said the gas tax is not identified in the resolution as before, but she would figure that out by tomorrow and have that on the record by Wednesday.

Chair Ives confirmed there had been discussions that the \$400,000 not come from the gas tax bonds. He recalled there was about \$600,000 in the Waste Water Fund and appears the FIR does not indicate those prior discussions.

**The motion to move forward to Council without recommendation but with directions to Staff to correct the materials being presented, was passed by unanimous voice vote.**

## **12. MATTERS FROM STAFF**

Director Wheeler stated the Engineering vacancies are down by six now, about 20% of their staff and a new engineer would start soon who is currently a P.E. and there are a number of others. All projects underway would be taken care of, but they would wait on sidewalk projects, etc. until more fully staffed.

Chair Ives noted he would like an update on the agenda on that if the Director felt the vacancies would impact service.

Director Wheeler did not believe they would. She stated this does give them an opportunity to restructure and in the end would be a great thing.

## **13. MATTERS FROM THE COMMITTEE**

Councilor Harris corrected his mention of David Quintana when he meant David Catanach.

He said he would send information he had on the maintenance, etc.

Councilor Harris said he also understood to some degree Mr. Romero's point of view. He understands they have gone through the process and are only down to three streets where there is still discussion between the City and County about who is responsible.

He requested a report on the status of the RFP for the Arroyo Chamisa Crossing Study at the next meeting.

He asked that Director Wheeler check with Mr. Martinez on the intersection of St. Francis Drive and Zia. He talked about a bad accident that morning and the traffic problem resulting from the slick slope at the intersection. He mentioned he had never seen sand used there and would like that intersection watched.

Director Wheeler explained the City does not maintain St. Francis.

Councilor Harris indicated the approach to the railroad tracks on Zia Road is the area and he thought it a high priority and would appreciate Director Wheeler looking at that with Mr. Martínez.

Councilor Abeyta stated they received a report from the Mayor's Housing Action Coalition for dwelling unit amendments and recommendations. He asked as the Public Works / Land Use Committee, now that they have received the report, what the implementation plan was and if the strategy started with the Public Works Committee.

Chair Ives replied he spoke with one of the community groups working on updates to the accessory dwelling unit and has shared with the City task force and the Committee what he had introduced. He planned to redraft that to be reintroduced and invited input if there is any, from Mr. Lofton with the task force so that could be brought forward as a single measure.

He estimated that could happen in one of the meetings in February, but his intent is to move that forward.

Councilor Abeyta confirmed that would include amendments in other sections of the code related to accessory dwelling units.

Chair Ives said there was no reason it could not include those because they want something comprehensive that looks at the issue and he would like to see anything that captures the task force's interest.

Councilor Abeyta added there were amendments he would be interested in cosponsoring.

Chair Ives offered to run those by him.

Councilor Vigil Coppler welcomed Councilor Harris back and said she had missed him.

Councilor Villarreal stated she sent Director Wheeler an email about following up with the Santa Ana Street discussions with community members who are interested in the results.

#### **14. MATTERS FROM THE CHAIR**

Chair Ives asked for an update on the Old Pecos Trail Corridor planning effort. The plan was idle while the River Corridor Plan moved forward. A number of neighborhood associations actively participated and he thought an update would be good.

#### **15. NEXT MEETING: Monday, January 28, 2019**

## 16. ADJOURNMENT

The meeting adjourned at 7:45 pm.

Approved by:

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Peter N. Ives, Chair

Submitted by:

  
Carl Boaz for Carl G. Boaz, Inc.