



Agenda

**AMENDED
PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
CITY HALL COUNCIL CHAMBERS
MONDAY, MARCH 25, 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 MARCH 11, 2019, PUBLIC WORKS COMMITTEE MEETING

INFORMATIONAL AGENDA

6. DISCUSSION ON THE SANTA FE RAILYARD COMMUNITY CORPORATION (SFRCC) ANNUAL UPDATE ON THE STATUS OF THE SANTA FE RAILYARD DEVELOPMENT AS IT PERTAINS TO SFRCC'S DUTIES AND RESPONSIBILITIES (RICHARD CZOSKI, SFRCC) (**ROBERT SIQUEIROS, RAILYARD PROJECT ADMINISTRATOR, RMSIQUEIROS@SANTAFENM.GOV, 955-6977**)

CONSENT AGENDA

7. REQUEST FOR APPROVAL TO PURCHASE FROM STATE PRICE AGREEMENT 60-000-0008AY, IN THE AMOUNT OF \$81,038.16 FOR 18 TABLETS FROM ENCHANTED TECHNOLOGY SOLUTIONS LLC (**ROBERT VASQUEZ, DEPUTY CHIEF, RFVASQUEZ@SANTAFENM.GOV, 955-5163**)

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

04/01/19
04/10/19

RECEIVED AT THE CITY CLERK'S OFFICE

**DATE: March 21, 2019
TIME: 8:23 AM**

8. REQUEST FOR THE APPROVAL OF PROFESSIONAL SERVICES AGREEMENT-AMERICAN TRAFFIC SOLUTIONS DBA VERRA MOBILITY (RFP 18/27/P) FOR THE SANTA FE TRAFFIC OPERATIONS PROGRAM (STOP) (**ROBERT VASQUEZ, DEPUTY CHIEF, RFVASQUEZ@SANTAFENM.GOV, 955-5163**)

COMMITTEE REVIEW

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04/01/19

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9. REQUEST FOR CONCEPTUAL APPROVAL OF THE SALE OF A PORTION OF A FORMER LATERAL DITCH TO THE ACEQUIA MADRE ADJOINING THE NORTHERLY BOUNDARY OF 1727 SECOND STREET, CONTAINING APPROXIMATELY 1330 SQUARE FEET, BY AMBERLYN JOHANNA SANDOVAL AND CHRIS S. MARTINEZ (**EDWARD VIGIL, PROPERTY MANAGER, EJVIGIL@SANTAFENM.GOV, 955-6226**)

COMMITTEE REVIEW

Finance Committee (Scheduled)

04/01/19

Council (Scheduled)

04/10/19

10. THE SANTA FE RAILYARD COMMUNITY CORPORATION (SFRCC) PER RESOLUTION 2017-73 IS REQUESTING FINAL APPROVAL TO DEMOLISH TWO EXISTING BUILDINGS LOCATED AT 922B AND 922C SHOOFLY STREET IN THE BACA RAILYARD DISTRICT (**ROBERT SIQUEIROS, RAILYARD PROJECT ADMINISTRATOR, RMSIQUEIROS@SANTAFENM.GOV, 955-6977**)

COMMITTEE REVIEW

Finance Committee (Scheduled)

04/01/19

Council (Scheduled)

04/10/19

11. REQUEST FOR REVIEW AND APPROVAL OF AFFORDABLE HOUSING DRAFT 2019-20 ANNUAL ACTION PLAN

- a) PROFESSIONAL SERVICES AGREEMENTS-FISCAL YEAR 2019-20 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ESTIMATED ALLOCATION IN THE AMOUNT OF \$560,000
- b) FISCAL YEAR 2019-20 CDBG GRANT ADMINISTRATION IN THE AMOUNT OF \$140,000
- c) PROFESSIONSL SERVICES AGREEMENTS-FISCAL YEAR 2019-20 AFFORDABLE HOUSING TRUST FUND (AHIF) ALLOCATED IN THE AMOUNT OF \$475,000

(JACQUELINE BEAM, OFFICE OF AFFORDABLE HOUSING, JYBEAM@SANTAFENM.GOV, 955-6574)

COMMITTEE REVIEW

Finance Committee (Scheduled)

04/01/19

Community Development Commission (Scheduled)

04/17/19

Council (Scheduled)

04/24/19

12. REQUEST FOR THE APPROVAL OF AMENDMENT #1 ADDING COMPENSATION IN THE AMOUNT OF \$50,000 FOR A TOTAL OF \$140,000 FOR THE PROVISION OF RENTAL ASSISTANCE BY LIFE LINK (**ALEXANDRA LADD, DIRECTOR OFFICE OF AFFORDABLE HOUSING, AGLADD@SANTAFENM.GOV, 955-6346**)

COMMITTEE REVIEW

Finance Committee	03/18/19
Council (Scheduled)	03/27/19

13. REQUEST FOR APPROVAL OF A RESOLUTION IN OPPOSITION TO A PROPOSED RULE CHANGE BY THE ENVIRONMENTAL PROTECTION AGENCY AND THE DEPARTMENT OF THE ARMY REVISING THE DEFINITION OF "WATERS OF THE UNITED STATES"; SUBMITTING THIS RESOLUTION TO THE ENVIRONMENTAL PROTECTION AGENCY; AND ENCOURAGING CITY OF SANTA FE RESIDENTS TO SUBMIT THEIR COMMENTS DURING THE PUBLIC COMMENT PERIOD ENDING APRIL 15, 2019 (MAYOR WEBBER, COUNCILORS VILLAREAL, RIVERA, ROMERO-WIRTH, IVES, AND LINDELL) (**MELISSA MCDONALD, RIVER WATERSHED COORDINATOR, MAMCDONALD@SANTAFENM.GOV, 955-6840**) (**ALEX PUGLISI, ENVIRONMENTAL COMPLIANCE SPECIALIST, AAPUGLISI@SANTAFENM.GOV, 955-4232**)

COMMITTEE REVIEW

Santa Fe River Commission (Approved)	03/14/19
Finance Committee (Scheduled)	03/18/19
Council (Scheduled)	03/27/19

14. REQUEST FOR APPROVAL OF A RESOLUTION RATIFYING SUBMITTAL OF AN APPLICATION TO THE NEW MEXICO FINANCE AUTHORITY FOR REFINANCING OF SUBORDINATE LIEN GROSS RECEIPTS TAX REVENUE BONDS, SERIES 2009-SANTA FE UNIVERSITY OF ART AND DESIGN (MAYOR WEBBER, COUNCILORS VIGIL COPPLER, AND VILLAREAL) (**BRAD FLUETSCH, CASH AND INVESTMENT MANAGER, BJFLUETSCH@SANTAFENM.GOV, 955-6885**)

COMMITTEE REVIEW

Finance Committee (Scheduled)	03/18/19
Council (Scheduled)	03/27/19

15. REQUEST FOR APPROVAL OF A RESOLUTION AMENDING TABLE 80 OF THE SANTA FE IMPACT FEE CAPITAL IMPROVEMENTS PLAN 2020 REGARDING PLANNED MAJOR ROAD IMPROVEMENTS AND ADDING "SIDEWALK IMPROVEMENTS AT 3420 RUFINA STREET" AS AN ELIGIBLE PROJECT TO RECEIVE ROADS IMPACT FEES (MAYOR WEBBER AND COUNCILOR HARRIS) (**LEE LOGSTON, SENIOR PLANNER, LRLOGSTON@SANTAFENM.GOV, 955-6136**)

COMMITTEE REVIEW

Capital Improvements Advisory Committee (Approved)	03/14/19
Finance Committee (Scheduled)	04/01/19
Council (Scheduled)	04/10/19

16. REQUEST FOR APPROVAL OF A RESOLUTION AMENDING TABLE 80 OF THE SANTA FE IMPACT FEE CAPITAL IMPROVEMENTS PLAN 2020 REGARDING PLANNED MAJOR ROAD IMPROVEMENTS AND ADDING "MEDIAN WIDENING AT 543 RODEO ROAD" AS AN ELIGIBLE PROJECT TO RECEIVE ROADS IMPACT FEES (COUNCILORS IVES AND ROMERO-WIRTH) (**MARGARET AMBROSINO, SENIOR LAND USE PLANNER, MKAMBROSINO@SANTAFENM.GOV, 955-6656**)

COMMITTEE REVIEW

Capital Improvements Advisory Committee (Approved)	03/14/19
Finance Committee (Scheduled)	04/01/19
Council (Scheduled)	04/10/19

17. REQUEST FOR APPROVAL OF A RESOLUTION CREATING A WOMEN'S COMMISSION TO IDENTIFY OPPORTUNITIES TO IMPROVE CITY OF SANTA FE PROGRAMS, POLICIES, AND STRENGTHEN THE QUALITY OF LIFE OF WOMEN AND GIRLS IN SANTA FE SO THEY CAN THRIVE, PERSONALLY AND PROFESSIONALLY (MAYOR WEBBER, COUNCILORS LINDELL, ROMERO-WIRTH, VIGIL COPPLER, RIVERA AND IVES) (**KYRA OCHOA, COMMUNITY SERVICES DIRECTOR, KROCHOA@SANTAFENM.GOV, 955-6603**)

COMMITTEE REVIEW

Human Services Committee (Postponed)	02/19/19
Children and Youth Committee (Scheduled)	03/26/19
Finance Committee (Scheduled)	04/01/19
Council (Scheduled)	04/10/19

18. REQUEST FOR APPROVAL OF AN ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987; AMENDING SUBSECTION 14-6.3 (D) (1) TO PERMIT ON-STREET PARKING TO MEET PARKING REQUIREMENTS FOR ACCESSORY DWELLING UNITS, TO IMPOSE LIMITS ON HEIGHT AND SETBACKS FOR ACCESSORY DWELLING UNITS, TO PERMIT ACCESSORY DWELLING UNITS TO BE BUILT IN COMPLIANCE WITH UNDERLYING DESIGN REQUIREMENTS, TO PERMIT THE RENTAL OF BOTH THE PRIMARY DWELLING UNIT AND ACCESSORY DWELLING UNIT EXCEPT AS A SHORT TERM RENTAL UNIT; AND MAKING OTHER SUCH STYLISITIC OR GRAMMATICAL CHANGES AS ARE NECESSARY (COUNCILORS IVES, VIGIL COPPLER, ABEYTA, AND LINDELL) (**CAROL JOHNSON, LAND USE DEPARTMENT DIRECTOR, CRJOHNSON@SANTAFENM.GOV, 955-6617**)

COMMITTEE REVIEW

Finance Committee (Scheduled)	04/01/19
Planning Commission (Scheduled)	04/04/19
Council (Request to Publish) (Scheduled)	04/10/19
Council (Public Hearing) (Scheduled)	05/08/19

19. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 14-12 TO ADD A DEFINITION FOR BANNER AND AMENDING SECTION 14-8.10 (A) TO REMOVE REFERENCE TO THE 400TH ANNIVERSARY CELEBRATION AS IT RELATES TO THE DISPLAY BANNER (**LIZ CAMACHO, ECONOMIC DEVELOPMENT AND COMMUNICATION ADMINISTRATOR, EXCAMACHO@SANTAFENM.GOV, 955-042)**)

COMMITTEE REVIEW

Council (Request to Publish) (Scheduled)	03/27/19
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20. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING TABLE 14-5.5-4 TO SPECIFY THAT HEIGHT RESTRICTIONS WITHIN THE MIDTOWN LOCAL INNOVATION CORRIDOR ARE EXCEPTIONS TO THOSE SET FORTH IN THE SOUTH CENTRAL HIGHWAY CORRIDOR PROTECTION DISTRICT IN AREAS THAT ARE COVERED BY BOTH DISTRICTS AND TO REMOVE REFERENCES TO STRUCTURES THAT FALL WITHIN THE SOUTH CENTRAL HIGHWAY CORRIDOR PROTECTION DISTRICT THAT ALSO FALL WITHIN THE MIDTOWN LOCAL INNOVATION CORRIDOR OVERLAY DISTRICT (COUNCILOR IVE) (**CAROL JOHNSON, LAND USE DEPARTMENT DIRECTOR, CRJOHNSON@SANTAFENM.GOV, 955-6617**)

COMMITTEE REVIEW

Planning Commission (Scheduled)	03/21/19
Finance Committee (Scheduled)	04/01/19
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DISCUSSION AGENDA

21. DISCUSSION AND REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 11-4 TO CLARIFY THE CITY MANAGER'S AUTHORITY TO APPROVE BUDGET REVENUE AND EXPENDITURE INCREASES IN EXCESS OF \$60,000 UNDER CERTAIN CIRCUMSTANCES AND TO ALLOW THE FINANCE DEPARTMENT TO IMPLEMENT RE-APPROPRIATIONS OF UNSPENT BUDGET AMOUNTS FOR ONGOING GRANTS AND CAPITAL PROJECTS UPON REQUEST BY THE ASSOCIATED DEPARTMENT (**COUNCILOR ABEYTA**) (**ANDY HOPKINS, BUDGET ANALYST, AJHOPKINS@SANTAFENM.GOV, 955-6177**)

COMMITTEE REVIEW

Finance Committee (Scheduled)	03/04/19
Council (Request to Publish) (Scheduled)	03/13/19
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22. MATTERS FROM STAFF

23. MATTERS FROM THE COMMITTEE

24. MATTERS FROM THE CHAIR

25. NEXT MEETING: **MONDAY, APRIL 08, 2019**

26. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6520
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INFORMATIONAL AGENDA

6. PRESENTATION OF DRAFT CIP PLANNING PROCESS (**REGINA WHEELER, PUBLIC WORKS DEPARTMENT DIRECTOR, RAWHEELER@SANTAFENM.GOV, 955-6622**)
7. DISCUSSION ON THE SANTA FE RAILYARD COMMUNITY CORPORATION (SFRCC) ANNUAL UPDATE ON THE STATUS OF THE SANTA FE RAILYARD DEVELOPMENT AS IT PERTAINS TO SFRCC'S DUTIES AND RESPONSIBILITIES (RICHARD CZOSKI, SFRCC) (**ROBERT SIQUEIROS, RAILYARD PROJECT ADMINISTRATOR, RMSIQUEIROS@SANTAFENM.GOV, 955-6977**)

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10. REQUEST FOR APPROVAL OF TWO SUBLEASES BETWEEN THE SANTA FE BOYS AND GIRLS CLUB AND THE TURQUOISE TRAIL CHARTER SCHOOL, FOR (1) EXCLUSIVE USE OF LAND ADJACENT TO THE ZONA DEL SOL BUILDING AND (2) SHARED USE OF THE ZONA DEL SOL BUILDING (**ERIN MCSHERRY, CITY ATTORNEY, EKMCSherry@santafenm.gov, 955-6512**)

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**(JACQUELINE BEAM, OFFICE OF AFFORDABLE HOUSING,
JYBEAM@SANTAFENM.GOV, 955-6574)**

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Finance Committee	03/18/19
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COMMITTEE REVIEW

Capital Improvements Advisory Committee (Approved)	03/14/19
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COMMITTEE REVIEW

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COMMITTEE REVIEW

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COMMITTEE REVIEW

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COMMITTEE REVIEW

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COMMITTEE REVIEW

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24. MATTERS FROM STAFF

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26. MATTERS FROM THE CHAIR

27. NEXT MEETING: **MONDAY, APRIL 08, 2019**

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**SUMMARY INDEX FOR
PUBLIC WORKS/CIP & LAND USE COMMITTEE
March 25, 2019**

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 amended	1-2
4. Approval of Consent Agenda	Approved as amended	2-3
5. Approval of Minutes - March 11, 2019	Approved as amended	3
INFORMATIONAL AGENDA		
6. Santa Fe Railyard Annual Update	Presentation	3-6
CONSENT AGENDA LISTING	Listed	6-10
CONSENT AGENDA DISCUSSION		
10. Baca Railyard Building Demolitions	Approved	10-11
19. Banner Definition Ordinance Amendment	Approved	11-12
DISCUSSION AGENDA		
21. City Manager's Authority	Postponed	13-14
22. MATTERS FROM STAFF	None	14
23. MATTERS FROM THE COMMITTEE	None	14
24. MATTERS FROM THE CHAIR	None	14
25. NEXT MEETING: MONDAY, April 8, 2019		14
26. ADJOURN	Adjourned at 6:05 p.m.	15

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

Monday, March 25, 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 JoAnne Vigil Coppler
Councilor Renee Villarreal

MEMBERS EXCUSED:

Councilor Michael Harris, 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

Director Wheeler stated that item 17 is postponed because the main staff for this item could not be present tonight, item 18 is postponed for Planning Commission review and then proceed through Committees, item 20 is postponed because Planning Commission staff is still working on it and item 21 is postponed due to a request from staff to insert additional information and bring it back.

MOTION: Councilor Villarreal moved, seconded by Councilor Vigil Coppler, to approve the agenda as amended.

VOTE: The motion passed by unanimous (3-0) voice vote with Councilors Abeyta, Vigil Coppler, and Villarreal voting in favor and none voting against.

4. APPROVAL OF CONSENT AGENDA

Director Wheeler informed the Committee that the Police Department has a new handout for the STOP Program.

Councilor Vigil Coppler pulled item 8 for discussion.

Councilor Abeyta said the item he wanted to pull was number 8 as well. He is concerned about the amount of information that we have been given at the last minute. My inclination is to postpone it.

Chair Ives asked do we know what is coming in addition to what we have.

Chief Padilla said we will be providing a new cover memo at the request of Councilor Lindell explaining the amendments and a new provision on Mobility. We will also speak to the 40% options.

Councilor Villarreal said there were other items of information given to us late in the afternoon and she was not able to get through that. There is a lot of good information here, but there was not enough time to review it. She does not think we will be approving this tonight.

Chair Ives asked is there any reason we should not postpone it.

Chief Padilla said you can do that. It was scheduled for Finance on April 1st.

Chair Ives said there is another Public Works Committee before there is a Council meeting.

Councilor Abeyta said as Chair of Finance he would not schedule it until we get a recommendation from Public Works. He has no problem postponing it at Finance as well.

Councilor Villarreal pulled items 10 and 19 for discussion. She has some fairly short questions and would like to hear these two items before we hear the STOP item should we decide to hear item 8 tonight.

Councilor Vigil Coppler commented with regard to materials being submitted late she is not a fan of that. She is also not a fan of the slow progress it takes for this Body and the ones that come after us to make decisions because we get late information.

MOTION: Councilor Vigil Coppler moved, seconded by Councilor Villarreal, to approve the consent agenda as amended, with items 10 and 19 pulled for discussion and item 8 postponed.

VOTE: The motion passed by unanimous (3-0) voice vote with Councilors Abeyta, Vigil Coppler, and Villarreal voting in favor and none voting against.

5. APPROVAL OF MINUTES FROM MARCH 11, 2019 PUBLIC WORKS COMMITTEE MEETING

Councilor Vigil Coppler said she has some changes to the minutes mostly because she had a whole discussion on item 6 and believe that discussion is shown with Councilor Villarreal 's name on it instead of her name. On page 6 it is the discussion on the Southside Fire Station. Also on page 8 when she spoke to F, G and others and all of those comments are shown as being made by Councilor Villarreal. Could the stenographer listen to the tape and give her credit for her comments.

MOTION: Councilor Vigil Coppler moved, seconded by Councilor Villarreal, to approve the March 11, 2019 minutes with the changes that the stenographer will make in attributing comments between Councilor Villarreal and Councilor Vigil Coppler.

VOTE: The motion passed by unanimous (3-0) voice vote with Councilors Abeyta, Vigil Coppler, and Villarreal voting in favor and none voting against.

INFORMATIONAL AGENDA

6. DISCUSSION ON THE SANTA FE RAILYARD COMMUNITY CORPORATION (SFRCC) ANNUAL UPDATE ON THE STATUS OF THE SANTA FE RAILYARD DEVELOPMENT AS IT PERTAINS TO SFRCC'S DUTIES AND RESPONSIBILITIES (RICHARD CZOSKI, SFRCC) (ROBERT SIQUEIROS, RAILYARD PROJECT ADMINISTRATOR, RMSIQUEIROS@SANTAFENM.GOV, 955-6977)

Mr. Czoski thanked the Committee for the opportunity to present an update. He handed out three new slides that he would like to include in addition to his package because we signed another lease since it was prepared so the leasing number is 97% instead of 93%

Mr. Czoski said the Railyard is 50 acres of which 10 acres comprise the Railyard Park. Out of 42 parcels 95% are leased. There are two components to the Railyard. The north Railyard at Cerrillos and Guadalupe and also the ten acres in the Baca area of the Railyard adjacent to the School for the Deaf. The main entities involved are the City of Santa Fe who in 1995 purchased the land and is the land owner, the Santa Fe Railyard Corporation, a 501c3, who leased the property from the City in 2002 and the Santa Fe Conservancy Trust who holds the conservancy easement covering 13 of the 50 acres and include a fairly extensive list of what is allowed and not allowed on the property. A large portion is the Railyard Park. Then there are the ground tenants. The legal relationship is we entered into a Master Lease with the City for 40 acres. We did not lease the park. Our scope of work includes entitlement. We had extensive process of entitlement for the initial infrastructure. We enable our tenants to get through the design and construction portion and develop buildings on the parcels. We are in charge of leasing the parcels. We

do have some property management responsibilities, but the bulk of the maintenance resides with the City. A big part of what we do is manage the public areas. The City has a huge amount of area that they maintain.

Mr. Czoski said the financial status of Railyard is that the \$23 million the City paid in 1995 to purchase the property was paid off in 2010 as a result of a sixteenth of a cent GRT that was dedicated to the Railyard. In 2010 the City Council chose to continue that GRT tax which is still in place. Our obligation is to pay the City \$21.4 million. We made a payment of \$1,008,000 this fiscal year. We still have just under \$12 million to pay to the City. The Market Station Building is out of bankruptcy and the lender now owns the building.

Mr. Czoski reviewed his slide presentation.

Councilor Villarreal said thank you for that presentation. Can you remind us about the relationship that you have and how it works with the Railyard Conservancy? There is always confusion on that.

Mr. Czoski said the Conservancy is a separate 501c3 with their own Board of Directors. They predominantly provide programming for the ten-acre park. We also manage programming in the park. Both entities have their events. That is the primary relationship, to coordinate our efforts in terms of what happens in the park. They are totally separate financially and we have separate budgets. We get no funding from the City, but Conservancy does get City money. We both have standalone Boards.

Councilor Villarreal said thank you for that clarification. In terms of permitting their events when the Conservancy is doing events and needs permitting, do they coordinate for that with you?

Ms. Sandy Brice said the Conservancy is a very active group primarily around horticulture in the park and there is no permitting required for that. When they do a large standalone event, she permits it. She schedules it and they pay a fee.

Councilor Villarreal said the strange Thoroughfare company now owns the building and entities and businesses who want to get into the Market Station vacancies now have to go through them and a third-party entity in Albuquerque who is leading the leasing for them. They are not very interactive with us or any other entities they should be.

Mr. Czoski said The Thoroughfare now owns the building. They lease the ground from us and pay us rent. Thoroughfare was the lender on the building for the prior owner. As a result of the bankruptcy they ended up with the building. They hired CBRE who is a national real estate firm. Their leasing agents are located in Albuquerque. CBRE also does property management for the building. Those folks are in Santa Fe. It is his opinion that the leasing agents in Albuquerque have much more knowledge about potential tenants there rather than in Santa Fe. They have presented tenants for approval. They did broker the deal for the Pizza Escape Room firm under construction now. CBRE was the firm they hired. We do not lease out the buildings. The owners of the building do their own leasing. They are required by their ground leases to submit any sublease entity for their building to us for approval. We comply with the Railyard Master Plan preference to local businesses and discourage national chains. They set up rates

and negotiate the leases. We just approve tenants.

Councilor Villarreal asked so the only vacant space is the former Flying Star restaurant.

Mr. Czoski said there is the vacant space on the second floor of about 9,000 square feet and two vacant retail spaces between Pizza and the Flying Star space.

Councilor Villarreal asked so we have the Master Plan to set the guidelines, but they are the ones who have to get the ball rolling to get tenants.

Mr. Czoski said yes.

Councilor Villarreal said thank you for that.

Councilor Vigil Coppler asked what The Railyard's relationship to the parking garage is or if that is strictly with the City.

Mr. Czoski said the City owns and manages the garage and on-street parking. That is not part of our lease with the city.

Director Wheeler asked about the Violet Crown parking.

Mr. Czoski said we do have a relationship with the City in that respect. When the cinema ground was leased to them, we had done a national search of 26 perspective cinema operators. Every one of them said the only way they could do it was if parking was free for their customers. A cinema is in the Master Plan. In order to allow us to enter into an agreement with them we went to City Council and requested the ability to aggregate the cost of free parking for all the cinema customers that we have to pay back in 2030. We reconcile the cost monthly with the City Parking Division and it is a long-term liability on our books. That will be paid back in 2028 or 2029. It will be six figures by then.

Councilor Vigil Coppler asked how does the City account for those.

Mr. Czoski said the Parking Department aggregates all the tickets and gives us a written report every month.

Councilor Vigil Coppler said she was told last Saturday that no one was manning the garage. That has been mentioned to her a few times that a lot of people are parking in that garage for free. That is why she is asking about oversight. You may be getting freebies.

Mr. Czoski said he has noticed that as well.

Director Wheeler said the parking garage is the responsibility of the Public Works Department. We are working on the implementation of an automated system that will validate the logging of the tickets. It was supposed to be completed by now. While we are working with Finance to compete the funding for this and to realize the benefit of the program, we have had to modify the schedule of the parking attendant. We

are working with what staff we have now.

Councilor Vigil Coppler said in her experience when you are doing the changeover, you don't get rid of what you need to do what you are doing until it is completed. She has discussed this several times with the City Manager to alert him. On Saturdays, which are big days, everyone gets to park for free all day. People complain about the high parking rates downtown so getting to park free here is maybe a feel-good thing for now.

Chair Ives said you spoke about the master planning process and the preference for local businesses over non-local businesses. How exactly is that expressed in the documents governing the relationship between the City and SFRCC.

Mr. Czoski said it is in the Master Plan in a section called leasing preferences. It is a tiered system Local business is the top tier, then national businesses serving local needs not met with local businesses then on the bottom tier is chain stores and national companies.

Councilor Ives said he thought that would be helpful to folks to know. The effort was always to attract local businesses wherever possible. Verizon was in there. He assumes that was not part of the SFRCC to do list.

Mr. Czoski said that was a Go Wireless franchise. They are no longer there

Councilor Ives asked are there still any ongoing legal issues to deal with.

Mr. Czoski said there is only one final item in the bankruptcy issue. We are not involved in that.

Chair Ives said on page 12 of your handout in terms construction status it says 18 have been constructed, 2 are under construction and there are 6 to be built. In the relationship between the City and SFRCC is it anticipated whether the 2 and the 6 to be built involve financial commitments from the City.

Mr. Czoski said we will not be asking for any funds from the City.

Chair Ives thanked the SFRCC members and Mr. Czoski for the presentation and Bob Siqueiros.

Mr. Czoski said thank you for the opportunity.

CONSENT AGENDA LISTING

- 7. REQUEST FOR APPROVAL TO PURCHASE FROM STATE PRICE AGREEMENT 60-000-0008AY, IN THE AMOUNT OF \$81,038.16 FOR 18 TABLETS FROM ENCHANTED TECHNOLOGY SOLUTIONS LLC (ROBERT VASQUEZ, DEPUTY CHIEF, RFVASQUEZ@SANTAFENM.GOV, 955-5163)**

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

04/01/19
04/10/19

Approved on consent.

8. **REQUEST FOR THE APPROVAL OF PROFESSIONAL SERVICES AGREEMENT-AMERICAN TRAFFIC SOLUTIONS DBA VERRA MOBILITY (RFP 18/27/P) FOR THE SANTA FE TRAFFIC OPERATIONS PROGRAM (STOP) (ROBERT VASQUEZ, DEPUTY CHIEF, RFVASQUEZ@SANTAFENM.GOV, 955-5163)**

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

04/01/19
04/10/19

Postponed.

9. **REQUEST FOR CONCEPTUAL APPROVAL OF THE SALE OF A PORTION OF A FORMER LATERAL DITCH TO THE ACEQUIA MADRE ADJOINING THE NORTHERLY BOUNDARY OF 1727 SECOND STREET, CONTAINING APPROXIMATELY 1330 SQUARE FEET, BY AMBERLYN JOHANNA SANDOVAL AND CHRIS S. MARTÍNEZ (EDWARD VIGIL, PROPERTY MANAGER, EJVIGIL@SANTAFENM.GOV, 955-6226)**

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

04/01/19
04/10/19

Approved on consent.

11. **REQUEST FOR REVIEW AND APPROVAL OF AFFORDABLE HOUSING DRAFT 2019-20 ANNUAL ACTION PLAN**
- a. **PROFESSIONAL SERVICES AGREEMENTS-FISCAL YEAR 2019-20 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ESTIMATED ALLOCATION IN THE AMOUNT OF \$560,000**
 - b. **FISCAL YEAR 2019-20 CDBG GRANT ADMINISTRATION IN THE AMOUNT OF \$140,000**
 - c. **PROFESSIONAL SERVICES AGREEMENTS-FISCAL YEAR 2019-20 AFFORDABLE HOUSING TRUST FUND (AHTF) ALLOCATED IN THE AMOUNT OF \$475,000 (JACQUELINE BEAM, OFFICE OF AFFORDABLE HOUSING, JYBEAM@SANTAFENM.GOV, 955-6574)**

COMMITTEE REVIEW

Finance Committee (Scheduled)
Community Development Commission (Scheduled)

04/01/19
04/17/19

Council (Scheduled)

04/24/19

Approved on consent.

12. **REQUEST FOR THE APPROVAL OF AMENDMENT #1 ADDING COMPENSATION IN THE AMOUNT OF \$50,000 FOR A TOTAL OF \$140,000 FOR THE PROVISION OF RENTAL ASSISTANCE BY LIFE LINK (ALEXANDRA LADD, DIRECTOR OFFICE OF AFFORDABLE HOUSING, AGLADD@SANTAFENM.GOV, 955-6346)**

COMMITTEE REVIEW

Finance Committee (Approved)

03/18/19

Council (Scheduled)

03/27/19

Approved on consent.

13. **REQUEST FOR APPROVAL OF A RESOLUTION IN OPPOSITION TO A PROPOSED RULE CHANGE BY THE ENVIRONMENTAL PROTECTION AGENCY AND THE DEPARTMENT OF THE ARMY REVISING THE DEFINITION OF "WATERS OF THE UNITED STATES"; SUBMITTING THIS RESOLUTION TO THE ENVIRONMENTAL PROTECTION AGENCY; AND ENCOURAGING CITY OF SANTA FE RESIDENTS TO SUBMIT THEIR COMMENTS DURING THE PUBLIC COMMENT PERIOD ENDING APRIL 15, 2019 (MAYOR WEBBER, COUNCILORS VILLARREAL, RIVERA, ROMERO-WIRTH, IVES, AND LINDELL) (MELISSA MCDONALD, RIVER WATERSHED COORDINATOR, MAMCDONALD@SANTAFENM.GOV, 955-6840) (ALEX PUGLISI, ENVIRONMENTAL COMPLIANCE SPECIALIST, AAPUGLISI@SANTAFENM.GOV, 955-4232)**

COMMITTEE REVIEW

Santa Fe River Commission (Approved)

03/14/19

Finance Committee (Scheduled)

03/18/19

Council (Scheduled)

03/27/19

Approved on consent.

14. **REQUEST FOR APPROVAL OF A RESOLUTION RATIFYING SUBMITTAL OF AN APPLICATION TO THE NEW MEXICO FINANCE AUTHORITY FOR REFINANCING OF SUBORDINATE LIEN GROSS RECEIPTS TAX REVENUE BONDS, SERIES 2009-SANTA FE UNIVERSITY OF ART AND DESIGN (MAYOR WEBBER, COUNCILORS VIGIL COPPLER, AND VILLARREAL) (BRAD FLUETSCH, CASH AND INVESTMENT MANAGER, BJFLUETSCH@SANTAFENM.GOV, 955-6885)**

COMMITTEE REVIEW

Finance Committee (Approved)

03/18/19

Council (Scheduled)

03/27/19

Approved on Consent.

- 15. REQUEST FOR APPROVAL OF A RESOLUTION AMENDING TABLE 80 OF THE SANTA FE IMPACT FEE CAPITAL IMPROVEMENTS PLAN 2020 REGARDING PLANNED MAJOR ROAD IMPROVEMENTS AND ADDING "SIDEWALK IMPROVEMENTS AT 3420 RUFINA STREET" AS AN ELIGIBLE PROJECT TO RECEIVE ROADS IMPACT FEES (MAYOR WEBBER AND COUNCILOR HARRIS) (LEE LOGSTON, SENIOR PLANNER, LRLOGSTON@SANTAFENM.GOV, 955-6136)**

COMMITTEE REVIEW

Capital Improvements Advisory Committee (Approved)	03/18/19
Finance Committee (Scheduled)	04/01/19
Council (Scheduled)	04/10/19

- 16. REQUEST FOR APPROVAL OF A RESOLUTION AMENDING TABLE 80 OF THE SANTA FE IMPACT FEE CAPITAL IMPROVEMENTS PLAN 2020 REGARDING PLANNED MAJOR ROAD IMPROVEMENTS AND ADDING "MEDIAN WIDENING AT 543 RODEO ROAD" AS AN ELIGIBLE PROJECT TO RECEIVE ROADS IMPACT FEES (COUNCILORS IVES AND ROMERO-WIRTH) (MARGARET AMBROSINO, SENIOR LAND USE PLANNER, MKAMBROSINO@SANTAFENM.GOV, 955-6656)**

COMMITTEE REVIEW

Capital Improvements Advisory Committee (Approved)	03/18/19
Finance Committee (Scheduled)	04/01/19
Council (Scheduled)	04/10/19

Approved on consent.

- 17. REQUEST FOR APPROVAL OF A RESOLUTION CREATING A WOMEN'S COMMISSION TO IDENTIFY OPPORTUNITIES TO IMPROVE CITY OF SANTA FE PROGRAMS, POLICIES, AND STRENGTHEN THE QUALITY OF LIFE OF WOMEN AND GIRLS IN SANTA FE SO THEY CAN THRIVE, PERSONALLY AND PROFESSIONALLY (MAYOR WEBBER, COUNCILORS LINDELL, ROMERO-WIRTH, VIGIL COPPLER, RIVERA AND IVES) (KYRA OCHOA, COMMUNITY SERVICES DIRECTOR, KROCHOA@SANTAFENM.GOV, 955-6603)**

COMMITTEE REVIEW

Human Services Committee (Postponed)	02/19/19
Children and Youth Committee (Scheduled)	03/26/19
Finance Committee (Scheduled)	04/01/19
Council (Scheduled)	04/10/19

This item was postponed under Approval of the Agenda.

- 18. REQUEST FOR APPROVAL OF AN ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987; AMENDING SUBSECTION 14-6.3 (D) (1) TO PERMIT ON-STREET PARKING TO MEET PARKING REQUIREMENTS FOR ACCESSORY DWELLING UNITS, TO IMPOSE LIMITS ON HEIGHT AND SETBACKS FOR ACCESSORY DWELLING UNITS, TO PERMIT ACCESSORY DWELLING UNITS TO BE BUILT IN COMPLIANCE WITH UNDERLYING DESIGN REQUIREMENTS, TO PERMIT THE RENTAL OF BOTH THE PRIMARY DWELLING UNIT AND ACCESSORY DWELLING UNIT EXCEPT AS A SHORT TERM RENTAL UNIT; AND MAKING OTHER SUCH STYLISTIC OR GRAMMATICAL CHANGES AS ARE NECESSARY (COUNCILORS IVES, VIGIL COPPLER, ABEYTA, AND LINDELL) (CAROL JOHNSON, LAND USE DEPARTMENT DIRECTOR, CRJOHNSON@SANTAFENM.GOV, 955-6617)**

COMMITTEE REVIEW

Finance Committee (Scheduled)	04/01/19
Planning Commission (Scheduled)	04/04/19
Council (Request to Publish) (Scheduled)	04/10/19
Council (Public Hearing) (Scheduled)	05/08/19

This item was postponed under Approval of the Agenda.

- 20. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING TABLE 14-5.5-4 TO SPECIFY THAT HEIGHT RESTRICTIONS WITHIN THE MIDTOWN LOCAL INNOVATION CORRIDOR ARE EXCEPTIONS TO THOSE SET FORTH IN THE SOUTH CENTRAL HIGHWAY CORRIDOR PROTECTION DISTRICT IN AREAS THAT ARE COVERED BY BOTH DISTRICTS AND TO REMOVE REFERENCES TO STRUCTURES THAT FALL WITHIN THE SOUTH CENTRAL HIGHWAY CORRIDOR PROTECTION DISTRICT THAT ALSO FALL WITHIN THE MIDTOWN LOCAL INNOVATION CORRIDOR OVERLAY DISTRICT (COUNCILOR IVES) (CAROL JOHNSON, LAND USE DEPARTMENT DIRECTOR, CRJOHNSON@SANTAFENM.GOV, 955-6617)**

COMMITTEE REVIEW

Planning Commission (Scheduled)	03/21/19
Finance Committee (Scheduled)	04/01/19
Council (Request to Publish) (Scheduled)	04/10/19
Council (Public Hearing) (Scheduled)	05/08/19

This item was postponed under Approval of the Agenda.

CONSENT AGENDA DISCUSSION

10. **THE SANTA FE RAILYARD COMMUNITY CORPORATION (SFRCC) PER RESOLUTION 2017-73 IS REQUESTING FINAL APPROVAL TO DEMOLISH TWO EXISTING BUILDINGS LOCATED AT 922B AND 922C SHOOFLY STREET IN THE BACA RAILYARD DISTRICT (ROBERT SIQUEIROS, RAILYARD PROJECT ADMINISTRATOR, RMSIQUEIROS@SANTAFENM.GOV, 955-6977)**

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

04/01/19
04/10/19

Councilor Villarreal said she wanted to make a point about the last time we heard this. Her motion that she had made included a condition that was never placed in the Resolution. It worries her what happens to all the conditions we put on as amendments to the Resolutions. She does appreciate, Mr. Siqueiros, that you included our condition and the background you gave us. At the time the developers had not solidified their development plan that is why we made that decision. Is that how you remember it.

Mr. Siqueiros said yes.

Councilor Villarreal said she wanted her colleagues to know the history of that. Here we are today. This does not require the same scrutiny since it is less than 10,000 square feet. She is glad to see this development is attached to the other building. This is another phase of that.

Mr. Andres Pagleion said the whole area is called the Trail Head Compound. Each new building has a particular name. The residential area will be called Trail Head Terrazas.

Councilor Villarreal said it did not say in the packet material with this live/work space how many residential units there are.

Mr. Pagleion said there are four units. Two are live/work and those are on the ground. The two upstairs are residential only.

Councilor Villarreal asked are there also commercial units.

Mr. Pagleion that is another phase happening later depending on the ability to repurpose those buildings.

Councilor Villarreal said a lot of us were concerned about the historic nature such as the shed and the adobe office. It sounds like those will be going away.

Mr. Pagleion said we are invested in maintaining the compound feeling. The neighbors are very happy with the initial phase. We are going to incorporate the adobe as a piece of the landscape in the new development.

Councilor Villarreal asked the shed will go away.

Mr. Pagleion said it is impossible to keep it due to surface constraints. The lot is very small. Once we place parking and residential there is nothing left.

Councilor Villarreal said the larger piece to the south, there was some talk about development there.

Mr. Siqueiros said the parcel Mr. Pagleion said it was originally part of the larger parcel. The condo project was 28 units and would have encompassed both pieces. When the developer changed his proposal and did not need that much space the plan changes. Then the developer lost his financing after two years of working on it. We are now working with another developer on that piece.

Councilor Villarreal said we had talked a lot about documentation of the historic structures. She thought there was a plan to document what was there and the background of the history and legacy.

Mr. Czoski said yes, it was done twice. A historic properties inventory was done originally for the City agreement and state requirements in 2010.

Councilor Villarreal asked is there any other document you want to share.

Mr. Czoski said when we start building, we do a photo day to day of the operation. We can turn those in to the Railyard to be part of the documentation.

Councilor Villarreal said she wishes him good luck with the project. She hope it goes well.

MOTION: Councilor Villarreal moved, seconded by Councilor Vigil Coppler, to approve the request.

VOTE: The motion passed by unanimous (3-0) voice vote with Councilors Abeyta, Vigil Coppler, and Villarreal voting in favor and none voting against.

19. **REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 14-12 TO ADD A DEFINITION FOR BANNER AND AMENDING SECTION 14-8.10 (A) TO REMOVE REFERENCE TO THE 400TH ANNIVERSARY CELEBRATION AS IT RELATES TO THE DISPLAY BANNER (LIZ CAMACHO, ECONOMIC DEVELOPMENT AND COMMUNICATION ADMINISTRATOR, EXCAMACHO@SANTAFENM.GOV, 955-042)**

COMMITTEE REVIEW

Council (Request to Publish) (Scheduled)	03/27/19
Finance Committee (Scheduled)	04/01/19
Planning Commission (Scheduled)	04/04/19
Council (Public Hearing) (Scheduled)	04/24/19

Councilor Villarreal said she is in favor of this change, but she is trying to understand the change in the ordinance to the change the definition of banners. What about other banners not affixed to City installed structures like on private property or a Site Santa Fe banner. Is that a whole other Ordinance section?

Mr. Guillen explained this is just for public right of ways so it is on public property and does not apply to something a business might advertise.

Councilor Villarreal said so we are primarily talking about the poles we set up some time ago.

Mr. Guillen said there were about 1,500 approved during the 400th anniversary. They are not just on Guadalupe but distributed throughout the City.

Councilor Villarreal said okay, so we have other places to put banners. She was just confusing banners in general with the Land Use Code. If we go through an event it would require a Resolution and we would talk what the event was and how they wanted to advertise it. They would pay for their own banners and we would approve the attachment to the structure.

Mr. Guillen said yes, all the information will be in the Resolution. It will be on a case by case basis.

Councilor Vigil Coppler said she is sponsoring a Resolution to hang banners related to Veterans. The particular language Councilor Villarreal spoke about regarding the City installed support structures, can we safely assume that can include light poles.

Mr. Guillen said yes, the support structure this is speaking of is the brackets to hold the banners.

Councilor Vigil Coppler said there has been a great deal of experience in hanging these banners in other cities and a specific bracket is used that seems to be foolproof in bad weather and big winds. It is included in the cost of the banner. She just wants to make sure we can learn from their experiences and that we could go with those with a proven track record.

Mr. John Romero said the banner supports we have already gotten approval from DOT and are spring-loaded to endure through the rain and wind. He is not sure what the other cities were using. The one presented to us was not spring-loaded. We would need an engineer to stamp it as approved. On a majority of street light poles they are owned by NMDOT. They would have to approve it before they were placed on Cerrillos and St. Francis.

Councilor Vigil Coppler said we chose the entrance into Santa Fe from I-25 onto Cerrillos because we were told they were City poles. With the new information we will contact DOT.

Councilor Villarreal asked on the installation, who pays for it.

Ms. Camacho said that needs to be outlined in the Resolution. It would be on a case by case basis.

MOTION: Councilor Villarreal moved, seconded by Councilor Vigil Coppler, to approve the request.

VOTE: The motion passed by unanimous (3-0) voice vote with Councilors Abeyta, Vigil Coppler, and Villarreal voting in favor and none voting against.

DISCUSSION AGENDA

- 21. DISCUSSION AND REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 11-4 TO CLARIFY THE CITY MANAGER'S AUTHORITY TO APPROVE BUDGET REVENUE AND EXPENDITURE INCREASES IN EXCESS OF \$60,000 UNDER CERTAIN CIRCUMSTANCES AND TO ALLOW THE FINANCE DEPARTMENT TO IMPLEMENT RE-APPROPRIATIONS OF UNSPENT BUDGET AMOUNTS FOR ONGOING GRANTS AND CAPITAL PROJECTS UPON REQUEST BY THE ASSOCIATED DEPARTMENT (COUNCILOR ABEYTA) (ANDY HOPKINS, BUDGET ANALYST, AJHOPKINS@SANTAFENM.GOV, 955-6177)**

COMMITTEE REVIEW

Finance Committee (Scheduled)	03/04/19
Council (Request to Publish) (Scheduled)	03/13/19
Council (Public Hearing) Scheduled)	04/10/19

This item was postponed under Approval of the Agenda.

22. MATTERS FROM STAFF

There were no matters from Staff.

23. MATTERS FROM THE COMMITTEE

There were no matters from the Committee.

24. MATTERS FROM THE CHAIR

There were no matters from the Chair.

25. NEXT MEETING: MONDAY, APRIL 08, 2019

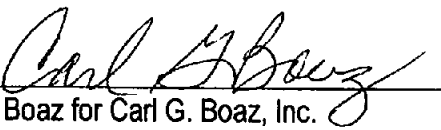
26. ADJOURNMENT

There being no further business before the Committee the meeting adjourned at 6:05 pm.

Approved by:

Peter N. Ives, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.