



Agenda

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**PUBLIC WORKS/CIP & LAND USE COMMITTEE
MEETING
CITY COUNCIL CHAMBERS
MONDAY, JANUARY 12, 2009
5:15 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM DECEMBER 8, 2008, PUBLIC WORKS COMMITTEE MEETING

INFORMATIONAL AGENDA

6. GENOVEVA CHAVEZ COMMUNITY CENTER (GCCC)
 - FACILITY UPDATE (**LIZ ROYBAL**)
 - REQUEST FOR APPROVAL TO PURCHASE A FULL MATRIX AQUATICS SCOREBOARD AND ASSOCIATED TIMING EQUIPMENT USING STATE PRICE AGREEMENT #72-000-00-04019 FROM GARDENSWARTZ SPORTS IN THE AMOUNT OF \$48,120 (**PETER GREENE**)

CONSENT AGENDA

7. CIP PROJECT #211 – POLICE DEPARTMENT - RENOVATIONS
 - REQUEST FOR APPROVAL OF CHANGE ORDER NO. 4 WITH SAMCON INC. IN THE AMOUNT OF \$10,039.07 (**CHIP LILIENTHAL**)
8. PARKS BOND PROJECTS
 - REQUEST FOR APPROVAL TO PURCHASE VARIOUS PARK AND PLAY STRUCTURES, FURNISHINGS AND EQUIPMENT VIA STATE PRICE AGREEMENT #72-000-00-04019 WITH PLAYWELL GROUP – ALBUQUERQUE IN THE AMOUNT OF \$24,531.45 (**BEN GURULE**)
9. CIP PROJECT #536 – ZONA DEL SOL – PHASE II
 - REQUEST FOR APPROVAL OF CHANGE ORDER NO. 2 WITH LOCKWOOD CONSTRUCTION COMPANY IN THE AMOUNT OF \$29,872.76 (**CHIP LILIENTHAL**)
10. CIP PROJECT #430A – SANTA FE PLAZA RENOVATIONS – PHASE II
 - REQUEST FOR APPROVAL OF CHANGE ORDER NO. 2 WITH AIC GENERAL CONTRACTOR IN THE AMOUNT OF \$70,360.06 (**CHIP LILIENTHAL**)

11. PUEBLOS DEL SOL TRAILS/PARK - IMPROVEMENTS
 - REQUEST FOR APPROVAL OF CHANGE ORDER NO. 1 WITH ADVANTAGE ASPHALT AND SEAL COATING LLC IN THE AMOUNT OF \$86,770.74 (**BEN GURULE**)
12. CIP PROJECT #489 – EAST DE VARGAS PARK – RENOVATION
 - REQUEST FOR APPROVAL OF AWARD OF BID 09/21/B AND AGREEMENT BETWEEN OWNER AND CONTRACTOR TO WESTWIND LANDSCAPE CONSTRUCTION INC. IN THE AMOUNT OF \$203,105.82 (**BEN GURULE**)
13. CIP PROJECT #621 – MUNICIPAL COURT RENOVATION
 - REQUEST FOR APPROVAL TO AWARD BID #09/15/B AND AGREEMENT BETWEEN THE CITY OF SANTA FE AND AIC GENERAL CONTRACTOR IN THE AMOUNT OF \$319,993.67 INCLUSIVE OF NMGR T (**CHIP LILIENTHAL**)
14. CIP PROJECT #415A – ACEQUIA TRAIL FROM BACA RAILYARD TO ST. FRANCIS DRIVE
 - REQUEST FOR APPROVAL OF CHANGE ORDER NO. 1 FOR ON-CALL CONSTRUCTION SERVICES WITH AS HORNER, INC. IN THE AMOUNT OF \$356,120 EXCLUSIVE OF NMGR T (**LEROY PACHECO**)
15. CIP PROJECT #420A – ARROYO CHAMISOS TRAIL EXTENSION
 - REQUEST FOR APPROVAL OF BID #09/20/B AND AWARD OF CONSTRUCTION FOR EXTENSION OF NON-MOTORIZED MULTI-USE TRAIL PROJECT WITH STAR PAVING IN THE AMOUNT OF \$581,802 EXCLUSIVE OF NMGR T (**LEROY PACHECO**)
16. REQUEST FOR APPROVAL OF 2008 STATE OF NEW MEXICO SEVERANCE TAX PROJECTS APPROPRIATION AMENDMENT NO. 1
 - INCREASES THE AGREEMENT FROM THREE (3) PROJECTS AT \$1,595,000 TO SIX (6) PROJECTS FOR \$2,541,566.95
 - REQUEST FOR APPROVAL TO ESTABLISH PROJECT BUDGETS (**DAVID CHAPMAN**)
17. REQUEST FOR APPROVAL OF SANTA FE TRAIL'S FISCAL YEAR 08/09 MEMORANDUM OF AGREEMENT WITH THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION (NMDOT) TO FUND ACTIVITIES OF THE RIDEFINDERS PROGRAM (**JON BULTHUIS**)
18. REQUEST FOR APPROVAL OF AMENDMENT NO. 3 TO THE COOPERATIVE PROJECT AGREEMENT WITH NEW MEXICO DEPARTMENT OF TRANSPORTATION FOR THE SANTA FE RAILYARD BIKEWAYS AND WALKWAYS PROJECT WITH THE CITY'S SHARE BEING \$73,961 (**ROBERT SIQUEIROS**)

DISCUSSION

19. CIP PROJECT #684 – SANTA FE CIVIC CONVENTION CENTER
 - REQUEST FOR APPROVAL OF CHANGE ORDER NO. 18 WITH CAMERON SWINERTON LLC IN THE AMOUNT OF \$80,499 (**MARTIN VALDEZ**)
20. REQUEST FOR APPROVAL OF A RESOLUTION CALLING UPON THE NEW MEXICO DEPARTMENT OF TRANSPORTATION TO CEASE USING A CERTAIN METHOD OF PAVING STATE HIGHWAYS THAT HAS PROVED TO BE DETRIMENTAL TO THE SAFETY OF BICYCLISTS (**COUNCILOR BUSHEE**) (**ROBERT SIQUEIROS**)

21. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO PREPARE ALL NECESSARY DOCUMENTS TO IMMEDIATELY TRANSFER OWNERSHIP OF LAND LOCATED ON WEST ALAMEDA STREETS, WEST SAN FRANCISCO STREET AND CAMINO CAMPO KNOWN AS "VILLA ALEGRE" AND DESCRIBED IN THE LEASE EXECUTED BETWEEN THE CITY OF SANTA FE AND THE SANTA FE CIVIC HOUSING AUTHORITY DATED OCTOBER 29, 2007 TO THE SANTA FE CIVIC HOUSING AUTHORITY **(COUNCILOR TRUJILLO) (KATHY MCCORMICK)**
22. REQUEST FOR APPROVAL OF A RESOLUTION RECOGNIZING THE IMPORTANCE OF THE COLLEGE OF SANTA FE TO THE SANTA FE COMMUNITY AND EXTENDING THE CITY'S SUPPORT TO THE COLLEGE IN ITS EFFORTS TO CONTINUE PROVIDING QUALITY EDUCATION AND OTHER ACTIVITIES IN SANTA FE **(COUNCILOR BUSHEE, MAYOR COSS, COUNCILORS CALVERT, WURZBURGER, ROMERO, TRUJILLO AND DOMINGUEZ) (KATHY MCCORMICK)**
23. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO INITIATE THE EFFORTS FOR LEGISLATIVE APPROVAL OF A SPECIAL CITY OF SANTA FE LICENSE PLATE; AND IF APPROVED, DESIGNATING THE CITY'S REVENUE FROM THE SALE OF SUCH LICENSE PLATES FOR CHILDREN AND YOUTH RELATED PROGRAMS **(COUNCILOR DOMINGUEZ) (TERRIE RODRIGUEZ)**
24. REQUEST FOR APPROVAL OF A RESOLUTION SUPPORTING THE EFFORTS OF SANTA FE COUNTY IN ORGANIZING A "YOUTH CAN DO IT" POSITIVE YOUTH DEVELOPMENT CONFERENCE; AND DIRECTING STAFF TO WORK WITH SANTA FE COUNTY TO INCORPORATE A WORKSHOP INTO THE CONFERENCE REGARDING CULTURAL IDENTITY/HISTORIC PRESERVATION **(COUNCILOR DOMINGUEZ AND WURZBURGER) (TERRIE RODRIGUEZ)**
25. REQUEST FOR APPROVAL OF A RESOLUTION SUPPORTING THE FEDERAL "SAFE ROUTES TO SCHOOLS" PROGRAM BY WORKING WITH THE SANTA FE PUBLIC SCHOOL DISTRICT TO IDENTIFY AND PROVIDE NECESSARY SAFETY IMPROVEMENTS TO ACCESS PUBLIC SCHOOLS **(COUNCILOR DOMINGUEZ) (JOHN ROMERO)**
26. REQUEST FOR CONSIDERATION OF STAFF RECOMMENDATIONS FOR RESOLUTION 2008-105 THAT DIRECTED STAFF TO MAKE RECOMMENDATIONS REGARDING THE CREATION OF A MEMORIAL TO HONOR TONY HILLERMAN, AN AWARD WINNING NEW MEXICO AUTHOR, WHO FOR PART OF HIS LIFE RESIDED IN SANTA FE **(PATRICIA HODAPP)**
27. REQUEST FOR APPROVAL OF A RESOLUTION REQUESTING THAT UPRIGHT HEADSTONES BE INSTALLED IN THE SANTA FE NATIONAL CEMETERY **(COUNCILOR BUSHEE, MAYOR COSS, COUNCILORS TRUJILLO AND ROMERO) (JEANNE PRICE)**
28. MATTERS FROM STAFF
29. MATTERS FROM THE COMMITTEE
30. NEXT MEETING: MONDAY, JANUARY 26, 2009
31. ADJOURN

SUMMARY INDEX

PUBLIC WORK, CIP & LAND USE COMMITTEE

January 12, 2009

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3. APPROVAL OF AGENDA	Approved as published	1
4. APPROVAL OF CONSENT AGENDA	Approved as amended	2
5. APPROVAL OF MINUTES - Dec 8, 2008	Approved as presented	2
INFORMATIONAL AGENDA		
6. GCCC Update	Approved request	2-4
CONSENT AGENDA LISTING	Listed	4-6
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8. Parks Bond Project	Approved	6
11. Pueblos del Sol Trails/Park	Approved	6-7
14. Acequia Trail	Approved	7
17. Ridefinders MOA with NMDOT	Approved with directive	7-8
19. CIP Project 684 SFCCC	Approved	8
20. Paving Resolution to NMDOT	Approved	8-9
21. Villa Alegre Land Transfer	Approved with conditions	9-11
22. College of Santa Fe Resolution	Approved	12
23. Special Santa Fe License Plate	Approved	12
24. Youth Can Do It Resolution	Approved	13
25. Safe Routes to Schools Program	Approved	13-14
26. Tony Hillerman Memorial	Discussion	14
27. National Cemetery Headstones	Approved	11-12
28. Matters from Staff	None	14
29. Matters from the Committee	Discussion	14
30. Next Meeting	Set for January 26, 2009	14
31. Adjournment	Adjourned at 7:55 p.m.	14-15

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

MONDAY, JANUARY 12, 2009

1. CALL TO ORDER

A regular meeting of the Public Works/CIP & Land Use Committee was called to order on the above date by Chair Patti Bushee at approximately 5:15 p.m. in City Council Chambers, City Hall, 200 Lincoln, Santa Fe, New Mexico

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBER PRESENT:

Councilor Patti Bushee, Chair
Councilor Christopher Calvert
Councilor Miguel Chávez
Councilor Rosemary Romero
Councilor Ronald S. Trujillo

MEMBERS ABSENT:

None.

OTHER COUNCILORS PRESENT:

Councilor Carmichael Dominguez

OTHERS PRESENT:

Mr. Robert Romero, Public Works Director
Ms. Bobbi Mossman, Public Works Staff

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

3. APPROVAL OF AGENDA

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

4. APPROVAL OF CONSENT AGENDA

Councilor Romero requested discussion for items 8, 11 and 14

Councilor Calvert requested discussion for item 17

Councilor Chávez moved to approve the Consent Agenda as amended with items 8, 11, 14 and 17 pulled for discussion. Councilor Calvert seconded the motion and it passed by unanimous voice vote.

5. APPROVAL OF MINUTES FROM DECEMBER 8, 2008, PUBLIC WORKS COMMITTEE MEETING

Councilor Romero moved to approve the minutes of December 8, 2008 as presented. Councilor Chávez seconded the motion and it passed by unanimous voice vote.

INFORMATIONAL AGENDA

6. GENOVEVA CHÁVEZ COMMUNITY CENTER (GCCC)

- **FACILITY UPDATE (LIZ ROYBAL)**
- **REQUEST FOR APPROVAL TO PURCHASE A FULL MATRIX AQUATICS SCOREBOARD AND ASSOCIATED TIMING EQUIPMENT USING STATE PRICE AGREEMENT #72-000-00-04019 FROM GARDENSWARTZ SPORTS IN THE AMOUNT OF \$48,120 (PETER GREENE)**

Mr. Martin Luján, Assistant Division Director, presented because Ms. Roybal was ill.

Mr. Luján reported that with the assistance of the Public Works Department they had covered many of their major needs but now they were addressing a need that they have had since opening. He asked Mr. Martin Valdez, Community Support Manager to present it. He mentioned staff who were with him and the contractor, Mr. Mike Travers.

Mr. Valdez reported that GCCC staff worked closely with them on the outstanding issues. Moisture in the building had not been resolved although they tried. They were told that the moisture was caused by roof leaks but the roofs were resealed and the moisture remained. They engaged the services of a metal roof advisory group and they reported that the roof was ruled out as source of these leaks.

Chair Bushee asked if the Committee had their report.

Mr. Valdez didn't believe it was included. They did not rule out wall and window leaks but it appeared

that condensation was the source. So they worked to make the mechanical equipment work properly. They wanted to increase the air pressure to remedy it. They also were looking at the cavity between the roof and the ceiling and the moisture barriers. We were committed to resolve this issue. They might need to replace the moisture barrier.

Chair Bushee thought the problem was mostly from condensation. She also got lots of criticism about the pool deck around the pool.

She wanted to see their report and see what they were saying.

Councilor Trujillo mentioned that the steps to the top of the water slide were rusted and needed to be addressed.

Mr. Valdez. Said he would have to refer that to their staff. He said they did replace some of those steps.

Mr. Robinson said they did replace some of them a couple of years ago. Those steps were compromised with rust again. They were now investigating replacement of steps again. The manufacturer was sending some information to them he hoped would help.

Councilor Chávez agreed it would be good for the Committee to see the report. He asked if they did analysis of the outside of the roof. Mr. Valdez agreed.

Mr. Valdez explained that they performed some warranty work but he believed it was condensation.

Councilor Chávez thought condensation would have factored into the original design. An obvious way to handle it would be to exhaust it.

Mr. Valdez. Noted that when Mike Travers pulled off the fan there was lots of steam that came up so he would remove some insulation to make sure the vapor barrier was truly installed. It could also have a breach.

Councilor Chávez asked if the request for the scoreboard went through the committee process and an RFP. Mr. Valdez agreed.

Councilor Romero said it looked like this 9-year old facility was not being monitored comprehensively. It appears to be a design flaw and they were just dealing with the roof. She thought they needed a comprehensive evaluation that included other issues.

Councilor Calvert agreed they had to look at all sources of moisture that could cause this condensation: the ice rink, the pool, etc.

Ted Bolleter said when it was coldest, the building sweats the most. In the summer it doesn't do it as

much. He thought the deck was better than it was. It was very difficult to get a deck perfect. The scoreboard was very important. Santa Fe was the only one in New Mexico that didn't have one and the pool does generate revenue. It was a world-class facility

Ed Brown (member of the Advisory Committee) said they did have leaks. When they had rain or snow there was significant moisture coming down from the roof. So there were two problems.

Mr. Travers introduced himself as a mechanical contractor and not a roofer. His company installed the Dectron unit that took care of humidity in the pool. He briefly explained how it worked.

On Friday when he took off some of the fans and opened roof areas from the outside he saw the styrofoam but could not see any vapor barrier. We were replacing the exhaust fans and it will supply air there. He had no doubt the vapor barrier was breached. When open, he could feel the chlorine and warm moisture coming out and that should not have happened. The moisture in the track area was from a roof leak. To know for sure about the vapor barrier, they would need to cut out the styrofoam first.

Mr. Romero pointed out a letter to Bradbury and Stamm in the packet. The City fought with them and the architect on that issue in 2002. They also came to agreement with architect on E&O to get them to pay for getting it fixed but it had not been successful. If the vapor barrier was breached it might not be the architect's problem.

Mr. Valdez said he could research the settlement but the warranty period was now over.

Chair Bushee asked for a report on the remedy regarding the vapor barrier and roof leaks and the legal aspects.

Mr. Valdez clarified that they were holding back a payment to the contractor.

Councilor Chávez asked if the action in the memo; the reversing of the pressure with exhaust fans had already been done. The monitoring would only take a few days.

Mr. Luján said they had not heard anything back from Coca Cola on the coverage for the scoreboard. He said they had the advertising policy and also an agreement with a marketing and advertising company. If they could still go forward with the purchase they would continue to seek to advertising sponsorship.

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

CONSENT AGENDA LISTING

7. CIP PROJECT #211 – POLICE DEPARTMENT – RENOVATIONS

- **REQUEST FOR APPROVAL OF CHANGE ORDER NO. 4 WITH SAMCON INC. IN THE**

AMOUNT OF \$10,039.07 (CHIP LILIENTHAL)

9. CIP PROJECT #536 – ZONA DEL SOL – PHASE II

- **REQUEST FOR APPROVAL OF CHANGE ORDER NO. 2 WITH LOCKWOOD CONSTRUCTION COMPANY IN THE AMOUNT OF \$29,872.76 (CHIP LILIENTHAL)**

10. CIP PROJECT #430A – SANTA FE PLAZA RENOVATIONS – PHASE II

- **REQUEST FOR APPROVAL OF CHANGE ORDER NO. 2 WITH AIC GENERAL CONTRACTOR IN THE AMOUNT OF \$70,360.06 (CHIP LILIENTHAL)**

12. CIP PROJECT \$389 – EAST DE VARGAS PARK – RENOVATION

- **REQUEST FOR APPROVAL OF AWARD OF BID 09/21/B AND AGREEMENT BETWEEN OWNER AND CONTRACTOR TO WESTWIND LANDSCAPE CONSTRUCTION INC. IN THE AMOUNT OF \$203,105.82 (BEN GURULÉ)**

13. CIP PROJECT #621 – MUNICIPAL COURT RENOVATION

- **REQUEST FOR APPROVAL TO AWARD BID #09/15/B AND AGREEMENT BETWEEN THE CITY OF SANTA FE AND AIC GENERAL CONTRACTOR IN THE AMOUNT OF \$319,993.67 INCLUSIVE OF NMGR T (CHIP LILIENTHAL)**

15. CIP PROJECT #420A – ARROYO CHAMISO TRAIL EXTENSION

- **REQUEST FOR APPROVAL OF BID #09/20/B AN AWARD OF CONSTRUCTION FOR EXTENSION OF NON-MOTORIZED MULTI-USE TRAIL PROJECT WITH STAR PAVING IN THE AMOUNT OF \$581,802 EXCLUSIVE OF NMGR T (LEROY PACHECO)**

16. REQUEST FOR APPROVAL OF 2008 STATE OF NEW MEXICO SEVERANCE TAX PROJECTS APPROPRIATION AMENDMENT NO. 1

- **INCREASES THE AGREEMENT FROM THREE (3) PROJECTS AT \$1,595,000 TO SIX (6) PROJECTS FOR \$2,541,566.95**
- **REQUEST FOR APPROVAL TO ESTABLISH PROJECT BUDGETS (DAVID CHAPMAN)**

18. REQUEST FOR APPROVAL OF AMENDMENT NO. 3 TO THE COOPERATIVE PROJECT AGREEMENT WITH NEW MEXICO DEPARTMENT OF TRANSPORTATION FOR THE SANTA FE RAILYARD BIKEWAYS AND WALKWAYS PROJECT WITH THE CITY'S SHARE BEING \$73,961 (ROBERT SIQUEIROS)

ITEMS PULLED FROM THE CONSENT AGENDA FOR DISCUSSION:

8. PARKS BOND PROJECTS

- **REQUEST FOR APPROVAL TO PURCHASE VARIOUS PARK AND PLAY STRUCTURES, FURNISHINGS AND EQUIPMENT VIA STATE PRICE AGREEMENT #72-000-00-04019 WITH PLAYWELL GROUP – ALBUQUERQUE IN THE AMOUNT OF \$24,531.45 (BEN GURULÉ)**

Councilor Romero noted the park was in District 2 and she didn't see anything in it about contingency.

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

11. PUEBLOS DEL SOL TRAILS/PARK – IMPROVEMENTS

- **REQUEST FOR APPROVAL OF CHANGE ORDER NO. 1 WITH ADVANTAGE ASPHALT AND SEAL COATING LLC IN THE AMOUNT OF \$876,770.74 (BEN GURULÉ)**

Councilor Romero asked about whether this project had a contingency.

Mr. Gurulé said that Anne McLaughlin gave them numbers that were more in line with the surveys but they just did an overlay of the trail and that left money in the budget. All the other improvements were from issues that the neighborhood was having.

Councilor Romero asked if that meant there was enough flexibility in the budget to give them what they wanted.

Mr. Romero said the issues came up as they started construction. Council approved the master plan but if Council wanted to remove things, they could. As long as there was budget, the Council had the prerogative to spend it on other things in that area.

Councilor Romero thought they could reshuffle the money in that district. It had a slim budget for that little park of \$70,000.

Mr. Romero explained they were bringing forward a different version of the implementation plan that was approved last July. They would provide a comments section for each project. For the trails some estimates were high and others low. They would present it to Finance and then here.

Councilor Calvert noticed on page 5 that the scope of work was not totally consistent with the master plan. He was concerned that the people at the end of the cycle might get the short end of the stick.

Mr. Romero clarified that at the end they would share what was left in each and the Council could shift that money to other parks in the district.

Councilor Chávez noted that some people were asking for permeable surfaces but BTAC and the Mayor's Committee on Disabilities were asking for hard surfaces. He asked if this one had gone through BTAC and the Mayor's Committee.

Mr. Romero explained this was just a rehabilitation of the existing trail and was a hard surface. He said they met with Dave McQuarie and it met the ADA standards. He agreed that permeable surfaces had big maintenance issue. It was also quite expensive and if they could not keep it clean. When the contract comes forward they would include those approvals in the packet.

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

14. CIP PROJECT #415A – ACEQUIA TRAIL FROM BACA RAILYARD TO ST. FRANCIS DRIVE

- **REQUEST FOR APPROVAL OF CHANGE ORDER NO. 1 FOR ON-CALL CONSTRUCTION SERVICES WITH AS HORNER, INC. IN THE AMOUNT OF \$356,120 EXCLUSIVE OF NMGR (LEROY PACHECO)**

Councilor Romero asked which phase this was in the budget.

Mr. Pacheco thought it was 2 and it came in much lower than anticipated.

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

Mr. Pacheco explained that the change order was basically the bridge. Purchasing suggested they change it over to On Call.

The motion passed by unanimous voice vote.

17. REQUEST FOR APPROVAL OF SANTA FE TRAIL'S FISCAL YEAR 08/09 MEMORANDUM OF AGREEMENT WITH THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION (NMDOT) TO FUND ACTIVITIES OF THE RIDEFINDERS PROGRAM (JON BULTHUIS)

Councilor Calvert said he pulled this request because it was a program for the greater Santa Fe area and the matching funds always seemed to come only from the City. He was looking for some help from the

County. He thought they could ask for a straight contribution from the County or ask through the RPA. He asked that they direct staff to pursue matching funds from other sources.

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

DISCUSSION

19. CIP PROJECT #684 – SANTA FE CIVIC CONVENTION CENTER

- **REQUEST FOR APPROVAL OF CHANGE ORDER NO. 18 WITH CAMERON SWINERTON LLC IN THE AMOUNT OF \$80,499 (MARTIN VALDEZ)**

Mr. Valdez explained that the project completion was on November 24th but there were some ongoing punch list items. It was within budget but there were lots of change orders.

Councilor Calvert noticed the punch list included vegetation that would have to wait until spring.

Mr. Valdez agreed. He said the more expensive landscaping was not accepted. He agreed there was nothing there now.

Mr. Romero said they believed the contingency amount would complete the list.

Councilor Calvert noticed there were leaks in the parking garage that he saw and a downspout on Grant where black water was coming out of it. He wanted to make sure those were fixed.

Mr. Valdez said they would.

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

20. REQUEST FOR APPROVAL OF A RESOLUTION CALLING UPON THE NEW MEXICO DEPARTMENT OF TRANSPORTATION TO CEASE USING A CERTAIN METHOD OF PAVING STATE HIGHWAYS THAT HAS PROVED TO BE DETRIMENTAL TO THE SAFETY OF BICYCLISTS (COUNCILOR BUSHEE) (ROBERT SIQUEIROS)

Councilor Trujillo asked about the lip of pavement.

Mr. Siqueiros explained that they just wanted to shorten it and not go all the way to the end of the pavement.

Councilor Chávez clarified that they were just asking a state agency to adjust to accommodate the

concern for bicyclists in the City. On those that were state highways the City didn't have the responsibility for them so they were asking the State to consider this in their design. He asked if it would cost more.

Mr. Romero said it would not be much.

Mr. Siqueiros said he spoke with Tom Trowbridge at State who thought the bicycle use would be significant.

Chair Bushee referred to Old Taos Highway where the State designated it a state bikeway.

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

21. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO PREPARE ALL NECESSARY DOCUMENTS TO IMMEDIATELY TRANSFER OWNERSHIP OF LAND LOCATED ON WEST ALAMEDA STREETS, WEST SAN FRANCISCO STREET AND CAMINO CAMP KNOWN AS "VILLA ALEGRE" AND DESCRIBED IN THE LEASE EXECUTED BETWEEN THE CITY OF SANTA FE AND THE SANTA FE CIVIC HOUSING AUTHORITY DATED OCTOBER 29, 2007 TO THE SANTA FE CIVIC HOUSING AUTHORITY (COUNCILOR TRUJILLO) (KATHY MCCORMICK)

Ms. McCormick presented this request using a printed power point (Exhibit A). She went through the presentation to show what staff had done in problem solving. The demolition was approved by HUD and this project would generate equities to make the homes more affordable. It was competitive across the state. 4% tax credits were non-competitive. She explained the tax credit process. Full compliance with income guidelines was enforced. .

She said the lease would constitute a donation and generate an added ten points. The land had to be appraised at 10% of the value of the project. She expected the appraisal results on the 21st. They would meet with NMFA to get through all the issues and needed citizen support for it.

They could have the land lease cover all three phases or have a separate one for each phase. She favored the three lease option. Her main concern was that the land be valued high enough for the project to be done. She explained the default provisions and thought they would work.

Mr. Ed Romero said they were hoping to put in a solar component. MFA had never seen a project in which this would happen. They were the 2nd to do a demolition and 1st to tie demolition to preservation of the public housing. Albuquerque HUD office believed they would qualify for those 15 points. He added that they were comfortable with the restrictions in the lease but needed to keep the option of transfer of property alive. Last year they awarded 5 projects; this year probably 3 projects.

Councilor Chávez asked if there was a land lease in effect now.

Ms. McCormick said it was for 99 years at a dollar a year.

Councilor Romero thought this resolution was premature. She didn't see the pursuit of all financial options and it was a big step in the City giving up the land when a lot of things needed to be pursued first. Ms. McCormick needed to look into pro formas first. Giving up the land was the last alternative.

Ms. McCormick said they had addressed everything except the appraisal.

Councilor Romero felt the City should work with the appraisers to get that value.

Councilor Calvert asked Ed Romero how many properties were on city leases now.

Mr. Ed Romero said there were none now but they didn't have a problem with any of it. They had nine properties in town and one in Española and owned the other eight. He believed they owned the Las Acequias property but not the other one.

Councilor Calvert asked Ms. McCormick on lease vs. own if the restriction of affordability was what causes the value to be lessened.

Ms. McCormick said as proposed, they would do a fee transfer sometime after the land had been valued for tax credits.

Councilor Calvert was uncomfortable doing that because it would not be the City's to do that.

Ms. McCormick said it was a covenant and had to be done after the tax credit was been put into play. It was probably 90 days owned by the Housing Authority.

Mr. Ed Romero said cross property defaults had to be addressed. He went through the handout on Affordable Housing on West Alameda. [Exhibit B] One of the three had to have a high subsidy. Their plan was to develop that one and any profit would roll over to the other two. Every unit was under 80% across the board. If they got it, they could roll over to 4% and it would mean \$18-20 million in the project. If he missed the 9% he would have to come back next January. This was his last best chance to get this project rolling. He didn't have any problem with the lease requirements. The City could monitor the books or whatever to restrict the property until they got the tax credits.

He said if the appraiser came in less than one million, they could do away with the solar.

Councilor Trujillo moved to forward the request to Finance with no recommendation. Councilor Chávez seconded the motion.

Councilor Calvert pointed out they wouldn't have the appraisal by the Finance meeting date.

Chair Bushee said she thought Councilor Romero had a motion ready.

Councilor Romero said she was going to move to have staff work on the pro formas and to work with

the appraisers to come up with something that would be workable.

Councilor Trujillo thought that would make them miss the deadline.

Mr. Ed Romero said it would be okay as long as they could get it to the Council on the 28th.

Councilor Trujillo withdrew his motion.

Councilor Romero moved to have the Santa Fe Civic Housing 1) work with staff on pro formas, 2) review possible modifications of the lease to develop alternatives on the three components, 3) work with other financial institutions and not limit themselves to MFA, and 4) work with the appraisers to achieve the 10% project value..

Chair Bushee suggested that would probably need a substitute resolution.

Ms. McCormick said if the preliminary appraisal came in at less than they needed, they would ask staff to review it and move immediately to another option like land transfer to have it ready for City Council. Otherwise it would be okay. She asked that if under this motion, the City would move immediately to fee-simple transfer. Councilor Romero agreed.

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

Chair Bushee announced that there were people from Rio Rancho present for item \$27 on the National Cemetery and asked for the Committee's pleasure.

Councilor Trujillo moved to amend the agenda to consider item #27 next. Councilor Calvert seconded the motion and it passed by unanimous voice vote.

27. REQUEST FOR APPROVAL OF A RESOLUTION REQUESTING THAT UPRIGHT HEADSTONES BE INSTALLED IN THE SANTA FE NATIONAL CEMETERY (COUNCILOR BUSHEE, MAYOR COSS, COUNCILORS TRUJILLO AND ROMERO) (JEANNE PRICE)

The Committee viewed a newscast article aired on Channel 7 regarding the headstones at the Santa Fe National Cemetery being placed flush with the surface of the ground instead of standing up.

Chair Bushee said this resolution would go to the Council on the 28th. Meanwhile they would get the letters to forward to Senator Garcia and the federal government. She hoped that they would not level the plot the City owned and said the City was supportive of this issue.

Councilor Trujillo moved to approve the resolution. Councilor Romero seconded the motion.

Councilor Trujillo said this had been an issue for him since 1988. His father was buried there. There were excuses given for this change but the reason it was so beautiful was because of those white headstones. He agreed to work with Rep Ben Ray Luján on it.

Hank Baca and his sister Angie spoke about how to get this effort accomplished and noted there were lots of people concerned about it. They had given a petition to Mayor Coss with about 1,300 signatures and they also worked on getting the City to donate five acres for it.

Councilor Calvert wanted to make sure that the "be it resolved" section included taking steps that upright stones were installed and the existing headstones that were flat were put upright. Councilor Chávez agreed.

Chair Bushee invited Hank and Angie to come to the Council meeting on the 28th.

Councilor Romero thanked them. Her dad served in Iwo Jima and she agreed with all they said.

Councilor Chávez said once the resolution was passed it would be forwarded to Congressman Ben Luján. He suggested they get in touch with those who signed the petition to have them call him too.

Chair Bushee added that Rep. Heinrich should also be contacted.

The motion to approve passed by unanimous voice vote.

22. REQUEST FOR APPROVAL OF A RESOLUTION RECOGNIZING THE IMPORTANCE OF THE COLLEGE OF SANTA FE TO THE SANTA FE COMMUNITY AND EXTENDING THE CITY'S SUPPORT TO THE COLLEGE IN ITS EFFORTS TO CONTINUE PROVIDING QUALITY EDUCATION AND OTHER ACTIVITIES IN SANTA FE (COUNCILOR BUSHEE, MAYOR COSS, COUNCILORS CALVERT, WURZBURGER, ROMERO, TRUJILLO AND DOMINGUEZ) (KATHY MCCORMICK)

Councilor Romero moved with the amendment from the Finance Committee. Councilor Calvert seconded the motion and it passed by unanimous voice vote.

23. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO INITIATE THE EFFORTS FOR LEGISLATIVE APPROVAL OF A SPECIAL CITY OF SANTA FE LICENSE PLATE; AND IT APPROVED, DESIGNATING THE CITY'S REVENUE FROM THE SALE OF SUCH LICENSE PLATES FOR CHILDREN AND YOUTH RELATED PROGRAMS (COUNCILOR DOMINGUEZ) (TERRIE RODRIGUEZ)

Councilor Dominguez spoke briefly to this request.

Councilor Romero moved to approve the resolution with the amendment as handed out. Councilor Calvert seconded the motion and it passed by unanimous voice vote.

Councilor Chávez and Councilor Trujillo asked to be included as co-sponsors.

24. REQUEST FOR APPROVAL OF A RESOLUTION SUPPORTING THE EFFORTS OF SANTA FE COUNTY IN ORGANIZING A "YOUTH CAN DO IT" POSITIVE YOUTH DEVELOPMENT CONFERENCE; AND DIRECTING STAFF TO WORK WITH SANTA FE COUNTY TO INCORPORATE A WORKSHOP INTO THE CONFERENCE REGARDING CULTURAL IDENTITY/HISTORIC PRESERVATION (COUNCILOR DOMINGUEZ AND WURZBURGER) (TERRIE RODRIGUEZ)

Councilor Dominguez said there should be no fiscal impact on this one. The intent of this was to begin a dialogue. There were many facets to it. It included some of the indigenous practices like furniture making and wood carving.

Councilor Romero moved to approve the resolution. Councilor Chávez seconded the motion.

Councilor Chávez commented that many of these art forms would dovetail with the 400th Anniversary. They predated our US history. So there was to be language on interacting with the 400th Anniversary.

Councilor Dominguez said they could take the results of that to the 400th Anniversary Committee to incorporate into their efforts. It was the County that was working on it but you could add that language.

Councilor Chávez agreed.

The motion passed by unanimous voice vote.

25. REQUEST FOR APPROVAL OF A RESOLUTION SUPPORTING THE FEDERAL "SAFE ROUTES TO SCHOOLS" PROGRAM BY WORKING WITH THE SANTA FE PUBLIC SCHOOL DISTRICT TO IDENTIFY AND PROVIDE NECESSARY SAFETY IMPROVEMENTS TO ACCESS PUBLIC SCHOOLS (COUNCILOR DOMINGUEZ) (JOHN ROMERO)

Councilor Dominguez addressed the request. He said it came from constituents and was just to memorialize those efforts.

Councilor Calvert asked to be co sponsor. He thought it needed a couple more whereas statements like no physical education in the schools and sedentary lifestyle.

Councilor Dominguez noted that other communities were organizing walks to school days. Established routes needed cross walk improvements.

Mr. Romero said they were making sure that the City could apply for the funds.

Councilor Chávez thought they should expand it to improvements to roadways.

Councilor Chávez moved for approval as amended with the other whereas statements.

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

Chair Bushee asked to be listed as a cosponsor.

26. REQUEST FOR CONSIDERATION OF STAFF RECOMMENDATIONS FOR RESOLUTION 2008-105 THAT DIRECTED STAFF TO MAKE RECOMMENDATIONS REGARDING THE CREATION OF A MEMORIAL TO HONOR TONY HILLERMAN, AN AWARD WINNING NEW MEXICO AUTHOR, WHO FOR PART OF HIS LIFE RESIDED IN SANTA FE (PATRICIA HODAPP)

Ms. Hodapp addressed the resolution.

Chair Bushee said they had already passed this resolution.

Ms. Hodapp said Councilor Wurzbarger brought this forward. She had been talking with his family. Library staff were charged with coming up with suggestions. This list has been shared with the family. Ann Hillerman called her today and said there was no hurry in getting it approved. She asked if the City could wait until April or May and have her mother come look at the Southside library. There was a plaza planned there and never built. Ms. Hillerman saw the library and was excited about the possibility so they were working on it.

Councilor Romero thanked Ms. Hodapp for her work on it. He felt the library was better than the Community Convention Center because of the literary factors.

Ms. Hodapp added that the naming of interior spaces in the library were up to the Library Board.

Councilor Chávez noted that the east courtyard and the street might be off the list. That courtyard was finished so perhaps it could be a bronze plaque or something. Ms. Hodapp agreed.

28. MATTERS FROM STAFF

None.

29. MATTERS FROM THE COMMITTEE

Councilor Trujillo shared an issue at Frenchy's Park.

Councilor Chávez thanked staff for extra work in snow removal. It was appreciated.

30. NEXT MEETING: MONDAY, JANUARY 26, 2009


31. ADJOURN

Having completed the agenda and with nothing further to come before the Committee, the meeting was adjourned at approximately 7:56 p.m.

Approved by:

Patti J. Bushee, Chair

Submitted by:



Carl Boaz, Stenographer