



Agenda

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**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
CITY COUNCIL CHAMBERS
MONDAY, AUGUST 9, 2010
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 JULY 26, 2010 PUBLIC WORKS COMMITTEE MEETING

CONSENT AGENDA

6. CIP PROJECT #872 – AIRPORT ROAD SAFETY IMPROVEMENTS PROJECT
 - REQUEST FOR APPROVAL OF A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF SANTA FE AND SANTA FE COUNTY FOR REGIONAL CAPITAL OUTLAY FUNDING (JOINT CITY-COUNTY ¼% GRT) IN THE AMOUNT OF \$313,000 (DESIRAE LUJAN)

Committee Review:

Finance Committee (Scheduled)

8/16/10

Council (Scheduled)

8/25/10

7. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO PROCEED WITH A COMMUNITY PLANNING PROCESS FOR THE ST. MICHAEL'S DRIVE AREA THAT WILL RESULT IN A MASTER PLAN THAT FOCUSES ON ESTABLISHING A HEALTHY AND VIBRANT COMMUNITY, STREETScape ENHANCEMENTS AND ADJOINING LAND DEVELOPMENT (COUNCILORS ROMERO AND WURZBURGER) (LEE DEPIETRO)

Committee Review:

Finance Committee (Scheduled)

8/16/10

Council (Scheduled)

8/25/10

DISCUSSION AGENDA

8. UPDATE AND REQUEST FOR DIRECTION ON PLAZA ROUNDTABLE (SEVASTIAN GURULE)
9. DISCUSSION AND REQUEST FOR DIRECTION ON THE 2012-2016 INFRASTRUCTURE CAPITAL IMPROVEMENTS PLAN (ICIP) (ISAAC PINO)
10. MATTERS FROM STAFF

11. MATTERS FROM THE COMMITTEE

12. NEXT MEETING: MONDAY, AUGUST 23, 2010

13. ADJOURN

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PUBLIC WORK, CIP & LAND USE COMMITTEE

August 9, 2010

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

MONDAY, AUGUST 9, 2010

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 Carmichael Dominguez 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 Carmichael Dominguez, Chair
Councilor Christopher Calvert
Councilor Miguel Chávez
Councilor Rosemary Romero
Councilor Ronald S. Trujillo

MEMBERS ABSENT:

STAFF PRESENT:

Mr. Isaac Pino, 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 Romero asked to postpone item #7 to the end of September.

Councilor Calvert moved to approve the agenda as amended. Councilor Romero seconded the

motion and it passed by unanimous voice vote.

4. APPROVAL OF CONSENT AGENDA

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

5. APPROVAL OF MINUTES FROM JULY 26, 2010 PUBLIC WORKS COMMITTEE MEETING.

Councilor Calvert moved to approve the minutes of the July 26, 2010 Public Works Committee. Councilor Romero seconded the motion and it passed by unanimous voice vote.

CONSENT AGENDA LISTING

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Committee Review:

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This item was postponed to the end of September under Approval of Agenda.

- 8. UPDATE AND REQUEST FOR DIRECTION ON PLAZA ROUNDTABLE (SEVASTIAN GURULÉ)**

Mr. Gurulé reported. He referred to the brief memo that identified how the Roundtable was constituted and the goals and objectives. He asked Mr. La Farge to present the recommendations to the Committee.

Mr. La Farge asked if the Committee had read them. The Committee had.

Mr. La Farge said they were asked by the Mayor to figure out if current uses were good or could be made better and other things related to the Plaza - i.e. all aspects of life around the Plaza.

The Task Force discussed them at great length and took a guided tour of the Plaza and heard about the trees. They studied the use of the plaza and spoke to members of the public.

They decided that it was enormously popular and everyone would like to use it more frequently.

In the introduction to the recommendations they found that the intense use had an effect on the merchants and was wearing out the grass and damaging the trees. There was also inappropriate use by transients and dogs. It might be overused. Certainly those who could use it by ordinance had become dependent on the plaza for funding, especially Girls, Inc.

Those organizations have grown and their events have grown and they didn't want to leave it.

So the Task Force was suggesting that those organizations should use it only once each year. Also that booths and tables not be allowed on the grass or the City must budget for sod replacement.

Everything should be done to maintain the cultural integrity of the Plaza including furniture and the abundance of signs. All should be in compliance with the Cultural Landscape Report. That should direct the decisions of the City regarding its use.

If goods were to be sold on the plaza and by daily vendors, those arts should be juried by a unified standard and inspections should be made to enforce high standards of goods on the plaza and all arts should be handmade. If possible, craftspeople should be local artists.

Some events were given breaks on fees and charges by the City. The Task Force believed all organizations using the Plaza should be informed of the costs to the City and should pay their fees. They discouraged having minimal staffing. Their business licenses should be enforced also.

Licenses and fees should be equitable among all organizations. Those vendors and all daily vendors and all should pay their GRT taxes.

Nobody wanted to use the Railyard. It was originally bought and promoted as a possible second plaza and was intended to draw people from the downtown and none of that happened. This was a problem so the City needed to make the Railyard more attractive in terms of fees.

The Task Force supported having a plan for replacement of trees and maintenance of grass on the plaza. Dogs on the plaza should be policed.

The electrical box should be removed from the Plaza and any unharmonious furniture should be removed. All of it should be in harmony including things like the periodical boxes. The New Mexican has already taken steps in that direction. All of those changes should go before the Historic Design Review Board and vetted for their appropriateness.

The Task Force recommended that more toilets be available downtown near the Plaza. They also recommended that all ordinances be enforced. There seemed to be a problem with some itinerant vendors who might get a permit for one thing and then sell something different. Tighter enforcement should be done on the Plaza. They would also like to have a permanent police officer on the Plaza.

Chair Dominguez thanked him for the report.

Councilor Calvert asked for clarification of the first recommendation that each organization have only one event on the plaza proper. He asked what they meant by that term.

Mr. La Farge said it referred to the plaza itself and the streets immediately surrounding it.

Councilor Calvert asked how this limit would affect the Fiesta's two events.

Mr. Gurulé explained that, by code, the Labor Day was a separate event.

Councilor Calvert asked if the intent was that the Fiesta would not be allowed to have both events.

Mr. La Farge said no. They were both allowed by ordinance.

Councilor Chávez said they needed to carefully define what "plaza proper" was and they needed a list of those that were allowed to have an event there by ordinance. That would help eliminate the confusion.

Councilor Calvert agreed.

Councilor Chávez asked if item 2 would apply to all of the eight events. Mr. La Farge agreed.

Councilor Calvert said #4 was to police display of licenses, especially of local vendors. The question was how to do that.

Mr. La Farge said he would be open to suggestions. The Roundtable supported unannounced inspections by the City and also for taxes. They were more concerned about the quality of the goods sold and they should have unannounced inspections by experts in the field. It wasn't clear who was supposed to enforce collecting the taxes.

Councilor Calvert asked if paying all of the costs including police and fire department would apply to all events. Mr. La Farge agreed.

Councilor Calvert said the lodgers' tax was used to defray some of those costs but it was being tapped for other things as well.

Councilor Calvert said regarding #6 about the signs, that most of those signs had a significant amount of space underneath for giving directions. Perhaps some of the dos and don'ts could be consolidated .

Mr. La Farge said evidently there were dog prohibition signs at one time that since have disappeared.

Councilor Calvert agreed that public toilets had been a problem. He asked if the City had worked out anything with the new Museum.

Mr. Gurulé said they had some dialog but he didn't know what the conclusion was.

Councilor Calvert thought if they could work that out first it would help. They probably had the same attitude as all the others.

Mr. Gurulé understood they didn't just let members of the public in to use the restrooms.

Councilor Calvert thought they should get a list of all the ordinances that pertained to the Plaza. There might be conflicts within them.

Councilor Romero thanked the Task Force for their hard work. It was amazing how much people volunteered to step up.

He looked at this from a strategic planning perspective. There was some low hanging fruit. Councilor Calvert's suggestion for listing all the ordinances was good. He suggested one more cut - the low hanging fruit that didn't cost much to do should be done now and then have a one year and two year plan for things that would cost more money like moving the electrical box off the plaza. So getting all the needed information would be good to do first. They could put litter and dog ordinances on the plaza.

Re #4 with crafts people, he felt the City needed those tourists dollars and GRT revenues so they might do several cuts like an action plan that would give the Roundtable another level of work.

Councilor Chávez asked again about the definition of plaza proper.

Mr. La Farge said from their point of view the plaza and immediate streets surrounding it was the plaza proper. Some of the events were so large that they took off on other streets.

Councilor Chávez said if it was not this definition then they needed to clarify what it was. He understood that some events were much larger.

Chair Dominguez agreed that having a definition would help.

Mr. Gurulé said City Code recognized it as the outside curb line of the plaza square.

Councilor Chávez asked them to have that in the next packet. It was not clear in this packet.

He said there seemed to be a lot of discussion about the grass and who stepped on it. There was a cost in replacing that and asked what the cost of replacing that grass was.

Fabian Chávez said it was approximately \$6-9,000 each time. It varied because of the fall maintenance.

Councilor Chávez said he knew there was a lot of maintenance to keep it. But he thought the dollar amount had gone from \$6-9,000 to some where in the range of \$20-80,000. It was a lot of money but in the bigger scheme of things, if there was all that use, some would be positive and some negative. It had been going on for 200 years. He asked why the users (8) contribute the \$9,000 to replace the sod every year as separate from what Mr. Chávez had to do to make that grass last through the season.

Councilor Calvert remembered the \$20,000 amount too.

Mr. Chávez said the \$9,000 was just the replacement of sod and didn't include maintenance. The cleaning before and after events and staffing during the event raised the cost far greater than \$20,000 per year.

Councilor Chávez said it was like any other park except it had far greater use. So that \$20,000 should be spread among the 8 events.

He thought #4 was good. He said it was difficult dealing with authenticity and branding of the products. He wasn't sure that resolution ever went anywhere. It was a noble gesture and should go to all products sold by downtown merchants or at least some of them. Enforcement would be hard.

He pointed out that ordinances were for the most part complaint-driven and without complaints, they were not enforced. It applied to short term rentals and guest houses too. Mr. La Farge agreed.

Councilor Trujillo asked if they were saying that coming to town shouldn't be on the plaza.

Mr. La Farge disagreed. They thought the eight major events should apply for a permit by a certain due date and then would be allowed. Other events were ad hoc events like the Christmas Tree Lighting. There should be a recognized set process that everyone should use and they would know what the rules were and should plan as far ahead as possible so the City could plan ahead.

Councilor Trujillo asked if they would choose a set place for every group and charge them for that.

Mr. Gurulé said the fees were across the board although some of them might need more supervisors but the standard rates were across the board.

He added that during the city staff presentation to the Task Force, it was clear that staff scheduling needed to have a letter of intent by a certain date.

Councilor Trujillo asked if the electric box was disliked by the Task Force or by everyone.

Mr. La Farge explained that he was on the Roundtable because of his membership on the OSFA Board and they didn't like it.

Councilor Trujillo pointed out that they needed the electric box to have the events there. He had suggested putting a coyote fence around it and then it would not be seen. A lot of the locals he talked with didn't mind it. Like Councilor Chávez said, the grass replacement cost a lot. They could not get grass in the pocket parks.

He supported making the Railyard more attractive and asked what the recommendation was. He asked what the City needed to do to make it more attractive.

Mr. La Farge said they didn't do that in detail because it was not part of their instruction. They just meant if that was the City's intent, it should be made more attractive - not necessarily physically attractive. Many people seemed to be under the impression that there was no parking available but there was parking available there.

Chair Dominguez said he would save his comments for later but wanted to thank the Roundtable for all of their work. It did sound like some more work might be needed.

Councilor Romero agreed they should get the ordinances together as well as actual costs and the evaluation of the Railyard. It should include the actual cost for removing the electrical box. She thought the phases of low hanging fruit would give concrete guidance to the Governing Body. Really concrete recommendations would give clear direction.

Councilor Romero moved to reconvene with staff and gather the five items she noted: the list of ordinances by the events specific to the Plaza, what possible side streets could be used aside from the Plaza proper, actual cost to replace the grass that perhaps could be allocated in some way, evaluation of the Railyard and the regulations that could be reviewed as a possibility, actual costs to grapple with that could include removing of the electrical boxes, and a time frame of one year, two year, three year - a possible prioritization.

Councilor Chávez seconded the motion for discussion.

He thought a second was unnecessary. This was direction given to staff. The list was a combined list of

committee members. He added a couple of other items to be considered including the use of public restrooms. When the City agreed to issue a demolition permit for the museum included a building that was on the register of national places. That needed to be looked at. He thought a user fee for the events would be in order in addition to the other fees as part of the cost of doing business. He would also like to add to the list the jurying for authenticity of local products. It was not anything that was new.

Chair Dominguez asked for clarification if this was giving staff direction for ordinances and resolutions.

Councilor Chávez agreed. He added that for #4 on standards that it should be something the Arts Commission would be involved in. It should be their function and they should be involved as we move forward. Those would be further directives.

Councilor Romero included three more activities in her motion: historical agreements regarding public restrooms with the new museum, listing of major events and authenticity of products to be sold.

She mentioned possible partners, whether it was the Arts Commission or the New Mexico Museum - a list of possible partners from which they could pull things.

Councilor Chávez said the Arts Commission should not be considered a partner because they were part of the City.

Councilor Romero asked who else could help solve the problem.

Councilor Calvert thanked the Roundtable for their hard work. The consensus to come up with this was difficult too.

He didn't think they needed to reconvene the Roundtable. The Roundtable did their function. Their work was finished. It was up to the Council now to make the decisions with staff to clarify the issues like using the grass or how much more space on the streets was available. The Roundtable's definition was a little too broad. Limiting access to the stores in that area and the Fire Marshal would have something to say about the recommendations too.

He knew that the draw was to the plaza itself and people wanted to be there. But it was not just what it cost to replace grass. It was also about affect on the trees. And was there a place for sanctuary where one could sit and rest. There was real debate about the events and the events over the years. But he had seen photos and the Indian Market was not on the plaza itself but on the streets.

He thought they needed to work with staff to determine which of these were doable. Some were just policy decisions. So they needed to make those decisions and if they needed further information on some of it, they could get that information.

Chair Dominguez agreed with Councilor Calvert about that. This was about creating policy after their input. He was not sure they needed to be dissolved yet, however. He would leave it up to the Committee.

Councilor Romero agreed it was not the Roundtable that needed to take it on. But she would rather have the Public Works do that work to fill in the blanks before it went to Council. They needed more information and it could be done with staff. But she wanted to encourage that they do one more cut before it went to Council.

Councilor Romero withdrew her motion.

Councilor Romero said the Committee gave staff direction and there were 8 specific things to do.

Councilor Calvert was comfortable giving staff direction but they needed a reasonable time frame without dragging it out forever.

He asked Mr. Gurulé how much time would be needed for this if they were going to review all the ordinances and resolutions connected to the plaza.

Mr. Gurulé said he could get the list by the next meeting and prepare a time line also.

The resolution did say the recommendation should be made to Council by the start of the FY 11 season. They were getting close to it now. The packets were sent out in October so now would be the opportune time to make those changes.

Councilor Calvert thought the prioritization would allow them to do those that needed to be done now.

Chair Dominguez asked that it be on the next agenda.

Councilor Chávez noted that some of these were ongoing efforts. It was not something they could fix and walk away from. He asked that the CAT Plan be included. That plan talked a lot about authenticity and branding and trademarks.

Chair Dominguez thanked the Roundtable and staff for all of their work.

Mr. La Farge introduced the members who were present: Rick Martínez, Mary Chávez, Elizabeth Pettis, Bruce Bernstein. Mr. Potter and Debra Dominguez were not present.

Councilor Chávez said he would disclose that he had rented space downtown so he represented himself as a downtown merchant.

9. DISCUSSION AND REQUEST FOR DIRECTION ON THE 2012-2016 INFRASTRUCTURE CAPITAL IMPROVEMENTS PLAN (ICIP) (ISAAC PINO)

Mr. Pino said in front of the members was a brief memo that recommended the priorities of the ICIP

should remain the same as last year. The total request was more than \$30 million. These projects listed might have all or just part of their funding from legislative appropriations. Two years ago the legislature suspended all consideration of capital projects and probably would this year as well. So it was a wish list.

Given the funding source, it was \$25 million for five years. Each project would be one million. That was the total and contingent on how long it would take to get it done.

Councilor Chávez asked why trails were separate from parks and open spaces. He thought they were all wrapped together in the bond.

Mr. Pino explained that the park bond would come to an end and would have to be renewed by citizen referendum.

Councilor Chávez saw how that related but thought there seemed to be overlap.

Councilor Calvert recalled the way they did it in the past was to have categories that might be broader.

Councilor Chávez asked why trails were not included in #2 and why trails were under #4.

Mr. Pino didn't know how it was developed in the past but the project descriptions were intentionally broad in case the legislature provided some funding.

Councilor Chávez said it was semantics to fit their categories more than the City's. Mr. Pino agreed. So without ICIP this would not be considered at all.

Councilor Calvert said the Food Depot wanted a couple of million for their facility. So they might want to bump that \$250,000 up a bit on page 4. Some legislators were interested in that.

Chair Dominguez asked how this amount got to be this way.

Mr. Pino didn't know but thought this was a design project instead of a construction project.

Councilor Calvert said YouthWorks was in search of a home. They were at Alameda and SFPS kicked them out.

Mr. Pino said that was not that project. They were trying to get the move done free of charge.

Councilor Calvert requested that instead of just giving the number of the fire station to you include the address of the station as well. Mr. Pino agreed.

Councilor Trujillo remembered they had a discussion about GCCC having a senior center attached to it and never got addressed. It was still on his wish list.

Councilor Romero said it was on everyone's wish list. She thought some of the connection was that state funding for senior center was cut. The state was not going to pay for the senior center so it came off the radar screen. But Councilor Trujillo was asking that the GCCC land should still be looked at.

Mr. Pino said they could develop those numbers and bring it back. Funding for seniors was still pretty dicey. It would be a challenge to operate it even if they got capital money for it.

Councilor Romero didn't understand the prioritization. She wondered how some things got on here like Boys and Girls Club at \$7½ million.

Mr. Pino asked if she was referring to the priority being the top 5. Councilor Romero agreed.

Mr. Pino said they could change the top five if needed.

Councilor Romero was comfortable with the top five.

Councilor Chávez moved to approve the top five for the ICIP list. Councilor Romero seconded the motion.

Councilor Chávez said his pet project was the Tierra Contenta Effluent Line.

The motion passed by unanimous voice vote.

10. MATTERS FROM STAFF

There were no matters from Staff.

11. MATTERS FROM THE COMMITTEE

Councilor Chávez thanked Mr. Pino for the clean up at Larragoite. He asked about cleaning out the water channel.

Mr. Pino said that would be the next step.

Councilor Chávez said there were concerns with the water line replacement in the St. Anne's/Hickox area. They seemed to be taking a very long time and were disrupting driveways there.

Also, on these contracts, 4-5 blocks were done under one contract. It took them a month where they should have done it in 2 weeks. The same contractors get issued new permits before they finish the last one. He knew that was life but the quality control and the time frame should be closely monitored. One of them was TLC.

Councilor Calvert agreed. There was one in Casa Solana. Lots of times they had to do a parallel line and then test and then take out the parallel line. They had the same concerns.

He asked if a hundred dollar permit was appropriate to scale. Something needed to help them get one competed before the next one was done. And also the inspection needed to be done in timely manner.

He asked to be kept posted on the water way.

Councilor Trujillo got a call from Mr. Gonzales about it. There was a lot of debris in the street. They were supposed to build a retaining wall there and it was never done. He agreed to get more information and pass it along.

Councilor Romero said Mr. Catanach did a great job.

Councilor Trujillo said clean out was needed at Camino Consuelo. It was a major path for kids walking to school. Mr. Pino agreed.

Councilor Chávez said in that same Hickox area there was a vacant lot on the corner of Santana and Hickox. An old warehouse was there. There was a trailer there and somebody was living in it. He asked if staff could route that to Code enforcement. Mr. Pino agreed.

Chair Dominguez said the September schedule changed a little bit.

12. NEXT MEETING: MONDAY, AUGUST 23, 2010

13. ADJOURN

Having completed the agenda and with no further business to come before the Committee, the meeting was adjourned at 6:30 p.m.

Approved by:

Carmichael Dominguez, Chair

Submitted by:


Carl Boaz, Stenographer