



# Agenda

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**PUBLIC WORKS/CIP & LAND USE  
COMMITTEE MEETING  
CITY COUNCIL CHAMBERS  
MONDAY, MAY 9, 2011  
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 APRIL 25, 2011 PUBLIC WORKS COMMITTEE MEETING

**INFORMATIONAL AGENDA**

6. FISHING DERBY EVENT STATUS (ALAN HOOK)
7. AIRPORT ROAD PROJECT PLAN UPDATE (KATHERINE MORTIMER)

**CONSENT AGENDA**

8. REQUEST FOR APPROVAL OF AMENDMENT NO. 3 WITH CHAVEZ SECURITY INC. TO PROVIDE SECURITY SERVICES AT THE GENOVEVA CHAVEZ COMMUNITY CENTER (GCCC) IN THE AMOUNT OF \$59,914 (IVIE VIGIL)

**Committee Review:**

Finance Committee (Scheduled)

05/16/11

Council (Scheduled)

05/25/11

9. REQUEST FOR APPROVAL OF A COMBINED APPLICATION AND FINAL AGREEMENT FOR A STATE GRANT IN THE AMOUNT OF \$202,000 FOR THE PURPOSE OF SURFACE SEALING AND MARKING RUNWAY 02/20, THE PRIMARY RUNWAY
  - REQUEST FOR APPROVAL OF A BUDGET ADJUSTMENT REQUEST TO ESTABLISH BUDGET IN THE AMOUNT OF \$202,000 (JIM MONTMAN)

**Committee Review:**

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10. REQUEST FOR APPROVAL OF AMENDMENT NO. 4 TO A LEASE AGREEMENT BETWEEN THE CITY OF SANTA FE AND SANTA FE AIR CENTER LLC, SUCCESSOR IN INTEREST TO SANTA FE AVIATION SERVICES LTD. CO. EXERCISING RENEWAL OF THE AGREEMENT FOR TEN YEARS **(JIM MONTMAN)**

**Committee Review:**

Finance Committee (Approved)  
Council (Scheduled)

05/16/11  
05/25/11

11. REQUEST FOR APPROVAL OF A RESOLUTION IN HONOR OF GAIL RYBA, NAMING A COMBINATION OF EXISTING AND PLANNED TRAIL SEGMENTS FOLLOWING THE ALIGNMENT OF THE ARROYO DE LOS CHAMISOS EASTWARD FROM THE SANTA FE RAIL TRAIL, UNDER ST. FRANCIS DRIVE, AND CONTINUING TO THE INTERSECTION OF WEST ZIA ROAD AND OLD ARROYO CHAMISOS ROAD **(COUNCILOR BUSHEE) (BOB SIQUEIROS)**

**Committee Review:**

Finance Committee (Scheduled)  
Council (Scheduled)

05/16/11  
05/25/11

**DISCUSSION AGENDA**

12. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO INITIATE NEGOTIATIONS WITH SANTA FE COUNTY FOR THE PURPOSE OF AMENDING THAT CERTAIN SETTLEMENT AGREEMENT BETWEEN THE CITY AND COUNTY TO AMEND THE PHASING OF CERTAIN CITY AND COUNTY SERVICES **(COUNCILORS BUSHEE, WURZBURGER AND CALVERT) (MATTHEW O'REILLY)**

**Committee Review:**

Finance Committee (Scheduled)  
Council (Scheduled)

05/16/11  
05/25/11

13. MATTERS FROM STAFF
14. MATTERS FROM THE COMMITTEE
15. NEXT MEETING: **MONDAY, MAY 23, 2011**
16. ADJOURN

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

**SUMMARY INDEX FOR  
PUBLIC WORKS/CIP & LAND USE COMMITTEE  
May 9, 2011**

<b>ITEM</b>	<b>ACTION</b>	<b>PAGE</b>
1. Call to Order	Convened at 5:15 p.m.	1
2. Roll Call	Quorum Present	1
3. Approval of Agenda	Approved as presented	1-2
4. Approval of Consent Agenda	Approved as presented	2
5. Approval of Minutes - April 25, 2011	Approved as presented	2
Informational Agenda		
6. Fishing Derby Event Status	Presented	2-3
7. Airport Road Project Plan Update	Presented	3-4
Consent Agenda Listing	Listed	4-5
Discussion Agenda		
12. Phasing of City/County Services	Approved	5-8
13. Matters from Staff	None	8
14. Matters from the Committee	None	9
15. Next Meeting	Set for May 23, 2011	9
16. Adjournment	Adjourned at 6:15 p.m.	9



**MINUTES OF THE**  
**CITY OF SANTA FÉ**  
**PUBLIC WORKS/CIP & LAND USE COMMITTEE**  
**MONDAY, MAY 9, 2011**

**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 Fé, New Mexico.

**2. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Councilor Carmichael Dominguez, Chair  
Councilor Christopher Calvert  
Councilor Miguel Chávez

**MEMBERS ABSENT:**

Councilor Rosemary Romero [excused]  
Councilor Ronald S. Trujillo [excused]

**STAFF PRESENT:**

Mr. Ike Pino, Public Works Director  
Ms. Bobbi Mossman, Public Works Staff

**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**

**Councilor Calvert moved to approve the agenda as presented. Councilor Chávez seconded the**

**motion and it passed by unanimous voice vote.**

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

**Councilor Calvert moved to approve all items on the consent agenda as presented. Councilor Chávez seconded the motion and it passed by unanimous voice vote.**

#### **5. APPROVAL OF MINUTES FROM APRIL 25, 2011 PUBLIC WORKS COMMITTEE MEETING**

**Councilor Calvert moved to approve the minutes of the April 25, 2011 Public Works Committee meeting as presented. Councilor Chávez seconded the motion and it passed by unanimous voice vote.**

#### **INFORMATIONAL AGENDA**

#### **6. FISHING DERBY EVENT STATUS (ALAN HOOK)**

Mr. Hook presented this report as per his follow up memo. Conditions were very dry this year with low snow pack and snow water was down five inches now. Consequently, the in-stream flow that would be needed for a fishing derby could not be attained. Therefore, the City could not have the fishing derby this year. He recommended delaying it until next year.

Councilor Chávez asked what the average snow pack was and where it was this spring.

Mr. Hook said last month it was 55% so there were probably more than 24 inches now. It had a little boost in March but not in April. Both reservoirs combined were at about 46% of capacity.

Councilor Chávez noted the presentation on water for Wednesday at Council meeting.

Mr. Hook said he looked at the possibility of bypass flow. It looked like if they could get to 50% they could have 300/ac/ft. He was not sure they could do full flow this summer but could get up to 50% capacity.

Councilor Chávez pointed out that they had to write off about 20% at the bottom as not treatable.

Mr. Hook agreed so treatable water was about 26% in storage.

Chair Dominguez thanked Mr. Hook for the report.

## **7. AIRPORT ROAD PROJECT PLAN UPDATE (KATHERINE MORTIMER)**

Ms. Mortimer said the Council approved Resolution 11-15 that required staff to report a time line on the Airport Road planning work. In the packet were the report, time line and budget. It would be wrapped up by August, 2012 and the money was coming from the CDBG repayment loan fund.

She put together a multi-department team to head up the study and they worked out the way they would work together, sharing information and making it as efficient as possible. Staff time mostly went to technical assistance including someone doing public outreach work on it and those who could speak Spanish - also technical work on traffic. Most of that would be done by staff.

The task leaders meet twice each month and report back what they were doing, sharing data and making a report each time for the Public Utilities Director.

Councilor Chávez thought they also used data gleaned from the Southwest Sector Plan. There must be materials in there. He remembered that it was pretty expensive with the ongoing annexation. This was probably taking a lot of staff time as they worked on it.

Ms. Mortimer said staff didn't log their time but they had estimated what each task would take. She offered to ask task leaders to log their time on it.

Councilor Chávez acknowledged that was not easy to do. Staff's time was valuable. If they put a dollar amount on it, an estimate of staff hours would be useful so Council would know what the true cost was at the end. They should make a correlation between time spent and cost invested vs. the return. The conditions on those roads didn't happen overnight. The area was approved by city/county. Hopefully annexation would help. He asked if the estimate of \$67,000 wasn't all cash.

Ms. Mortimer said it was all cash. That was for the consulting and outreach and traffic analysis that was beyond the staff ability. And for outreach, it was beneficial for a third party to undertake it.

She estimated 2,000 hours of staff time.

Councilor Chávez thought they should just take that into account too.

Mr. Pino said the City tried tracking staff time in the Parks Division. He set up a system by projects. It wasn't hard to do. Someone could maintain a spreadsheet.

Councilor Chávez thought it would be good to use that system here.

Councilor Calvert was curious to know about the deadline. It was not soon but he asked if staff were making headway in getting it assigned or pulling some of the other initiatives together.

Ms. Mortimer said there was some overlap in task 9. She would look at how they interacted. The title

was research on how to promote. The other ones were more on getting things done and putting new policies in place. This last one was looking at all they did previously and then pointing out what things were left to recommend to the City.

Councilor Calvert asked if she envisioned, once some of those projects were being completed, translating some of those people into the new projects.

Ms. Mortimer agreed they would do that. And also - this was somewhat separate from the other ones so she was talking with a UNM professor for ideas that might be new and different.

Chair Dominguez thanked Ms. Mortimer for her work.

## **CONSENT AGENDA LISTING**

### **8. REQUEST FOR APPROVAL OF AMENDMENT NO. 3 WITH CHAVEZ SECURITY INC. TO PROVIDE SECURITY SERVICES AT THE GENOVEVA CHAVEZ COMMUNITY CENTER (GCCC) IN THE AMOUNT OF \$59,914 (IVIE VIGIL)**

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### **11. REQUEST FOR APPROVAL OF A RESOLUTION IN HONOR OF GAIL RYBA, NAMING A**



**COMBINATION OF EXISTING AND PLANNED TRAIL SEGMENTS FOLLOWING THE ALIGNMENT OF THE ARROYO DE LOS CHAMISOS EASTWARD FROM THE SANTA FÉ RAIL TRAIL, UNDER ST. FRANCIS DRIVE, AND CONTINUING TO THE INTERSECTION OF WEST ZIA ROAD AND OLD ARROYO CHAMISOS ROAD (COUNCILOR BUSHEE) (BOB SIQUEIROS)**

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**Committee Review:**

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Mr. O'Reilly reported this request. He noted that on the members' desks was an amendment sheet to add "code enforcement" among the services to be negotiated with the county.

He had no presentation to make. He read the settlement agreement today and understood what it called out for the City to do. It would involve many members of city staff.

Councilor Chávez asked what he saw as their intent here. It was hard to sift through it.

Mr. O'Reilly said it directs staff to initiate negotiations with Santa Fé County for phasing of certain services.

Councilor Chávez thought they were already doing these.

Mr. O'Reilly said they had annexed phase 1. Phases 2 and 3 were next, one included the airport area. When the City annexed 2 and 3, the City would have to provide lots of new services that the county was now providing. So they would look at how they would share them. It was not that clear.

Councilor Chávez didn't know either. Some of those were the areas where redevelopment was needed. And the City needed to be cautious. The revenue impact on the City would be important.

Mr. O'Reilly pointed out that the City currently had zoning jurisdiction over all three phases - all

permitting, all building inspections etc. So currently the City issued the business licenses, the subdivision permits, etc.

Councilor Chávez noted that this was based on water, fire and police services which were more expensive to provide. The Southwest Sector had been a part of it.

"If you speak just to the infrastructure then where were we going? This was something else. If we already have land use, then what?"

Councilor Calvert said Councilor Chávez was asking Mr. O'Reilly to read the mind of Patti Bushee and he was not prepared to do that.

Councilor Chávez said this directs staff to do something.

Chair Dominguez said it was to initiate negotiations and phasing of services. He thought that was vague direction but it had some specifics in it.

Councilor Chávez asked if it spoke to more than infrastructure.

Mr. O'Reilly believed it did but had not read the settlement document for awhile. He couldn't speak about how fire chief and police chief would work it out with them.

He couldn't speak to code enforcement. Perhaps they would see how the County and City could team up on some of these areas.

Annexation 2 had a lot of existing building software some of which was not compliant. The County has one code enforcement person for 1,900 square miles. To do the job, additional staff would be necessary.

Councilor Chávez noted they had done similar cost sharing in the past. At some point the jurisdiction would be removed completely in the same area where it overlapped. There didn't seem to be any language in here that was specific. It just said that it might be in our interest to do more code enforcement.

Councilor Calvert thought the main intent of the resolution was to acknowledge the budget restraints the City and County had now. The City wanted as much assistance from the County as possible to have a smooth transition. The water and waste water probably paid for themselves; maybe with solid waste also. But police and fire were expensive. The City had to do it and couldn't afford it the way things were now.

Hopefully the County had the interests of the community at forefront.

Some of these things were there but some still had to be worked out for annexation to occur. That was his understanding of the intent.

Chair Dominguez appreciated his articulation. His concern was that this was just the political part of it.

That was a long discussion about economy, etc.

He supported number one. They might be able to work with the County on code enforcement. Without the agreement, the City would lose the opportunity to work with the County.

Mr. O'Reilly was not sure that was true. There were areas in that original agreement that seemed to say that other agreements could be entered into.

The City was working on revising the nuisance ordinances and asked the County if they would agree to those in the presumptive city limits. That way they would all agree to live by the City rules and enforcement would be done on that basis. It would require some action by the County.

Chair Dominguez asked if he saw a way to work that out later.

Mr. O'Reilly said if the County would adopt the City ordinances in the presumptive city limits; it would have no financial impact. He put it out there as a way for City and County to cooperate without incurring costs or having to reopen negotiations when they were involved in a complaint or appeal. The County had much fewer staff available for those things. The City might have to dispatch staff to serve areas that were not being annexed. Perhaps the intent was that we would just discuss these things with the County.

Chair Dominguez noted that it said the annexation was to be accomplished within the filing period of this agreement. If not, then they were in violation of the agreement. He asked if those were the correct dates.

Mr. O'Reilly didn't know what would happen if no annexation took place.

Mr. Pino said as it was going on to Finance; staff has been urged to get all of the facts needed. This resolution might be premature. If you don't know the outcome, it might be best to leave things the way they are. All of it was dependent on availability of funds.

Councilor Chávez said they were talking about fiscal impact. There would be one and cost has always kept them from doing it. He asked if they could also look at the other areas like building permit fees, etc.

Mr. O'Reilly said for the 18 month period since the agreement on annexation went into effect, the City took in \$78,000 in building development fees - not code enforcement.

Councilor Chávez asked if they would have a dollar amount in the impact report. Mr. Pino agreed.

Mr. O'Reilly added that the report by EDI at UNM took all sources of revenue into account.

Chair Dominguez thought there wouldn't be much GRT generated there. They might get some income from violations but much that was generated would go to provide those services.

Mr. Pino said the ultimate disposal of the revenue was up to the Council. He was not sure there could

be a special fund just for that area.

Chair Dominguez thought that part of the Las Soleras agreement included that whatever revenue was generated there could be used to offset expenses. It was not that the City needed the County to reimburse funds.

Mr. Pino clarified that the impact fee was appropriated by all areas. He explained how it worked and Mr. O'Reilly agreed with it.

Mr. O'Reilly understood it was also possible to break the municipality up into sectors. He thought what Councilor Chávez asked was possible but didn't know if it was desirable.

Councilor Chávez asked if there was any way to evaluate what the City was getting in the area. He clarified that he was not talking about schools.

Councilor Calvert asked Mr. O'Reilly about the litany of land use functions and asked if code enforcement was not a land use function as well.

Mr. O'Reilly said land use functions were specifically referenced in chapter 14 so code enforcement was not part of that chapter.

Councilor Calvert thought there would be a closer tie between revenue generated and expenses incurred. He didn't want to void that agreement but would like more of what they anticipated to be shared. Police and Fire would be costly.

Chair Dominguez recommended postponing until after they got the rest of the information. In reading the document, it didn't say anything about fire protection in the longer term.

Councilor Calvert recalled they were going to beef up services in that agreement and he didn't think that had happened.

Chair Dominguez agreed that there could be room for more specificity in the negotiation.

**Councilor Chávez moved to postpone this matter to the next meeting, providing the information was provided. Councilor Calvert seconded the motion and it passed by unanimous voice vote.**

### **13. MATTERS FROM STAFF**

There were no matters from staff.

#### **14. MATTERS FROM THE COMMITTEE**

Chair Dominguez asked if the Committee would have parks bond information soon.

Mr. Pino thought it would be available by the next meeting.

Chair Dominguez announced he might not be present on May 23.

#### **15. NEXT MEETING: MONDAY, MAY 23, 2011**

#### **16. ADJOURN**

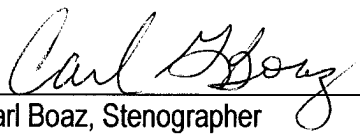
Having completed the agenda and with no further business to come before the committee, the meeting was adjourned at 6:15 p.m.

Approved by:

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Carmichael Dominguez, Chair

Submitted by:

  
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Carl Boaz, Stenographer