



Agenda

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**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
CITY COUNCIL CHAMBERS
MONDAY, JULY 11, 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 JUNE 27, 2011 PUBLIC WORKS COMMITTEE MEETING

CONSENT AGENDA

6. REQUEST FOR CONCEPT APPROVAL OF LEASE AGREEMENT FOR PARKING AREA(S) CONTAINING APPROXIMATELY 4300 SQUARE FEET WITHIN THE RIGHT-OF-WAY OF CAMINO ENTRADA ADJOINING THE NORTHERLY BOUNDARY OF 2571 CRISTO'S ROAD BY DAISY LAY II, LLC (**EDWARD VIGIL**)

Committee Review:

Finance Committee (Scheduled)

07/18/11

Council (Scheduled)

07/27/11

7. ZIA RAIL RUNNER EXPRESS STATION

- REQUEST FOR APPROVAL OF A RESOLUTION AMENDING TABLE 22 (PAGE 23) OF THE CITY OF SANTA FE IMPACT FEES CAPITAL IMPROVEMENTS PLAN REGARDING PLANNED MAJOR ROAD IMPROVEMENTS AND ADDING "ZIA STATION INFRASTRUCTURE IMPROVEMENTS" AND "ZIA ROAD INTERSECTION IMPROVEMENTS" AS ELIGIBLE PROJECTS TO RECEIVE "ROAD" IMPACT FEES
- REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO SUBMIT A REQUEST TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION TO OPEN THE ZIA STATION FOR RAIL RUNNER EXPRESS SERVICE (**KEITH WILSON**)

Committee Review:

Finance Committee (Postponed)

07/05/11

Finance Committee (Scheduled)

07/18/11

Council (Scheduled)

07/27/11

8. MATTERS FROM STAFF
9. MATTERS FROM THE COMMITTEE
10. NEXT MEETING: **MONDAY, JULY 25, 2011**
11. 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
July 11, 2011**

ITEM	ACTION	PAGE
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
4. Approval of Consent Agenda	Approved as amended	1-2
5. Approval of Minutes - June 27, 2011	Approved as presented	2
Consent Agenda Listing	None	2
Discussion Agenda		
6. Camino Entrada Parking Lease	Approved	2-3
7. Zia Rail Runner Station Resolutions	Approved	3-7
8. Matters from Staff	None	7
9. Matters from the Committee	Discussion	7
10. Next Meeting	Set for July 25, 2011	8
11. Adjournment	Adjourned at 6:05 p.m.	8

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

MONDAY, JULY 11, 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 Councilor Ron Trujillo 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 [arriving later]
Councilor Christopher Calvert
Councilor Miguel Chávez
Councilor Ronald S. Trujillo

MEMBERS ABSENT:

Councilor Rosemary Romero [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 asked for discussion on agenda items # 6 and 7.

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

5. APPROVAL OF MINUTES FROM JUNE 27, 2011 PUBLIC WORKS COMMITTEE MEETING

Councilor Chávez asked if the public hearing for the last Public Works Committee had been properly noticed.

Councilor Chávez thought if they had time for it to go to Finance before Council, they should have it for discussion. In the interim, he gave notice to staff but didn't ask for amendments on Plan B. Mr. Martínez should be working on that.

Chair Dominguez arrived at this time.

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

CONSENT AGENDA LISTING

No consent items remained on the consent agenda.

DISCUSSION AGENDA

- 6. REQUEST FOR CONCEPT APPROVAL OF LEASE AGREEMENT FOR PARKING AREA(S) CONTAINING APPROXIMATELY 4300 SQUARE FEET WITHIN THE RIGHT-OF-WAY OF CAMINO ENTRADA ADJOINING THE NORTHERLY BOUNDARY OF 2571 CRISTO'S ROAD BY DAISY LAY II, LLC (EDWARD VIGIL)**

Committee Review:

Finance Committee (Scheduled)

07/18/11

Council (Scheduled)

07/27/11

Councilor Calvert asked if there were any infrastructure in this ROW and if the City might need access to it in the future.

Mr. Vigil said the water lines and sewer lines were primarily under the paved roadway.

Councilor Calvert just wanted to make sure of that before approval. They might want to put that in as a condition if they needed it.

Mr. Vigil agreed to include that for Council.

Councilor Calvert moved to approve the request with the addition of access. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

7. ZIA RAIL RUNNER EXPRESS STATION

- **REQUEST FOR APPROVAL OF A RESOLUTION AMENDING TABLE 22 (PAGE 23) OF THE CITY OF SANTA FÉ IMPACT FEES CAPITAL IMPROVEMENTS PLAN REGARDING PLANNED MAJOR ROAD IMPROVEMENTS AND ADDING “ZIA STATION INFRASTRUCTURE IMPROVEMENTS” AND “ZIA ROAD INTERSECTION IMPROVEMENTS” AS ELIGIBLE PROJECTS TO RECEIVE “ROAD” IMPACT FEES**
- **REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO SUBMIT A REQUEST TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION TO OPEN THE ZIA STATION FOR RAIL RUNNER EXPRESS SERVICE (KEITH WILSON)**

Committee Review:

Finance Committee (Postponed)	07/05/11
Finance Committee (Scheduled)	07/18/11
Council (Scheduled)	07/27/11

Mr. Wilson presented the request.

Councilor Trujillo said he traveled that daily and saw all the traffic. He asked how much more time it would cost in the mornings.

Mr. John Romero said there had not been a ridership study done. Las Soleras asked >> it was under the presumption it would only be as a neighborhood station.

As far as adding to the signal time, once it approaches the station, the signal goes into a mode giving St. Francis a green light. They would have about 30 seconds of clearance and about a minute to a minute twenty seconds for the gate being down. With a stop it would add about two minutes. Gates would have to stay down while train was at station - probably about three to three and a half minutes.

Councilor Trujillo asked if when the train comes to a stop the gates would stay down until the train leaves.

Mr. Romero said it was true at Alta Vista. The gates would come back up. They were not coordinated with a signal. What happened was that the engineer had to manually put down the gates immediately and it trapped people in the red light. It caused them to panic and run the red light. So the gates stay down. They

almost immediately go back down so it complicates the traffic situation.

Councilor Trujillo thought it would impact traffic for 6-7 minutes.

Mr. Romero thought it might take up to about 5 minutes.

Councilor Trujillo said okay.

Mr. Romero said they were doing analysis. Software showed 60-70 seconds.

Chair Dominguez thought they should have that documented somehow. There just seemed to be a lot of conflict there already.

Councilor Calvert said the whole problem with this station arrangement was sort of a chicken and egg trying to figure out the impacts there. It was hard to estimate those things. He also understood originally that improvements would be paid for by the developer and since then, the developer wanted to not move forward but people wanted to open it anyway and pay for the improvements anyway. If it was to be opened, the developer wanted some credits up front. It would gain valuable information if opened to know what development would happen there. Here, it would give some practical experience in how the station would be used and patterns. I'm not interested in giving the developer credit but he would get valuable info from the station being opened on how to develop it. He would have it before putting one dime into the development. I don't know what value to put on it. People do marketing studies, etc. to figure out what to do on projects. There must be some way to put a value on it. But it would benefit the developer.

Councilor Chávez didn't see all of that. Part of it was in the second resolution. In the request to open it there was a dollar amount. \$180,000 and \$100,000 were both in there. There was a motion to table the impact fees.

The Finance Committee would not approve the whole amount.

Chair Dominguez said the first thing was to get it on the list.

Councilor Chávez said there was something on dollar amount tied to the project itself. To be on the list didn't mean they would receive funding.

Councilor Calvert thought the developer was estimating improvements and was in that ball park of \$180,000.

Chair Dominguez said after getting them on the list then the amount would have to be approved.

Mr. O'Reilly agreed that was correct. If the resolution was approved, the City would at some future point have impact fee credit on what the developer actually spent, dollar for dollar.

Councilor Chávez said they discussed that these improvements might be temporary. He asked if not

they were temporary or permanent. He was not sure.

Mr. O'Reilly said several things could happen. The development could build all at his expense and then not go forward with it if the economy was bad. In that case he would not get impact fee credits. If the development included destroying the parking lot the city just built, the city would require that or more and required it be dedicated to city use.

Councilor Chávez said that was the temporary-ness of it - if it didn't fit into the next phase.

Mr. O'Reilly said if part of his development included an underground garage, the City would require him to have those 30 spaces if he wanted to get those credits.

Councilor Chávez pointed out that a parking lot was on-site. Roads would be off-site. There were four categories. Those were different things.

Mr. O'Reilly said what was eligible in the roads category was if the City put them on the ICIP schedule.

He used a road example. He could get credit for building a road right on his property. If it was on the CIP list, the developer could get credit for building it.

Councilor Calvert clarified the reason he said temporary was the parking lot would make access to the station possible. Just to get off the street to go in and out. This could give him credit down the road.

Mr. O'Reilly quoted from the definitions in the code.

Mr. Romero said there would be some sidewalk along Zia and would require him to extend the left turn lane. There were two short left turn lanes there now and those needed to be extended.

Chair Dominguez asked if those improvements were required to open the station. Mr. Romero agreed.

Councilor Calvert asked if by doing this resolution it sounded like in the future the City would bypass the capital improvement budget because they were giving him credit.

Mr. O'Reilly said the purpose of that committee was not necessarily to decide to give credit or not. If they build something that was on the list, the committee was only advisory to the Council. So the final decision of Council was whether they thought those improvements needed to be on the list.

Mr. Wilson clarified that the two resolutions were created after Finance first made the motion to open the station and have the developer build improvements and offer credits on impact fees. That was what happened.

Councilor Calvert asked what that had to do with the Capital Improvements Advisory Committee.

Mr. Wilson said going to CIAC was the possibility of using impact credits. The CIAC could not come to a decision on it.

Councilor Calvert thought last time the Finance Committee postponed it on a legal question.

Mr. Zamora said the legal staff had taken a look at the issue raised and it was whether a Councilor who received campaign contributions could participate in the decision. The answer was no conflict and no recusal needed provided that in aggregate the Councilor had not received more than \$1000 in contributions in the last two years. So they would look back two years from the date on which vote would be taken. Then by ordinance if there was, there would be a conflict. All disclosures have been made.

Councilor Chávez said this was a hybrid. The resolution said improvements at Zia and St. Michaels so maybe that was where off-site improvements were. He asked if there was a time frame on those.

Mr. Romero said they would ask that they be done by the time of station opening.

Councilor Chávez thought the on-site might be more temporary but the dollar amount, if those were on the list, would have to be included. He asked how the credit and dollar amount were handled. The off-site improvements were not subject to any changes in the event the development didn't go forward.

Mr. O'Reilly agreed. If the intersection improvements were done, it was less likely that would be changed if the developer came to develop the property. If the parking lot was taken out, however, The City would probably require him to put it back. Or he could do it on his own without credits for impact fees.

Councilor Chávez asked then if the estimated improvements were \$180,000.

Mr. O'Reilly said that was just an estimate and he didn't know if that was the developer's estimate. The credit would be for the amount actually spent.

Mr. Wilson said the \$180,000 came from city staff. There was something added in case costs changed.

Mr. Romero was still trying to figure out exactly what it would cost at the intersection. There might be additional improvements to be covered by that figure.

Mr. Wilson said if it was higher, that would have to come back for amendment.

Councilor Chávez moved for approval of the resolution amending Table 22. Councilor Trujillo seconded the motion.

Councilor Chávez said the CIAC did an annual report and maybe we should look at that. It might raise questions on the list.

Chair Dominguez said they could look at the list.

Councilor Chávez had never seen the credit given ahead of time. They didn't yet know if it would be TOD or park and ride, which didn't make sense to him.

The motion passed by majority (2-1) voice vote with Councilor Calvert voting against.

Councilor Chávez moved to approve the resolution directing staff to submit a request to the New Mexico Department of Transportation to open the Zia Station for Rail Runner Express service. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

8. MATTERS FROM STAFF

There were no matters from staff.

9. MATTERS FROM THE COMMITTEE

Councilor Chávez looked forward to the summary of impact fees report.

He also had asked staff for another amendment on the Redistricting Plan B which would move Precinct 36 into District 2 and Precinct 43 into District 1. So the line between would be changed. It wouldn't have any modification to it. He talked with Mr. Martínez about it.

Councilor Trujillo thought they should look at funding for the fence over there to keep the prairie dogs away from the park.

Councilor Chávez asked if anyone else received information on the status of the northwest well. There was a question on when it would get permitted. It was done under an emergency drought provision for a ten year period and that period had lapsed. The Council needed some information on it.

Councilor Calvert said he was in the process of setting up a meeting on it.

Councilor Chávez said people wanted to know when and if the application would be filed and if there was a time line on it.

Councilor Calvert didn't think there was a specific date on it.

Councilor Calvert asked when they would hear about CIP.

Chair Dominguez thought it would be in August. They would do ICIP first and then CIP.

10. NEXT MEETING: MONDAY, JULY 25, 2011

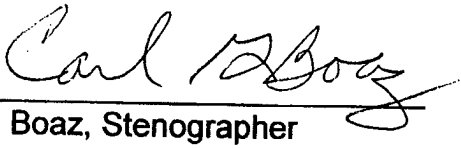
11. ADJOURN

The meeting was adjourned at 6:02 p.m.

Approved by:

Carmichael Dominguez, Chair

Submitted by:



Carl Boaz, Stenographer