



Agenda

DATE 10/13/11 TIME 4:35 pm
SENDER BY *Bethi Mossman*
RECEIVED BY *[Signature]*

**SPECIAL
PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
CITY COUNCIL CHAMBERS
TUESDAY, OCTOBER 18, 2011
5:30 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA

PUBLIC HEARING AND DISCUSSION

4. A RESOLUTION CALLING ON THE CITY OF SANTA FE AND THE COMMUNITY TO SUPPORT FUNDING IN THE AMOUNT OF THIRTY MILLION DOLLARS (\$30,000,000) FOR MUNICIPAL CAPITAL PROJECTS THAT WILL CREATE JOBS, PROVIDE FOR ECONOMIC DEVELOPMENT OPPORTUNITIES, IMPROVE WATER SECURITY, ENHANCE PUBLIC SAFETY, AND PROMOTE A HIGH QUALITY OF LIFE FOR THE RESIDENTS OF THE CITY OF SANTA FE; AND PROPOSING A \$30,000,000 GENERAL OBLIGATION BOND ISSUE FOR APPROVAL BY THE VOTERS OF THE CITY OF SANTA FE AT A SPECIAL MUNICIPAL ELECTION TO BE HELD IN CONJUNCTION WITH THE MARCH 6, 2012 REGULAR MUNICIPAL ELECTION **(COUNCILOR DOMINGUEZ) (ROBERT ROMERO)**

Committee Review:

Public Works (Postponed)	09/26/11
Finance Committee (Scheduled)	10/31/11
Council (Scheduled)	11/09/11

5. MATTERS FROM STAFF
6. MATTERS FROM THE COMMITTEE
7. NEXT MEETING: **MONDAY, OCTOBER 24, 2011**
8. ADJOURN

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**SUMMARY INDEX FOR
PUBLIC WORKS/CIP & LAND USE COMMITTEE
October 18, 2011**

ITEM	ACTION	PAGE
1. Call to Order	Convened at 5:30 p.m.	1
2. Roll Call	Quorum Present	1
3. Approval of Agenda	Approved as presented	1
Public Hearing		
4. Municipal Capital Projects Bond Issue	Discussion	2-7
5. Matters from Staff	None	7
6. Matters from the Committee	Discussion	7-8
7. Next Meeting	Set for October 24, 2011	8
8. Adjournment	Adjourned at 6:30 p.m.	8

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

TUESDAY, OCTOBER 18 2011

1. CALL TO ORDER

A special meeting of the Public Works/CIP & Land Use Committee was called to order on the above date by Chair Carmichael Dominguez at approximately 5:30 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 Miguel Chávez
Councilor Rosemary Romero
Councilor Ronald S. Trujillo

MEMBERS ABSENT:

Councilor Christopher Calvert [excused]

STAFF PRESENT:

Mr. Ike Pino, Public Works Director

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

PUBLIC HEARING

- 4. A RESOLUTION CALLING ON THE CITY OF SANTA FÉ AND THE COMMUNITY TO SUPPORT FUNDING IN THE AMOUNT OF THIRTY MILLION DOLLARS (\$30,000,000) FOR MUNICIPAL CAPITAL PROJECTS THAT WILL CREATE JOBS, PROVIDE FOR ECONOMIC DEVELOPMENT OPPORTUNITIES, IMPROVE WATER SECURITY, ENHANCE PUBLIC SAFETY, AND PROMOTE A HIGH QUALITY OF LIFE FOR THE RESIDENTS OF THE CITY OF SANTA FÉ; AND PROPOSING A \$30,000,000 GENERAL OBLIGATION BOND ISSUE FOR APPROVAL BY THE VOTERS OF THE CITY OF SANTA FÉ AT A SPECIAL MUNICIPAL ELECTION TO BE HELD IN CONJUNCTION WITH THE MARCH 6, 2012 REGULAR MUNICIPAL ELECTION (COUNCILOR DOMINGUEZ) (ROBERT ROMERO)**

Committee Review:

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Chair Dominguez said he wanted to have the public hearing but more importantly to have discussion amongst the committee.

Public Hearing

Mr. Craig O Hare said he worked for Santa Fé County in the energy efficiency and renewable area and previously worked at the City water department. But he was here on his own behalf. Commissioner Holian was out of state so on her behalf he said the County hoped the City would consider the proposed GO Bond allocations. In the Mayor's handout only \$1 million of the \$25-30 million was recommended for Affordable housing and he hoped that could be beefed up significantly. It was particularly needed in the energy efficiency and renovations of existing homes of low and moderate income families. A lot of them lived in homes that were very inefficient. It would be a shot in the arm for builders in the state if the City focused more on Affordable housing in the city and in the county where there were lots of needy families. Gas and electric companies had requested increases in rates so if the City could put money in for remodeling the City would get a two-fer out of it by stimulating the building industry which was not doing so well and benefitting those citizens who needed it the most.

Chair Dominguez asked for those who wanted to speak to line up.

Mr. Jerry Jacoby, 2314 Calle Caliber said he was a Santa Fé resident for 33 years. He was also chair of the Santa Fé River Commission that would meet at 6 tonight. He was in favor of the bond issue which was gave a real chance to improve the quality of life in the City. In this environment, we were facing great changes with park issues and returning the Santa Fé River to a living river. Any money directed toward these efforts he was in favor of doing. This was a very worthwhile endeavor.

Chair Dominguez asked anyone else to speak to the GO bond issue which was the agenda item being considered.

Mr. David Hertzmer represented the Fire Fighters' Union and they were in favor of this bond because it would greatly improve their ability to do the job. He was a city resident. He said the Fire Department's call volume was going up 2-3,000 calls each year. So they were having to do more with the same or less. Their response time would get longer without more help. This bond would create a long overdue station which with trucks and manpower would allow them to provide a better response to residents.

Mr. Steven Mays, a state organizer for Move On New Mexico, said they had thousands of members here and a survey of them indicated that they were strongly in support of this bond issue. "It was way beyond time that the City took the lead on creating jobs because the Governor wasn't going to; the Republicans weren't going to and without a jobs bill at the federal level we need something done now. We have people out of work who want to work and the private sector isn't able to step up. We need to have our friends and neighbors working. We would support it every way that we can."

There were no other speakers from the public and the public hearing was closed.

Mayor Coss thanked the Public Works for granting him time to speak. Right now the City was finishing work on the \$20 million CIP and \$30 million GO bond proposals and heard similar testimony at other hearings - Quality of Life, Parks, Economic Development, Affordable Housing, Broadband, Solar - these were all things the City could move on now.

Here in Santa Fé we could say "yes, we can." We need to keep working through Public Works and Finance Committees to get it to the public to vote on. He was available to work with members of the public to spell out the details or help adjust the funding levels. They needed more opportunity and become ready for the future in Santa Fé.

Chair Dominguez said it was obvious that the City could not count on state or federal government to provide the resources. You could see that in the allocations. That was just one small corner of it. "We shouldn't stop in our efforts to invest in our community - to make sure our constituents have quality of life and all services." Public Safety components would help with public safety. He said he would propose some examples or ideas that have come out. It was our chance to step up to the plate.

Councilor Chávez said it was clear that we have to compensate for state and feds who were unwilling to help. The City had the capability to deal with these issues. So his question was, "Who is going to pay for it?" It would be property owners in the community. This wasn't the first time Council proposed increases in property taxes. The City hasn't yet completed the \$1 million parks bond spending and that work needed to continue. So who would pay for this? There were those who were not capable to do it.

They also had to compensate for the Homes program and those who would be affected by this increase.

He asked, as this went forward and got on the ballots, if voters would be able to vote on individual projects or not.

Chair Dominguez explained that was why the Committee was having this discussion. There were many questions on that.

Councilor Chávez said it was a simple question. He asked if the projects would be voted on separately or as one lump sum. They had two different lists. The CIP was done every two years. But there seemed to be a little cross over. On the \$20 million list that was not going to the voters, there were 4-5 projects designed on there. One was the Southwest Activities Park. It said the Master plan was already completed for this park so was the design completed as Master plan.

Chair Dominguez said the design was separate from the master plan.

Councilor Chávez said the arroyo drainage improvements seemed to be a short list and this was a starting point. He asked why was the Santa Fé River was on this list as an arroyo drainage improvement project. He thought the Santa Fé River was a separate project.

Councilor Romero said it was considered as an arroyo.

Councilor Chávez was confused about the relation of the river to the arroyos and the bigger river project. This was a \$30 million bond for much needed projects in the community. It was maybe 20 years of work if the information was correct. So he asked if they needed to do all of them now. They had been bonding for \$20 million every 2 years and had to stop doing that so the GRT could catch up. He asked if it was fair to future councils to do it all at once when they could do part of it every 2-3 years.

Councilor Romero supported the GO bond. It was a chance to address the problems we have had over the last several years.

She wondered in response to earlier comments about affordable housing that there was an amount of \$3 million for parks in here and the City already spent \$30 million in the recent park bond that did make improvements. Everyone knew what the problems were in Affordable housing. If the City could put more money there in partnership with County it would help. This was an opportunity to put more in Affordable housing and less in parks. She hoped the Public Works Committee would help support that idea.

Last year she spent lots of time working with staff on how to protect the arroyos and figuring out the criteria, working downstream and upstream. What was shown here was a really small list. They identified those that would provide the biggest bang for the dollar. It was less than she had hoped for. The recent rain storms were horrendous and resulted in great devastation downstream. There was a place in the Santa Fé River where chunks of cement had washed down to the Alameda Bridge area. If the City didn't do something there it would create further devastation so that stretch was the top priority on the list. The Santa Fé River was a priority because of the amount of water that flowed there.

So she would advocate for more money for Affordable housing for down payment assistance. \$1 million seemed short. And a great amount of energy needed to be put into the arroyos because the erosion was huge and staff couldn't address all of them.

Councilor Trujillo said he had always supported Public Safety and he was glad it was included here. As for the vehicle replacement he would very much like to see some replacement criteria. He didn't believe there was any of that here at the City. It should be not just for public service vehicles but for all city vehicles so those purchases could be made wisely and save money for the City. As for park improvements, it was \$3 million and there was a recent parks bond but a lot of the amenities for the parks didn't get done with that effort. He was looking for the South Side Park to be added.

Regarding the Affordable housing at \$1 million, he didn't know if they could take from other places but he saw \$5 million for trail improvements and didn't think there was \$5 million worth of projects to be done. . He would like to go over the list of trails to determine what segments were wanted and what district they were in throughout the city.

As for arroyo improvements at \$2 million, he asked which of those structures were the state's such as culverts, etc. The state inspected them so he wanted to know if the city owned them or the state owned them.

Mr. Pino said he would have to check on that.

Councilor Trujillo said if the state owned them then the state should maintain those.

Councilor Romero said if there was waste water that was leaking into the arroyos it would be a public safety issue. If a trail was eroded, the City needed to maintain them because they were City property.

Councilor Trujillo clarified that he just wanted to make sure that the City was compensated from the state if they belonged to the state. Nobody liked to pay taxes. It was just the way our society is. If we put two of these issues on the ballot one of them was likely to fail. In order for this community to go forward - we have to pay our taxes - all of it takes money.

Mayor Coss thought they needed to consider adjusting these. He thought \$5 million for trails was a little high. They were now talking about a transit center and wanted to improve that system.

Regarding Councilor Chávez's comments, we have worked on these for a long time. The question of individually or one lump sum we looked at. He could see 3-4 questions on the ballot and they should be put before the voters. Councilor Chávez's comment on the impact was valid. The RPA had changed its property schedule for property tax with a lower level for low income owners.

Regarding what would increase in 20 years, gas would go up unless they had alternative energy. These investments helped with job security and wages and business prosperity. They could do a \$40 million CIP bond but then it would really tie up their resources. We found in this recession that the GRT was

the most stable source of revenue.

He noted that they had talked about the trail under St. Francis Drive for 20 years. The trail now just went to St. Francis Drive. Public Works pointed out that every mile of trails demanded more maintenance.

Working to shape this package, more than half of 1982 tax was going to maintain the existing structure. But now the City needed more than half to just maintain what we already have. So for broadband, solar, etc we would have to find the money somewhere else.

He pointed out that the bond would increase property taxes on a \$300,000 house by \$70. It would be a lot more for a property like La Fonda.

Councilor Chávez suggested another trail - the grade separated trail at St. Francis and Zia. But his question was still who would continue to pay for it and maintain it.

When talking about Affordable housing, the property tax was added to the mortgage so with any blip in discretionary spending, that had to be factored in. So we need to figure out a way to compensate the low income families. They won't get a rebate until they paid the tax.

He asked why the City couldn't we do these large projects in multi-year phases. Landlords would pass the increase on to tenants. He had lots of questions and wouldn't support it right now. Whether the voters would support it remained to be seen.

Chair Dominguez said people could find a reason not to support anything and that's their prerogative. He reminded the public that, unlike other increases in property tax, this one would be voted on by the voters. The City used to make developers pay for a ton of stuff. The economy for it didn't exist now. If the City needed a light on Cerrillos Road and even if traffic indicated the need, they would make the developer pay for it. But the tax payer always paid for it. They needed to determine what the most equitable way to make it happen was.

The Southwest Activity Center was for a community at risk for health problems and not making the investment today would cost the public much more later on. It was best to use the money to help prevent those diseases like diabetes and others. If you look at the number of acres around a two mile radius, where he lived there were ten different parks. But Councilor Bushee and Councilor Calvert, for the same radius, had 300 parks. But it wasn't just for equity but a way to fight poverty and help improve school achievement. He saw the tradeoffs and benefits.

Councilor Romero was in support of it. She thought it was a good tax increase. There was something to be said for paying this tax. The hit list would help improve the community. The CC projects would help with investments in public structures. Maybe they could do a little tweaking to make it more equitable but these would improve the community, create jobs and improve the quality of life. It was our way of solving things. She paid extra because she was self-employed but was still willing to pay the increase in property tax. She was in favor.

Chair Dominguez said the Committee could take action with a motion now or at the next meeting. He asked for the wishes of the Committee.

Councilor Trujillo moved to approve the resolution as presented. Councilor Romero seconded the motion for discussion.

Councilor Chávez spoke against it. He thought some of the dollar amounts were too high and they were yet to determine the allocation. He hoped those questions would be answered in the process.

Chair Dominguez said they needed to make sure to move the CIP along and get it on its way. He wasn't clear on how many questions they were going to ask.

Mayor Coss noted they would have a couple more Public Works meetings before the deadline.

Councilor Chávez asked again if the voters would vote on one bond or on the individual projects.

Chair Dominguez said this was already on the next agenda. If the Committee wanted to move money around, they would have opportunity to do that.

Councilor Trujillo withdrew his motion.

Chair Dominguez asked staff to make sure to have it on the next agenda.

Councilor Trujillo said he was happy with the park going in. The people on the south side didn't have much. Some councilors were very fortunate. There just wasn't much on the south side for residents. This was something definitely needed and it was harder for developers to do them.

Mayor Coss asked that staff put on the web page the upcoming meetings to move this through. It all had to be done by November 30. And it would be great to have a feedback sheet on the web page because the public had seen this sheet.

The other thing they asked for was some examples of the tax impacts for several levels of property value and they could then see how it would fit into their budgets.

Chair Dominguez also asked the Fire Department to provide the vehicle replacement criteria and they also needed the impact assessment of increased property taxes.

Chair Dominguez said they would have another public hearing on this.

5. MATTERS FROM STAFF

There were no matters from staff.

6. MATTERS FROM THE COMMITTEE

Councilor Trujillo called attention to the section of the arroyo between Camino Consuelo and Avenida las Campanas there had been some break-ins. They were using the back part of the arroyo to make there get-aways where there many of the tree limbs were hanging down and blocked the view. Many kids used the path back there. Staff should assess what needed to be cleaned at that arroyo.

Mr. Pino said okay and asked which arroyo it was.

Councilor Trujillo said it was Arroyo Chamiso.

7. NEXT MEETING: TUESDAY, OCTOBER 24, 2011

8. ADJOURN

The meeting was adjourned at 6:30 p. m.

Approved by:

Carmichael Dominguez, Chair

Submitted by:



Carl Boaz, Stenographer