



# Agenda

FINANCE COMMITTEE MEETING  
CITY COUNCIL CHAMBERS  
NOVEMBER 1, 2011 – 5:00 PM

1. CALL TO ORDER

CITY CLERK'S OFFICE

2. ROLL CALL

DATE 10-28-11 TIME 10:20 am

3. APPROVAL OF AGENDA

SERVED BY Yolanda Green

4. APPROVAL OF CONSENT AGENDA

RECEIVED BY [Signature]

5. APPROVAL OF MINUTES:

OCTOBER 17, 2011

## CONSENT AGENDA

6. REQUEST FOR APPROVAL OF CHANGE ORDER NO. 3 – SANTA FE RIVER TRAIL CONSTRUCTION FROM RICARDO ROAD TO CAMINO ALIRE; ADVANTAGE ASPHALT AND SEAL COATING, LLC (BRIAN DRYPOLCHER)

A. REQUEST FOR APPROVAL OF BUDGET INCREASE – PROJECT FUND

7. REQUEST FOR APPROVAL OF GRANT APPLICATIONS, GRANT AGREEMENTS AND AWARDS – SANTA FE TRAILS NEW FREEDOM OPERATING SERVICES; U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL TRANSIT ADMINISTRATION (DAVID CHAPMAN)

8. REQUEST FOR APPROVAL OF DEVELOPMENT OF OLD LAS VEGAS PLACE AND TRANSFER OF CIP/AFFORDABLE HOUSING TRUST FUND MONEY USAGE TO RINCON DEL SOL AT TIERRA CONTENTA AND TRANSFER TEN (10) REMAINING FEE WAIVERS (MELISA DAILEY)

9. REQUEST FOR APPROVAL OF AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT – LEGAL SERVICES REGARDING QWEST CORPORATION VERSUS CITY OF SANTA FE; CUDDY & MCCARTHY (KELLY BRENNAN)

A. REQUEST FOR APPROVAL OF BUDGET INCREASE – INSURANCE CLAIMS FUND



# Agenda

FINANCE COMMITTEE MEETING  
CITY COUNCIL CHAMBERS  
NOVEMBER 1, 2011 – 5:00 PM

10. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 23-8.5 SFCC 1987 TO REGULATE THE TYPES OF GOODS AND WARES STREET PERFORMERS MAY SELL; AND AMENDING SECTION 23-8.7 SFCC 1987 REGARDING CRIMINAL ENFORCEMENT, PENALTY; AND ADMINISTRATIVE ENFORCEMENT (COUNCILOR BUSHEE) (ARIC WHEELER AND DR. MELVILLE MORGAN)

**Committee Review:**

Public Safety (Scheduled)	10/18/11
Public Works (Approved)	10/24/11
City Council (Request to publish)	11/09/11
City Council (Public hearing)	12/14/11

Fiscal Impact – No

**END OF CONSENT AGENDA**

**DISCUSSION**

11. REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING TWENTY MILLION DOLLAR (\$20,000,000) GROSS RECEIPTS TAX REVENUE BOND ISSUE FOR MUNICIPAL CAPITAL PROJECTS THAT WILL CREATE JOBS, DESIGN AND IMPROVE INFRASTRUCTURE, 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 (COUNCILOR DOMINGUEZ) (ROBERT ROMERO)

**Committee Review:**

Public Works (Postponed)	09/26/11
Public Works (Postponed)	10/11/11
Public Works (Approved)	10/24/11
City Business & Quality of Life (Scheduled)	11/08/11
City Council (Scheduled)	11/09/11

Fiscal Impact – Yes

12. REQUEST FOR APPROVAL OF 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



# Agenda

FINANCE COMMITTEE MEETING  
CITY COUNCIL CHAMBERS  
NOVEMBER 1, 2011 – 5:00 PM

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
Public Works (Postponed)	10/18/11
Public Works (Approved)	10/24/11
City Business & Quality of Life Committee (Scheduled)	11/08/11
City Council (Scheduled)	11/09/11

Fiscal Impact – Yes

## 13. FORT MARCY BALLPARK BEER GARDEN (BEER ONLY) AT PROFESSIONAL BASEBALL GAMES (COUNCILOR TRUJILLO) (ROBERT ROMERO)

A. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING ARTICLE 23-6 SFCC 1987 TO PERMIT THE LIMITED SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES AT FORT MARCY BALL PARK FOR PROFESSIONAL BASEBALL GAMES

B. REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUPERVISE AND DIRECT THE PLACEMENT AND OPERATION OF A BEER GARDEN AT FORT MARCY BALLPARK FOR SALE AND CONSUMPTION OF BEER ONLY AT PROFESSIONAL BASEBALL GAMES; AND TO ENSURE THAT THE CITY COMPLIES WITH THE DIRECTIVES OF THIS RESOLUTION, AND THE LAWS OF THE CITY OF SANTA FE AND THE STATE OF NEW MEXICO

## Committee Review:

Public Safety (Approved)	09/20/11
Public Works (Denied)	09/26/11
Finance Committee (Postponed)	10/03/11
City Council (Request to publish - Approved)	10/12/11
Parks and Open Space Advisory Commission (Denied)	10/18/11
Business & Quality of Life (Scheduled)	11/08/11
City Council (Public hearing)	11/09/11

Fiscal Impact – Yes



# Agenda

FINANCE COMMITTEE MEETING  
CITY COUNCIL CHAMBERS  
NOVEMBER 1, 2011 – 5:00 PM

14. REQUEST FOR APPROVAL OF A RESOLUTION AFFIRMING THE GOVERNING BODY'S ACTION TO APPROVE THE BUDGET FOR FISCAL YEAR 2011/2012 AND THAT SUCH APPROVAL INCLUDED AN INCENTIVE REDUCTION OF \$600,000 FROM THE CITY'S COLLECTIVE BARGAINING UNITS AND NON-UNION EMPLOYEES; EXPRESSLY STATING THAT COLLECTIVE BARGAINING UNIT AND NON-UNION EMPLOYEES LEAVE BENEFITS SHALL BE REDUCED BY \$1,000,000; AND DIRECTING THE CITY MANAGER TO VERIFY THAT THE FISCAL YEAR 2011/2012 BUDGET SUBMITTED TO DFA REFLECTS THE REDUCTIONS THAT WERE APPROVED BY THE GOVERNING BODY (MAYOR COSS AND COUNCILOR WURZBURGER) (ROBERT ROMERO AND DR. MELVILLE MORGAN)

**Committee Review:**

City Council (scheduled)

11/09/11

Fiscal Impact – No

15. A RESOLUTION RESTATING THE INTENT OF RESOLUTION 2008-31 AND EXPANDING RESOLUTION 2008-31 TO INCLUDE THAT USER FEES SHALL BE WAIVED FOR NON-PROFIT HIGH SCHOOLS, ACCREDITED BY THE NEW MEXICO DEPARTMENT OF EDUCATION AND LOCATED IN THE CITY LIMITS OF SANTA FE, TO USE THE SANTA FE COMMUNITY CONVENTION CENTER FOR ONE FUNCTION PER CALENDAR YEAR (COUNCILOR ORTIZ) (JIM BRADBURY)

**Committee Review:**

City Council (scheduled)

11/09/11

Fiscal Impact – No

16. REQUEST FOR DIRECTION AND APPROVAL OF 2012 LEGISLATIVE PRIORITIES (ROBERT ROMERO)
17. OTHER FINANCIAL INFORMATION
18. MATTERS FROM THE COMMITTEE
19. 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 OF ACTION  
FINANCE COMMITTEE MEETING  
Tuesday, November 1, 2011**

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE</u>
CALL TO ORDER AND ROLL CALL	Quorum	1
APPROVAL OF AGENDA	Approved [amended]	1-2
APPROVAL OF CONSENT AGENDA	Approved [amended]	2
CONSENT AGENDA LISTING		2
APPROVAL OF MINUTES: OCTOBER 17, 2011	Approved	3
<u>CONSENT CALENDAR DISCUSSION</u>		
REQUEST FOR APPROVAL OF CHANGE ORDER NO. 3 – SANTA FE RIVER TRAIL CONSTRUCTION FROM RICARDO ROAD TO CAMINO ALIRE; ADVANTAGE ASPHALT AND SEAL COATING, LLC.	Approved	3
REQUEST FOR APPROVAL OF BUDGET INCREASE – PROJECT FUND	Approved	3
REQUEST FOR APPROVAL OF DEVELOPMENT OF OLD LAS VEGAS PLACE AND TRANSFER OF CIP/AFFORDABLE HOUSING TRUST FUND MONEY USAGE TO RINCON DEL SOL AT TIERRA CONTENTA AND TRANSFER TEN (10) REMAINING FEE WAIVERS	Postponed to 11/14/11	3-7
*****		
END OF CONSENT CALENDAR DISCUSSION		
*****		
<u>DISCUSSION</u>		
REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING TWENTY MILLION DOLLARS (\$20,000,000) GROSS RECEIPTS TAX REVENUE BOND ISSUE FOR MUNICIPAL CAPITAL PROJECTS THAT WILL CREATE JOBS, DESIGN AND IMPROVE INFRASTRUCTURE, 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	Postponed to 11/14/11 w/direction	7-25

**ITEM**

**ACTION**

**PAGE**

REQUEST FOR APPROVAL OF 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 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

Postponed to 11/14/11 w/direction 7-25

**(FORT MARCY BALLPARK BEER GARDEN (BEER ONLY)  
AT PROFESSIONAL BASEBALL GAMES**

REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING ARTICLE 23-6 SFCC 1987, TO PERMIT THE LIMITED SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES AT FORT MARCY BALL PARK FOR PROFESSIONAL BASEBALL GAMES

Moved forward w/o recommend 25-33

REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUPERVISE AND DIRECT THE PLACEMENT AND OPERATION OF A BEER GARDEN AT FORT MARCY BALLPARK FOR SALE AND CONSUMPTION OF BEER ONLY AT PROFESSIONAL BASEBALL GAMES; AND TO ENSURE THAT THE CITY COMPLIES WITH THE DIRECTIVES OF THIS RESOLUTION, AND THE LAWS OF THE CITY OF SANTA FE AND THE STATE OF NEW MEXICO

Moved forward w/o recommend 25-33

<b><u>ITEM</u></b>	<b><u>ACTION</u></b>	<b><u>PAGE</u></b>
REQUEST FOR APPROVAL OF A RESOLUTION AFFIRMING THE GOVERNING BODY'S ACTION TO APPROVE THE BUDGET FOR FISCAL YEAR 2011/2012, AND THAT SUCH APPROVAL INCLUDED AN INCENTIVE REDUCTION OF \$600,000 FROM THE CITY'S COLLECTIVE BARGAINING UNITS AND NON-UNION EMPLOYEES; EXPRESSLY STATING THAT COLLECTIVE BARGAINING AND NON-UNION EMPLOYEES LEAVE BENEFITS SHALL BE REDUCED BY \$1,000,000; AND DIRECTING THE CITY MANAGER TO VERIFY THAT THE FISCAL YEAR 2011/2012 BUDGET SUBMITTED TO DFA REFLECTS THE REDUCTIONS THAT WERE APPROVED BY THE GOVERNING BODY	Approved	33
A RESOLUTION RESTATING THE INTENT OF RESOLUTION 2008-31 AND EXPANDING RESOLUTION 2008-31, TO INCLUDE THAT USER FEES SHALL BE WAIVED FOR NON-PROFIT HIGH SCHOOLS ACCREDITED BY THE NEW MEXICO DEPARTMENT OF EDUCATION AND LOCATED IN THE CITY LIMITS OF SANTA FE, TO USE THE SANTA FE COMMUNITY CONVENTION CENTER FOR ONE FUNCTION PER CALENDAR YEAR	Approved [amended]	33-34
(REQUEST FOR DIRECTION AND APPROVAL OF 2012 LEGISLATIVE PRIORITIES	Approved a/amended	34-36
OTHER FINANCIAL INFORMATION	None	36
MATTERS FROM THE COMMITTEE	Information/discussion	36
ADJOURN		37

**MINUTES OF THE  
CITY OF SANTA FE  
FINANCE COMMITTEE**  
Tuesday, November 1, 2011

**1. CALL TO ORDER**

A meeting of the City of Santa Fe Finance Committee was called to order by Chair Matthew E. Ortiz, at approximately 5:00 p.m., on Tuesday, November 1, 2011, in the Council Chambers, City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

**2. ROLL CALL**

**MEMBERS PRESENT:**

Councilor Matthew E. Ortiz, Chair  
Councilor Patti J. Bushee  
Councilor Carmichael A. Dominguez  
Councilor Rosemary Romero  
Councilor Rebecca Wurzbarger

**OTHER GOVERNING BODY MEMBERS ATTENDING:**

Mayor David Coss  
Councilor Ronald S. Trujillo

**OTHERS ATTENDING:**

Robert Romero, City Manager  
Yolanda Green, Finance Division  
Melessia Helberg, Stenographer.

There was a quorum of the membership in attendance for the conducting of official business.

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

**3. APPROVAL OF AGENDA**

Mr. Romero said Item 12 is scheduled to go to the City Council on 11/30/11, not 11/09/11.

**MOTION:** Councilor Dominguez moved, seconded by Councilor Romero, to approve the agenda, as amended.



**VOTE:** The motion was approved unanimously on a voice vote.

Councilor Bushee said she thought we were supposed to look at the Parks Bond as well at this meeting.

Chair Ortiz said he thought so too, and asked why it isn't on the Agenda.

Mr. Romero said it isn't on the agenda because it isn't ready to be heard.

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

Chair Ortiz said he has to remove Item 6, because that is his client.

Councilor Bushee said she has a question on Item 8.

**MOTION:** Councilor Wurzbarger moved, seconded by Councilor Romero, to approve the following Consent Agenda as amended.

**VOTE:** The motion was approved unanimously on a voice vote.

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#### **CONSENT AGENDA**

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6. *[Removed for discussion by Councilor Ortiz]*
7. **REQUEST FOR APPROVAL OF GRANT APPLICATIONS, GRANT AGREEMENTS AND AWARDS – SANTA FE TRAILS NEW FREEDOM OPERATING SERVICES; U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL TRANSIT ADMINISTRATION. (DAVID CHAPMAN)**
8. *[Removed for discussion by Councilor Bushee]*
9. **REQUEST FOR APPROVAL OF AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT – LEGAL SERVICES REGARDING QWEST CORPORATION VERSUS CITY OF SANTA FE; CUDDY & McCARTHY. (KELLEY BRENNAN)**
  - A. **REQUEST FOR APPROVAL OF BUDGET INCREASE – INSURANCE CLAIMS FUND.**
10. **REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 23-8.5 SFCC 1987, TO REGULATE THE TYPES OF GOODS AND WARES STREET PERFORMERS MAY SELL; AND AMENDING SECTION 23-8.7 SFCC 1987, REGARDING CRIMINAL ENFORCEMENT, PENALTY; AND ADMINISTRATIVE ENFORCEMENT (COUNCILOR BUSHEE). (ARIC WHEELER AND DR. MELVILLE MORGAN). Committee Review: Public Safety (Scheduled) 10/18/11; Public Works (Approved) 10/24/11; City Council (Request to publish) 11/09/11; and City Council (Public hearing) 12/14/11. Fiscal Impact – No.**

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**END OF CONSENT AGENDA**  
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**5. APPROVAL OF MINUTES: OCTOBER 17, 2011**

**MOTION:** Councilor Bushee moved, seconded by Councilor Dominguez, to approve the minutes of the Regular Finance Committee Meeting of October 7, 2011, as presented.

**VOTE:** The motion was approved unanimously on a voice vote.

**CONSENT CALENDAR DISCUSSION**

**6. REQUEST FOR APPROVAL OF CHANGE ORDER NO. 3 – SANTA FE RIVER TRAIL  
CONSTRUCTION FROM RICARDO ROAD TO CAMINO ALIRE; ADVANTAGE ASPHALT AND  
SEAL COATING, LLC. (BRIAN DRYPOLCHER)  
A. REQUEST FOR APPROVAL OF BUDGET INCREASE – PROJECT FUND.**

Chair Ortiz recused himself because this involves his client, and asked Councilor Wurzburger to chair the meeting in his place.

**MOTION:** Councilor Dominguez moved, seconded by Councilor Romero, to approve this request.

**VOTE:** The motion was approved on a voice vote, with Councilors Bushee, Dominguez, Romero and Wurzburger voting in favor of the motion, no one voting against, and Chair Ortiz recusing himself..

**8. REQUEST FOR APPROVAL OF DEVELOPMENT OF OLD LAS VEGAS PLACE AND  
TRANSFER OF CIP/AFFORDABLE HOUSING TRUST FUND MONEY USAGE TO RINCON DEL  
SOL AT TIERRA CONTENTA AND TRANSFER TEN (10) REMAINING FEE WAIVERS.  
(MELISA DAILEY**

Councilor Bushee said she understands they would lose ten LPDUs units, and they will become all market. She said it is hard to believe in this economy they were having a problem selling the low priced dwelling units.

Ms. Dailey said low priced dwelling units are now priced at \$262,000, and in Old Las Vegas Place, they are committed to selling the homes under \$300,000. She said the low priced dwelling units are intended for people to 100-120% of AMI. She said to get someone into a low priced dwelling unit at cost, they are having to have perfect credit and minimal debt existing in their lives. She said there is someone here if she wants to ask additional questions about this.

Councilor Bushee said she sees the Affordable Housing item on the bond, and she has questions about that. She said if things change and there actually is down-payment assistance, wouldn't it be preferable to keep those in "that stock," rather than in the market rate stock. She said they sold this program on the basis that it was all going to be low priced dwelling units.

Ms. Dailey said they have sold 14 already. Secondly, these funds are from CIP and can't be used for down-payment assistance.

Councilor Bushee said she understands, but perhaps there will be other funds.

Chair Ortiz said as he understands it, as explained in the memo, we gave them the CIP money to build the infrastructure, and exchange they agreed to go over and above the units that were required. And so what they're saying now is, we don't want to go over and above, and we want to sell at market and presumably take the windfall from the market units, and to keep the benefit of the infrastructure and transfer it to Tierra Contenta and we want the fee waivers as well transferred to Tierra Contenta. He said this is how he reads the proposal.

Chair Ortiz said staff did a good job of flagging this and bringing it back to us to give us the ability to make the decision on whether we're going to allow them to do this or not.

Ms. Dailey said his summary is correct and there is a range you can look at, noting they did provide 4 more low priced dwelling units. She said any applicant at that time was required to provide more affordable housing than required. She said this development fell more affordable housing than required under the Santa Fe Homes Program. She said this development is already under an annexation agreement which required 15 Santa Fe Homes Programs units and in addition 10 low priced dwelling units. She said the Affordable Housing Trust Fund required 10% of the total housing units and 10% more of the 25 would be 3 units. She said she doesn't remember why 14 units were offered up.

Councilor Bushee said she understands the economy and market has brought them closer in price, but she would still want to hold onto the lower price, if possible.

Councilor Wurzbarger said she agrees, and would like to hear from them – what is the rationale and why should we do this, commenting she doesn't get it.

Chair Ortiz asked if there is anyone from Homewise to answer this question.

Ms. Dailey said Tina Nowell, Homewise, is here.

Councilor Wurzbarger asked Ms. Nowell to explain why we want to give up the more affordable units when we probably could fill those with people who need them over the next few years. She said affordable housing on the east side of town is extremely limited.

Ms. Nowell said Homewise priced all of the homes at a very affordable price, some falling under the City program for the most affordable and mid range. She said even the market price homes are still at

an affordable price. She said the low priced dwelling units are still being made available to hit the target, but some of the customers applying do come in over the 120 ami. She said it is to create more opportunity for people to buy at low or mid range.

Councilor Bushee asked what if we change qualifying income level, but kept the price as we expected the LPDU. Would that be a problem for Homewise.

Ms. Nowell said that is an option. She said they believe whether they use the waivers at one low priced area or another low priced area, we're still serving the same population whether it's in one subdivision or another.

Councilor Bushee said she would like to move to keep the homes at the original price.

Chair Ortiz asked how the direction given by Councilor Bushee, how does that jive with what is in the Memo – what options would that give us. He asked if this is Option #3.

Councilor Wurzbarger said no.

Councilor Bushee said we could say they're still LPDUs, but allow market rate income level.

Ms. Daily agreed, saying that would fall under Option #3 with additional expansion of the requirements, because they are being held to the low priced dwelling units.

Chair Ortiz said we understand there is a request to have the low priced dwelling units. The problem isn't filling the low priced dwelling units, it's getting people that are sufficiently qualified into those units. There is a proposal to have the average income raised so we can qualify more people into the low priced development units, but to keep the number of units in Old Las Vegas Place at LPDU.

Chair Ortiz said this is a conceptual option being considered by the Committee, and asked Mike Lofton if he has an opinion on it.

Mike Lofton said he probably has an opinion, but he doesn't know what it is, because he hasn't thought about it.

Chair Ortiz asked if timing is an issue and if the Committee can postpone this item and bring it back at the next meeting, which would give Mr. Lofton the opportunity to talk to staff.

Mr. Lofton said he doesn't think what is being proposed would work. He said when you're protecting a market you don't know what is going to happen. He said they have had less low priced dwelling units there than we would have liked, but we do have more demand for affordable in Rincon del Sol, noting they have infrastructure expenses there as well. He said part of the issue is, because the land costs are a lot less in Rincon del Sol, will be even more affordable allowing lower income people.

Mr. Lofton doesn't want to be focused on higher income people, and really would like the resources to go to lower income people, and that's the opportunity Rincon del Sol provides.

Chair Ortiz said the pitch when this was approved over a fair amount of controversy was that you were going to build an affordable housing project on the east side of town, and your pitch was that we weren't just going to have affordable housing on the south side, and you were going to try to put affordable units in all parts of the City. You are now telling me that because of the market, you have more demand for market price units on the east side of town, and you want the ability to take the money that was given to you specifically to have affordable housing on the east side of town and put it on the southwest side of town.

Mr. Lofton said to clarify, they have not sold one home at market value in Las Vegas Place. Everything has been affordable. The agreement was everything would be below \$300,000, and everything is under \$300,000 even though we've had appraisals of \$380,000 to \$390,000. Every one of the homes has been below market value. He said we are committed to that. He said there are 3 different niches there. One under the Santa Fe Homes Program which is as low as \$104,000 of which 15 sold the first week. Then they have the middle tier in the low \$200,000 sold, and that's the niche that has been in less demand. However, there is still a demand for the lowest priced homes. He said we have demand in other projects that are even lower than those, and being able to allocate the resources there would be very helpful. He said the City has the ability to spend CIP funds for infrastructure. He said the Office of Affordable Housing wanted to make sure all the money for infrastructure for affordable housing was returned to the City Trust Fund through the liens. He said they just want the right to record the liens in more than one place, that's all they're asking.

Chair Ortiz said City staff gave us a number of options and asked Mr. Lofton if he has seen those, and Mr. Lofton said no.

Chair Ortiz said one of the options is that we require Homewise to reimburse the \$174,641 that you received and put it back into the fund. have you seen the options.

Mr. Lofton said, "That's up to you."

**MOTION:** Councilor Wurzbarger moved, seconded by Councilor Bushee, to postpone this item to the next meeting, with "the direction to try to go back to the original vision of the project with respect to.. for... again for the first time in a very long while we were looking at having more diversity being accommodated, and I know it can easily go to the south side of town, but I would really like to see.. and there may be two issues here, if I may please finish. There may be the separation of the issue with respect to how you trade off the infrastructure cost. That might be separate from the issue of what units we would like to remain there. But I would like staff to work on that and to come back and give us a further analysis of the pros and cons of the options you presented. That would be my motion, and that would be at the next Finance meeting."

Chair Ortiz asked Councilor Bushee if she would like to put in that language about looking into your idea.

**FRIENDLY AMENDMENT:** Councilor Bushee said, "You know, I don't know if it's possible, but just let me... that's a possibility, as direction, if staff would look into if it's possible under Ordinance. But Mike, I just flagged this because it looked like we were going to lose 10 LPDUs of that stock, and instead they were going to go to market, and I just want to make sure if we end up having the possibility for more down-payment assistance in a future bond or wherever else, you know, if we could keep those, I know there's not a huge difference now as the market has shifted downward, so those are discussions. I would like for you to look at what staff's put together and then, if we could have a longer discussion.. have this other discussion item, that would be part of my motion as well. **THE AMENDMENT WAS FRIENDLY TO THE MAKER, AND THERE WERE NO OBJECTIONS BY THE OTHER MEMBERS OF THE COMMITTEE.**

**SUMMATION OF MOTION BY THE CHAIR:** Chair Ortiz said it is a motion and a second with direction to staff.

Chair Ortiz said then Ms. Daily will come back with this information on November 14, 2011, and Ms. Dailey said yes.

**VOTE:** The motion, as amended, was approved unanimously on a voice vote, with the Chair voting in favor of the motion.

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**END OF CONSENT CALENDAR DISCUSSION**  
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## DISCUSSION

11. **REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING TWENTY MILLION DOLLARS (\$20,000,000) GROSS RECEIPTS TAX REVENUE BOND ISSUE FOR MUNICIPAL CAPITAL PROJECTS THAT WILL CREATE JOBS, DESIGN AND IMPROVE INFRASTRUCTURE, 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 (COUNCILOR DOMINGUEZ). (ROBERT ROMERO). Committee Review: Public Works (Postponed) 09/26/11; Public Works (Postponed) 10/11/11; Public Works (Approved) 10/24/11; City Business & Quality of Life (Scheduled) 11/08/11; and City Council (Scheduled) 11/09/11. Fiscal Impact – Yes.**

A copy of the proposed Bond Resolution sponsored by Councilor Dominguez is incorporated herewith to these minutes as Exhibit "1."

*Items #11 and #12 were combined for purposes of discussion and voting.*

Councilor Wurzbarger quoted from the last paragraph on page 1 of Dr. Morgan's Memorandum of October 6, 2011. "We also must reallocate expenditures budgeted to the ½% CIP GRT to other funding sources in order to increase the flexibility of the entire budget." She said she said she is confused about that sentence, because he had referenced our favorite projects – Golf Course, Genoveva Chavez Center,

Parks Maintenance and the Southside Library, which we have had to fund continuously from the CIP budget. She asked Mr. Romero to clarify that sentence.

Mr. Romero said he spoke with Dr. Morgan this afternoon about that, and what he meant to say was that to do a \$20 million bond and have a \$12 million debt service, we can do what we've always done – continue to fund the Library operations, GCCC operations and help fund debt service at the MRC. If we choose Option 2 or 3, our debt service goes to \$12.4 million, so we will need to find some way to fund the additional \$400,000. He said we can do a \$20 million bond and leave everything *status quo*, but if we choose to go for a bond larger than that, we will have to find a way to fund that \$400,000 to pay the debt service on the larger bond.

Councilor Wurzbarger said, in Option 2 or Option 3, do those options include the “current pattern of paying for those four project areas out of CIP money.”

Mr. Romero said yes.

Councilor Wurzbarger said, “And so, what you’re saying then is, on Option 2 and 3, is the \$4.4 million sufficient to cover that.”

Mr. Romero said the \$4.4 million is to cover the difference between the \$20 million bond, and the \$22.6 million bond. He said, “I would guess that the \$24.3 million would mean a longer debt service, same payment, but this would still allow us to do a bond in 2014, 2016 and 2018, every two years as we have in the past.”

Councilor Wurzbarger said, “But we would not be able to do what we’re doing, because we’d be \$400,000 short.”

Mr. Romero said we would have to figure out a way to solve that \$400,000 issue, yes.

Councilor Bushee said Dr. Morgan’s Memo indicated he was going to work with our bond counsel to look at refinancing and repackaging, and asked the progress.

Mr. Romero said he knows Dr. Morgan is working with bond counsel, but we haven’t received any results, and doesn’t have any answers for that right now.

Councilor Bushee asked if Option #1 is incumbent on doing that.

Mr. Romero said Option #1 is fine the way it is.

Councilor Bushee said she understood at the last meeting there were some other debt services we need to examine to feel comfortable even to do Option #1.

Mr. Romero reiterated that he spoke with Dr. Morgan today and he seemed to be comfortable that we could do Option #1 as we always have, without making any changes.

Councilor Bushee asked Mr. Romero to get that clarified as this moves forward. She asked if this is going to be heard on November 30, 2011.

Mr. Romero said the G.O. Bond will be heard on November 30<sup>th</sup> and this Bond is scheduled for November 9<sup>th</sup>.

Councilor Bushee asked if there is a public hearing this evening on these two issues [Items 11 and 12], and the Chair said no.

Councilor Bushee said there are people here from BTAC that thought that way.

Chair Ortiz asked how the list for the \$20 million bond intersects with the list for the \$30 million bond. He asked who decided the priority of putting items in the G.O. Bond as opposed to the other.

Councilor Dominguez said Public Works looked at the \$20 million bond first, and then, via the Resolution, looked at the possibility of doing a \$30 million bond. He said when this was first conceived he doesn't believe anyone had an adamant position, and it was just an idea to throw out to see if it would gain any traction and what kind of support it might get for some of those projects.

Chair Ortiz said he is concerned about the lack of specificity for the projects. He said, for example, we have a proposal for \$4 million for Street Rehabilitation with a list for general items, and then for the \$2 million on Unpaid Rehabilitation, there is no list of what those streets or roads would be. He asked if this was discussed at Committee and if this is just a rough estimate, a figure put in, noting it is 33% of the bond.

Mr. Romero said the way it came to Public Works, on page 8, is that \$2 million would allow the City to put base course on every single, existing, unpaved road. The recommendation from Public Works is that we look at improving drainage as well. He said in the two weeks since the meeting they haven't had a chance to determine where drainage improvements would occur, noting Mr. Pino may want to expand on that. He said the recommendation from Public Works is not to put base course on every single street, but look at those which need it the most as well as to approve drainage.

*Mayor Coss arrived at the meeting*

Chair Ortiz said if Public Works already has gone through a round of vetting the projects, then this Committee should be able to see that list to compare whether or not it is necessary. He said, regarding Category 4 options, some of those have a direct correlation to the Mayor's proposal for the \$30 million G.O. Bond. He asked how it was decided what would come from the GRT Bond and asked why these funds shouldn't be pushed back into the proposed G.O. Bond. He said, for example the \$6 million for the Railyard, \$2 million for bus replacements, and asked the reason there is \$1 million for IT City-wide here, and yet the proposal is to have \$2 million on the other side. He asked who made the distinction that we would parse up these kinds of proposals.

Councilor Bushee asked to clarify that it was \$600,000 for the Railyard.



Chair Ortiz said, "It's \$600,000 here, but in the other item there is a bigger chunk. And when it relates to IT... I understand maybe the IT is for the Courts here, but there's also a broadband component in the other items that could easily apply to IT enhancements. And so, Zona del Sol comes in as well. There's a proposal to have a Southside Park. It is my understanding that is close to or adjacent to that complex. Why, if we decide to have some items in one and then not in the other, why did we propose just to have a minimal amount in this one and not put it all in the other.

Councilor Dominguez said, "If I could speak on behalf of the Public Works Committee, basically we looked at it from either a maintenance perspective versus new projects perspective. So, to answer the question, on the ITT issues or items, it was basically because this was stuff that was identified to staff that needs to be done in order to maintain our infrastructure switches, and I think it's listed on the sheet. And, with regards to Zona, it is a facility that is already existing and needs some maintenance, so it's more of a maintenance issue than it is a new projects issue."

Chair Ortiz asked, by saying maintenance, if we are proposing these funds to cover operational maintenance expenses, or are these capital improvements.

Councilor Dominguez said, "Maintenance may not be the best word for all of these issue items..."

Chair Ortiz said, "The only reason I ask is, because as you know, the discussion we're supposed to have on the Parks Bond, is what we found on some of these bond issues, what we've been doing is we've been taking those proceeds and using it to pay for salaries essentially, and to pay for operations. And we have always used operational expenses out of the CIP bond to pay for the library. And it seems to me, like the Library function itself, that's the kind of item we could put into the property tax bond and say to the voters, 'Do you want libraries. The same libraries or better libraries. If you do, here's an issue. You can vote on it.' And then it pays for everything as opposed to keeping it in CIP.

Councilor Dominguez said there are many ways to slice this.

Chair Ortiz said, "I wasn't the slicer on this, and I'm asking the people who sliced it, how it got cut up, and whether or not can we recombine and sort it out into something else."

Councilor Dominguez said he is open to options and suggestions, noting there have been 3 public hearings on these items – 3 meetings. He said he isn't "married" to the entire package altogether and is open to discussion if this Committee wants to make that recommendation and he would be willing to look at it. He said, however, time is of the essence.

**Councilor Bushee asked the Chair if the we can discuss Items #11 and #12 together as a Committee.**

**It was the consensus among the Committee to discuss Items #11 and #12 to be discussed together. Chair Ortiz then called for Items #11 and #12 to be discussed together.**

Councilor Wurzburger thanked Councilor Dominguez and members of the Public Works Committee for their hard work on these items.

Councilor Wurzburger said we don't know what's going to happen with the G.O. Bond, and she is interested in looking at these items and other things which may have more effect long term with respect to the economy, such as broadband and having it in this which is more certain than the other. She said at some point she would like to hear from Nick Schiavo with regard to what is being proposed for broad and how much of that might be used effectively, sooner, rather than later in this proposal. She asked Mr. Schiavo to come up and follow up on the discussion they had earlier with respect to the concept of moving broadband into the \$20 million bond.

Councilor Romero said the clarification is that we're looking at these two together, one bond for projects which are already started and need continual support, versus new projects, such as broadband which is in the G.O. She said this is how Public Works saw these, so when this Committee makes its recommendations, she wants to take into account the criteria which was used. She said there is other criteria around design projects, for example they pulled out the Rodeo, because it wasn't like the other design projects. She said the Committee had quite a bit of criteria setting, so "just a reminder of broadband at that level of discussion that we're going to be having as to why, but just as a reminder from Public Works, it would be something new and that's different than the CIP."

Councilor Wurzburger said she would respond, respectfully, that she accepts the criteria, and perhaps submitting another criteria, should at this point be looked at, whether or not the Public Works did or not – this would be the criteria of looking at things another way – broadband connectively isn't new, it's just another piece. She said, "Again for me, the priority is there something that is more maintenance or ongoing that could, once again, be postponed in favor of funding something which might have more impact in terms of the economy."

Nick Schiavo the concept is to use the funding to provide conduit and an easy way to get broadband to the Railyard, and the College of Santa Fe and along Airport Road at the Santa Fe Incubator. He said this would be a way to have a little competition at the places I mentioned. The conduit could be open to any vendor, and make sure we get the correct speed for that area at a competitive price.

Councilor Wurzburger she agrees with the Chair about specificity and wants to work to get that.

Councilor is concerned about, and wants to hear from Councilor Dominguez, if consideration was given to the power box in on the Plaza, in terms of the Parks Bond – we built something which many many people, right or wrong, don't like. We said we would take care of it and it isn't included in either bond.

Councilor Dominguez said it was discussed and only one member from the public brought up this issue during the whole series of meetings and hearings.

Councilor Wurzburger said, for the public record, she would add our position on the City Council. She recalls when we had more than one person talking about this, and we said we would take care of this in the future, although we didn't specify when. She asked staff if this is correct.

Mr. Romero said he doesn't remember.

Councilor Wurzbarger asked Mr. Romero to "find that out."

Councilor Wurzbarger said there were a series of projects relating specifically to District 2, one of which she and Councilor Romero discussed – the botanical gardens, and perhaps that could be in the other.

Councilor Romero said this Committee should consider some things. She said to clarify, the person who spoke about the power box at Public Works which represented the merchants downtown, so it's fair to say there was more than one person. She said at the Public Works Committee when the box on the Plaza that it was said it would take about \$750,000 to move it.

Mr. Romero said there were two options. One was to replace it with a box similar to the old one which was 2 x 4 ft., and we could provide sufficient power with a box 2 x 6 ft. for about \$50,000. He said to put it underground, depending on the archaeology and other issues such as flooding, it would cost about \$400,000.

Councilor Romero said, because we did say we would take care of this, this would an opportunity to take care of this, and she would like to discuss adding it to the bond, commenting there is a large range to do this \$400,000 to \$750,000. She is open to this discussion at some point. She said there is a separate issue with regard to the Botanical Gardens and how to handle that.

Councilor Bushee said, like Councilor Wurzbarger, she is concerned about process in terms of "how we got where we got." She didn't understand the "distinction between the capital improvement bond that it would allow for any more maintenance and improvements, as opposed to bricks and mortar than the \$30 million G.O. Bond would." She would like to understand, going back to the old Parks Bond, how "we managed to allow for padding of salaries. I understand the attorneys have blessed it, but it's not exactly what the public expected."

Councilor Bushee continued, "And not to mix around too much, but when I get to things like the Fire Station #11, which I believe is needed, I want to know exactly how we staff that, and if the expectation is that we build it and they will come and live out there, annexation will happen and we'll generate tax revenues, what have you. That doesn't give me a real secure feeling that we would actually staff that, and so how do we get there. I'm starting with process questions and then I have a few specific project questions."

Mr. Romero said, with regard to the Parks Bond funding and funding for project management, in last 3 years, during the budget process, the Council approved that we use Parks Bond money to pay for project management staff who is building, designing, overseeing construction of the Parks Bond improvements.

Councilor Bushee said, "I think we meant actual staff that were overseeing projects. I don't think we meant like Jackie Gonzales that has been in the Parks Department forever. And I understand you

need to move money around, but I'm more not talking about what the Council has done in the budget process, but what we put out to the voters for projects. And so.... I'm trying to help you sell this \$30 million list of projects, that people want comfort or some sense of security on what we're actually throwing out there for them to vote on and what we will, and how we will use that money."

Mr. Romero said in terms of project presented in the Parks Bond, every project which was presented is 2008 is being constructed.

Councilor Bushee said, "How do you, and I'm jumping around a little bit, because I believe, as well as Councilor Wurzbarger, that the broadband should be in the CIP Bond. I believe certain other projects should be in the CIP Bond. I still am uncertain how we got to \$30 million. It feels like the \$30 million started before the project list started, and so we then went in to make up the difference, and I am a little concerned about that because we don't have a lot of specifics in some of these broad categories, and I will just state that the Bicycle and Trails Advisory Committee, just week, finally for a chance to look at what came from Public Works. Well now it's up to \$6 million, and they came with well, we just want two crossings and BTAC just like PTAC had wanted the chances to actually give you a list of things we've been anticipated. We have that specific list. There's a hard copy on your desk if you can find it and Bob Siqueiros is here and many members of the Committee are here. They thought this would be a public hearing. But things that are missing...."

Chair Ortiz said if we had more time to consider both of these items together and we had time to consider both of these items on November 30<sup>th</sup> and not on November 9<sup>th</sup>, then we could have a public hearing at the next meeting of Public Finance on November 14<sup>th</sup>. That is always a possibility.

Councilor Bushee asked if we could do that.

Mayor Coss said he and Chair Ortiz have always approached this is that November 30<sup>th</sup> would be the final adoption of the bond questions.

Chair Ortiz said there was an errata correction to the published Agenda that Item #12 would be adopted on November 30<sup>th</sup>. The Agenda indicates that Item #11 would be adopted on November 9<sup>th</sup>. He said the consideration of both at the City Council on November 30<sup>th</sup> will give this Committee the opportunity to postpone these items and give direction to staff, and hold a public hearing at our next Finance Committee meeting on November 14, 2011.

Councilor Bushee said, "Starting with the \$30 million figure.... who decided that number and did we work backward from there."

Councilor Dominguez said the number was a starting point in the very beginning, and we wanted to see where we could go with that.

Councilor Bushee asked if the Committee decided it would be a \$30 million bond.

Councilor Dominguez said no, the Committee said it would be a starting point.

Councilor Bushee said she assumes the amount of \$2 million for Affordable Housing, and she assumes whatever transpired at the Legislature will allow us to use these for down-payment assistance and "skip the anti-donation clause or not get in trouble with the anti-donation clause. Or you've had that discussion already at Committee. He can go ahead and answer that. That would be great."

Geno Zamora, City Attorney, said, "The answer is yes, because we have an Affordable Housing Ordinance that complies with State statute and it allows for that."

Councilor Bushee said then, "Okay, so all of that \$2 million voted on by voters could be used for down-payment assistance and not get cross-wise... that's a yes. All of that \$2 million, if that were to be voted upon favorably, could be used for down-payment assistance."

Mr. Zamora said, "Yes."

Councilor Bushee said, "With regard to the staffing of a new Fire Station, which I do believe is needed. I just want to make sure we're actually going to be able to have more than a building and some trucks."

Mr. Romero said that would have to be determined as we go through the process of moving towards annexation.

Councilor Bushee said, "Then the answer is we don't have a source of funding to actually staff it. Do we have a budget of what it would cost us to staff it. Do we have an idea."

Mr. Romero said he would defer to the Fire Chief to answer this question.

Chair Ortiz said his understanding that if it was passed as a function of a G.O. Bond, which is a property tax, which is based upon property, that public safety could use for bricks and mortar as well as bodies and materials, as opposed to being passed as a CIP bond where we're limited to only bricks and mortar.

Councilor Bushee said she thought it was an operational tax, a bricks and mortar tax.

Mr. Romero said the G.O. Bond goes to the voters, and we're mixing two different things. He said one is GRT funds, and the G.O. Bond would be property tax funds. He said G.O. Bonds that go to the voters can be used only for bricks and mortar. He said the City Council can approve the operational property tax without going to the voters. He said regarding the CIP GRT and bonds, that generates about \$15 million annually, of which \$12 million pays the debt services on bonds such as we're discussing. The balance of \$3 million generated pays for the Southside Library, GCCC and debt service on the MRC. So, those aren't paid with bond proceeds, they're paid with the actual GRTs collected through the ½% GRT.

Councilor Bushee said, "So, Robert, so I can clarify, it won't be annexation dollars that fills this station with firefighters. Is the thought of those floating the \$30 million bond that you were then going to put an operational GRT forward because it's in the City limits. It's not like you have to wait around for new

development. Because, we know we don't have gross receipts tax from the General Fund to support a new station, so what is the plan. Did that come up at Committee and what's the thought."

Mayor Coss said "The plan is to build a station. And there's a study out of how much it will cost to fund it. I couldn't give you any of those numbers right now, but it will take us at least two years to build the station, and so the plan would be, that with economic growth, we'll be able to staff the station and other adjustments to budget, but I think it's a priority that we get the station built, and then we'll staff it. But, I can't say we'll grow at 2% per year, and that's how we're going to staff it. I can just say we know how much it will cost and that's what we'll start working to. We'll be working for it for at least two years while we build the station and get the equipment."

Responding to Councilor Bushee, Mayor Coss said there is no plan to do a property tax in the Spring budget.

Councilor Bushee said, "No, not in the coming Spring budget, but I mean, you just said you thought the economy would turn around and we'd have the General Fund monies to staff this. I think that's what I heard you say."

Mayor Coss said, "At least in part."

Councilor Bushee asked if there a budget of what it would cost to staff a building of that size.

Mr. Romero said he has seen the figures, and believes it is for 25 firefighters, but we do have a number.

Councilor Bushee said, "The thing we deal with here tonight is, and I want to be really clear, that if this goes out to the voters, they are not to expect a fully staffed station. You know, because I heard some statements to the fact that it will lower peoples' insurance rates because it'll be closer to them... I'm hopeful that the voters will look at this kindly, but right now, all I've heard is it's full of vagaries and we need to start to refine this, and that is what I intend.. I hope we'll do tonight. But I have to be really clear that how we're going to word this, how we're going to put this out to the voters, and I don't know when we deal with that piece of it."

Chair Ortiz said we can do now, or if it is postponed, then we deal with it on November 14<sup>th</sup>, and ultimately decide on November 30<sup>th</sup>, or that's his hope. He said we are capable of doing it now. He said, "If you want to put it out the way it is and have the voters look at this and decide if this specific enough or not, that's a judgment call. My sense would be, that to the extent we can have the right projects in the CIP Bond, and then have a series of questions [ballot] on particular projects to go out to voters, so the voters, much like what we did on the Parks Bond. If you vote yes on this item, infrastructure or arroyos, this is the amount of money that you're approving, these are the arroyos that will be approved. We have that on some, and on some we don't. And to put it all together I think is a recipe for rejection by voters is my

sense, but that could be... it's up to the sponsors of the Resolution. Are you amenable. There's language in there that says that staff is to prepare either a question or a series of questions, so are you amenable to having some of these items stand on their own as separate questions and having the voters decide will we approve this or not."

Councilor Dominguez said yes, and at Public Works we were establishing the concept and maybe some of these projects in a larger perspective, and then paring down the questions and discussing those. If approved, the Resolution directs staff to start putting that language together for the ballot.

Councilor Wurzbarger said her bias is one question for each, rather than lumping them together, but she is open to discussion. However, she wants to be sure that we are absolutely explicit about what it does not cover. She said, for example, if this does not cover operating, we say this cover operating or salaries of the 25 people we will need. She said this Committee can work on the questions collectively so we are sure they are that explicit. She said, regarding the \$30 million, if this is to be an economic boon, as part of the reason we're doing this and not just quality of life, and it is important that we delineate what the economic benefit is expected as well as the quality of life, as a criteria that you put in the question.

Councilor Dominguez said that has been part of their expectation to quantify some of the job creation, etc., and believes staff is working on some of that. He said, with regard to the questions, that did come up at Public Works, and whether or not each project should be a question. He said his personal bias is that becomes risky because, in his District, people don't need another park.

Chair Ortiz said it is equally risky for a new electrical box on this side of town – do you want your property tax to go up so the downtown Plaza merchants won't see an electrical box on the Plaza.

Councilor Dominguez said there is an apparent inequity if you look at items on this list, noting the majority of youth live within a two mile radius in his District. He said it is not intended to pit one group against one another, but to bring all groups together to promote the quality of life everyone deserves.

Chair Ortiz said the only specificity in the \$30 million is in Parks and Trails, because it is clear. He said there is an issue because of the administrative costs thrown into the first Parks Bond that we have to sort through. One question could be, enhanced Park improvements in which 2-3 of these items could be tucked in under one question. The problem becomes with other issues, such as what does it mean to build a new Fire or Police Station, or if down-payment assistance for Affordable Housing means more houses in Tierra Contenta while homes on the East side remain at market value. These questions can be answered through the bond question. He would like to wean the CIP from as much operational expenses as possible, and would be worth going to the public and asking if they want libraries and recreational facilities. If so, here is the cost which legitimately could be paid by property tax.

Councilor Bushee said then we're now putting forward a different property tax.

Chair Ortiz said this is true, but it frees up resources in the GRT parts of our budget which could be used for broadband, or economic development.

Councilor Bushee said, "I'll whip through these projects. And what I would have wanted to see to go to the voters at this point, rather than a wish list or Christmas Tree projects, would have been an operational tax that related to public safety and libraries, very specifically, because I think that's where we're actually short. And that's why I asked, initially, why the \$30 million price tag. Why not \$20 million. And why not very specific and very clear. But let me just go through this very quickly. These are my questions."

Councilor Bushee said, "I'm going to start with the CIP Bond. I see Municipal Facilities, I don't know where, for \$600,000. It says HVAC. On the CIP bond. So maybe someone can give me that answer along the way. I'm going down on the CIP Bond and looking at the list of things. It says Municipal Facilities, I'm wondering which facilities. I'm sure we need a roof and all that. Again, I see this Parks and Medians and I don't see. I see Parks Improvements, but I don't see where. Medians, I thought we had an adopt-a-median kind of thing going on. That's \$2 million there. It's not super clear to me. What I don't see and could like to see in category one is some traffic calming. We're totally broke on that and we've got people continuing to come forward and ask for it. And also, what's missing here, if we go down in flames on our G.O. Bond, there is no on-road improvements, striping as in bike lanes and we've asked for it for years, and in fact when City staff came to a lot of the bike community and said what trails do you want to see built, everybody said on-road improvements, so it would need to be about quarter million in striping for, you can put it in the category of sign and striping, but it would be specifically for bike trails, bike lanes, sharrows, on-road kind of striping."

Councilor Bushee continued, "Then I see the GCCC another half million dollars to continue to try to work on an HVAC system there, and the roof and leakiness and that. Then I see you've got in your G.O. Bond, and I'm skipping a little bit, but you've got \$1.8 million to put solar panels. I'm going to presume you want to put them on the roof, maybe not. Nick, roof. No. Because I wouldn't want to put it on that roof. So it's not on the roof. Okay, I'll get down there. I honestly don't want to see another half million dollars thrown in that building. I don't know why we can't keep trying to go back to the contractors and get some money out of them for faulty systems, but, I mean, we continue every time to throw a half million, a half million, a half million. It's really adding up. It's on one facility."

Councilor Bushee continued, "And then I would say that when I got to Zona del Sol, I'm surprised it needed an interior remodel, and I thought at that point a lot of the non-profits that were going to be housed out of there were sort of having a hard time. So I wonder about the timing of that. And I would really like to see the broadband thrown in here. I think it's important, and if it took some rearranging or little bits and pieces from here, somewhere... I would put that in there. Those are the things I would like to see changed on the CIP."

Councilor Bushee continued, "And when it gets to the GO Bond, again I have my concerns about just lump categories for \$3 million for Park Improvements. I know PTAC did their work, and so, if we can be very clear, just the question we had from the last Parks Bond as to how you're going to spend the money and you put that in a clear category maybe Parks and Trails together, people might think it's too soon off the last bond, maybe they'll put it there. But we've got a very detailed list from BTAC that's \$5.5 million. If you need the other half million if you have to say at six, you could certainly put it into on-road improvements. That would be absolutely what that Committee would want to see. But I will say that the



two crossings, just by themselves were not advised by that body, and so that's that. And there are members of the Committee if you'd like to hear from them."

Councilor Bushee continued, "And back to the G.O. Bond I was concerned on the fire station. I wondered how we would staff it. And the Swan Park, again, I've not been privy to see the designs and all that. I just don't know how we got at some of these big ticket items, how we got to those prices. For instance, when we got to a project that's been near and dear to my heart, I've been trying to shepherd the transportation visitors center at the Railyard, the Multi-modal center. I first saw the \$5 million price tag. It was crazy. It was never intended to cost that much. I'm still not sure it needs to cost \$3 million. And then when it came to the solar energy, again whether people feel whether it is a cost effective move at this time to go and put almost \$2 million in one facility at the City. I'd like that as a very separate item. And also, on Project 2 under Solar Energy, you know, I don't quite know how that works. Is that similar, Geno, to the housing issue where we can leverage City funds to buy down interest rates on loans. How does that come under bricks and mortar. And then I really don't understand how we included these Arroyo Drainage Improvements. There are some in here that, and I'll let you answer that question, but Arroyos los Pinos, we got a grant. We did a little project of what if we would do out there and we decided we didn't want to do anything out there. I really question that, unless somebody can give me greater details as to the need for that \$2 million on that G.O. Bond. And so again, after Geno gives me that answer, I would just suggest that as a whole, we really be clear as to how this equates to jobs. And I know the question's been raised that a lot of these projects, the contractors certainly come out of Albuquerque or outside of Santa Fe. We just don't have a big enough construction company. So I know we would like them to do local jobs, but again.... and I would love that answer Geno, and then I'm done you guys, take the floor. But Geno, if you could just give me that answer. On Project 2 under Solar."

Mr. Zamora asked, for clarification if this is in the GRT.

Councilor Bushee said it is on page 5 under the GO Bond, under Solar Energy, there is Project 1 which is \$1.8 for the GCCC to construct PV system. And then Project 2. I would love that we could have done at GCCC like we did at the BDD, but apparently we can no longer do those kinds of project. But Project 2, it says, "Leverage City funds to buy down interest rates on loans for renewable energy upgrades to residential homes." She questions how this falls under bricks and mortar.

Mr. Zamora said, "Yes, we believe that this is possible to be under a G.O. Bond on the same parallel as the affordable issues, and it is consistent because these projects are income qualified, just as the affordable housing."

Councilor Bushee said, "But in terms of this specific kind of bond the G.O. Bond that's usually for construction projects."

Chair Ortiz said, to further compound the issue, we agreed to go into the County's Solar Energy Finance District as opposed to having our own District, on advice of the former City Attorney, and asked how that interplays with the question on the floor asked by Councilor Bushee. We can't come up with our own because we're part of the County's program with which it probably has done nothing.

Councilor Bushee said the County had legal questions.

Mr. Zamora asked if there is an additional question.

Councilor Bushee said no, he just said it is allowable, and she wants to know the reason, under a bricks and mortar construction type bond. She has questions about anti-donation. If this is allowed, and the down-payment assistance is allowed, why can't we staff a fire station.

Mr. Zamora said, "The short answers are yes to all of your question. Whether it's a policy decision to do so is up to both the Finance Committee and the board. There are various options here. There's a G.O. Bond. There's a GRT Bond here, and whereas in the GRT Bond statute, it allows a home rule municipality to use G.O. Bonds for any public purpose."

Councilor Bushee asked when he says GRT Bond if he means the CIP Bond.

Mr. Zamora said, "That is correct. You have various options here for accomplishing these goals. So, with regard to your question about staffing a fire station, staffing for operational purposes, yes you have that ability through a GRT/CIP Bond."

Chair Ortiz said just as we do at the Southside library.

Councilor Bushee said it was recommended at Public Works and asked if we have a amount. She said as a voter, she would want to know we were going to build and staff the station.

Mr. Romero said the staffing for the Fire Station costs \$1.9 million annually.

Councilor Bushee asked if we are opposed to removing a particular project from the list and putting that in there, and said she would favor that.

Mr. Romero understands for bricks and mortar we would have to increase the property tax for operations to cover that. This would cover only one year of the operations and wouldn't cover ongoing operating costs. He said if you want to use the property tax to do that, it would be necessary to increase the property tax sufficiently to earn \$1.9 million every year, and not just for one year.

Councilor Bushee said the Chair said we should remove all operating costs from the CIP bond. She said, "So I'm really clear, Mr. Attorney, we cannot staff or get operational funds out of a G.O. Bond. Correct."

Mr. Zamora said, "That's not as simple a question as it sounds. It depends on what you mean by "staffing." I'm not trying to play cute here, but where you have design, construct..."

Councilor Bushee said she means "actually operate staff a fire station. Get trucks. You got a building, now you want those people who can drive those trucks."

Mr. Zamora said, "This is correct. You cannot utilize the G.O. Bond for operational purposes."

Councilor Bushee said Mr. Zamora confused the issue by saying we could do it on the CIP Bond because it's based on gross receipts, even though it's not something we would want to do as a policy.

Mayor Coss said, "There's an increment of the gross receipts tax dedicated to CIP. We're already using some of that operationally for the Library, for the GCCC and the MRC. That reduces what we can bond for, because it takes revenue out. If we wanted to reduce this \$20 million bond to a \$15 million bond, and take operational funds out for firefighters or parks works or police officers or more staff in the Mayor's Office, we could do that. But we would be reducing our bonding capacity. So... It's not that you take money out of a bond, it's that you take the money out of the revenue stream before you issue the bond."

Councilor Bushee reiterated she believes the voters would want to know that the City would be staffing the Fire Station fairly quickly. She said if we are rearranging tonight, she thinks we should go in that direction with a bond for less project. "If you keep your \$30 million bond up there and keep it very specific and maybe take the Parks out of the CIP bond and just put them very clearly as to what projects.. Spell out in your \$30 million, even if it's a \$25 million or even a \$20 million. I don't know." She said these are her concerns on the CIP bond and questions she has for the G.O. Bond. She wants to see the station built, but she wants to see it staffed.

Chair Ortiz said we could remove the Road Improvements from the CIP and put it in the G.O. He said it would impact our bonding capacity, but it would free up revenue that we have in the GRT to use for operations, like a new Fire Station or like additional police officers. We could go to the public and ask if people want to increase their property taxes to, for example, improve these roads and let the voters decide.

Councilor Bushee asked if an effluent line could fall under Parks, and the Chair said yes.

Councilor Dominguez said a number of projects were removed from the \$23 million.

Mr. Romero noted pages 7-9 were provided to Public Works, and pages 1-5 are what Public Works recommended.

Councilor Dominguez said that is the original list which they reduced below \$23 million. The Committee decided to remove some design money. He appreciates the discussion today because the intent was to have some information from all members of the Governing Body and decide if we want to go anywhere with this.

Councilor Wurzbarger asked if she is correct in inferring that we wound up with no design projects in the \$20 bond.

Mayor Coss said yes, except for the Rodeo.

Councilor Dominguez said he doesn't recall Councilor Calvert's rationale.

Councilor Romero said the Committee whittled out the designs which were for future project and allowed the Rodeo to go forward, because it had money for some of the development, so that was in a different category than all the other design projects.

Councilor Dominguez said it is a facility which already exists and there is some clarity as to its use

Councilor Wurzbarger said there is an issue of trail head security, about which we have been hearing for years, which is getting worse, which she would prefer to be centered around labor, therefore in the \$20 million bond. She said Mr. Romero had a meeting early last week about concerns, and trying to put in cameras at the trail head, noting this problem isn't going away. She feels we haven't been responsive to this issue, and before she would want to build more parks, she would like to secure and make the existing parks safe and secure for people who want to use them. She said they have numbers on that cost for discussion.

Councilor Bushee said they want this at the Railyard Park as well.

Councilor Dominguez said there was discussion on that.

Mayor Coss said it is part of the \$2 million for Parks in the CIP bond – \$20,000 for security.

Councilor Wurzbarger said that won't get us much, and they have a proposal which Robert worked up for people to look at to see how we might do that.

Chair Ortiz said it sounds that either item isn't ready to be decided upon tonight, and we should give direction to staff to put this item on the next agenda, noticed as a public hearing. Then we can talk about how the ballot questions are posed in the Resolution for adoption.

Councilor Bushee would like more detail on each of these item listed in CIP – spell out very clearly, for example, which Parks. She said when the \$30 million is presented again, it isn't presented in blocks and how it would be proposed as a question, and what categories should go together. She wants more detail on Arroyo Drainage improvements and Swan Park details.

Chair Ortiz asked if this is in addition to the master plan we got in our boxes.

Councilor Bushee commented this isn't much detail.

Councilor Romero said, to be clear, she understands, at the next Public Works meeting, they will be looking at the questions. She said, "There is a method to the madness of how questions get posed and added to a ballot. So, the Public Works Committee has only looked at a draft of some questions, and I think we will be refining those questions. I hope the Finance Committee will be looking at the recommendations made by Public Works on the questions to consider, rather than coming up with something brand new. It will be vetted through legal, I guess through polling people who look at these kinds of issues. So, my hope is that when Finance considers the..."

Chair Ortiz asked what she means by polling and if that means we have hired someone to consult on the questions.

Councilor Romero said we have legal staff looking at how the questions are vetted.

Councilor Dominguez said staff came up with a sample set of questions – one in legalese and one which was more understandable.

Chair Ortiz asked if that will be considered at the next Public Works meeting so we'll have those at finance.

Councilor Dominguez said this is their intention.

Councilor Romero said she spent a year working on arroyo drainage improvements, and there's a lot of detail. She said this was honed down from \$6 million to \$2 million. She said the only reason the Santa Fe River was included was because there were specific issues that needed to be addressed because they were a priority. She said all of the arroyo issues were looked at from a watershed perspective, which could be more like \$6 million, but it would save the City \$20 million in the long run if issues were addressed. She said she would be happy to put together a memorandum, with staff, as to how we got to these prioritized watershed areas and what they entail. There is more detail, it's just not in the Memo on page 3 which Councilor Bushee referenced. She will provide the Memo through Public Works and have it make its way to the Finance Committee.

Chair Ortiz said in terms of more detail, we need more analysis of how we came up with the number on the Railyard, noting he saw something from Richard Czoski in 2009, one that was \$370,000. He said this is different, but we need those details included as well. In terms of Affordable Housing, he would like an update from Homewise and the Housing Trust on their success, and how aggressive we have been in tracking people put into homes, what the retention success rate is and whether these people are staying in the homes or recycling out because of foreclosure and they are putting new people in. He understands contracts are based on people, the applicants, and not necessarily the people who stay in the units. He would like that detail to come back for consideration on the G.O. Bond.

Bushee asked if the funds for the new Transportation Hub includes funds for a bicycle sharing programs, noting it talks about bicycle zip car rentals, but she wants the specifics.

Chair Ortiz directed staff to provide those specifics when it comes back on November 14<sup>th</sup>.

Chair Ortiz said this item will be posted for a public hearing at the next meeting, as one item with the two Resolutions and a third item to discuss ballot questions that have been approved or vetted out of Public Works.

Councilor Bushee would to make sure that "we have your economic analysis, your cost/benefit."

Chair asked if that is the "jobs thing that Councilor Dominguez said his staff is developing/"

Councilor Bushee said yes, and would like to deal with the old Parks Bond issue before we deal with this, at the next meeting.

Mr. Romero said that can be ready by November 14<sup>th</sup>.

Chair Ortiz called for a motion to postpone Items #11 and #12 that with that direction.

**MOTION:** Councilor Bushee moved, seconded by Councilor Wurzbarger, for purposes of discussion, to postpone Items #11 and #12 to the next meeting on November 14, 2011, with direction to staff that Items #11 and #12 will be included under one agenda item with a third item which would be discussion of ballot questions that have been approved or vetted out of Public Works; that staff provide all of the information requested during this discussion, including the information requested by Councilor Bushee; and a discussion on the old Parks Bond.

**DISCUSSION:** Mayor Coss noted that he and Councilor Wurzbarger will be in Korea during the next Finance Committee meeting. He said he has been working with Councilor Dominguez, and the Public Works Committee took the suggested \$23 million and whittled it to \$19.5 million. He said when other Councilors look at it, they want to add other things, so the demand amount starts to increase.

Chair Ortiz said he heard the bond could be less than \$20 million if the decision is made to shift some items.

Mayor Coss said he heard that, and we want to put the broadband in the \$20 million CIP.

Chair Ortiz said we could put the \$6 million for Roads in the G.O. Bond.

Mayor Coss said we can work on the items. He said the basic premise was to put in the existing, doesn't need a tax increase, improvements to existing infrastructure. He said he didn't want to put maintenance of existing roads in a bond issue and ask people to increase taxes just to maintain existing City Roads. He said this is the reason you see so much noted in for Pave Street Rehab and a non-pay Rehab. He said its easy to put \$250,00 to stripe bike lanes into the \$6 million, and you could make as a condition of approval that all of the BTAC's recommended bicycle lane striping is approved with Roads. He said, however, if it goes on the ballot, "do you just want to maintain what you have," that's not the direction in which he was going. He said the proposed bond issue will be for new investment in the City – the new fire station, the new broadband network, a new park in Tierra Content. It is not to improve existing.

Mayor Coss said we should be very careful with our language. He said he has heard "padding of salaries" which is illegal. He said he heard that it is the intent of everyone here to pass the G.O. Bond, and I hope so. But, he pointed out that the last \$30 million bond we passed was to build nothing new, and was to improve existing parks. He said you can plan with the semantics for a long time when you are improving every park in the City – is it maintenance or improvements. He hopes we won't "go down the road that we're padding salaries, and it's questionable after we've been through it time and again, and everybody knows what we've been doing.

Mayor Coss Continued, "The basic idea is to use what we have, around \$20 million, to maintain what we have, improve what we have. There's a new one in there for buses. That's improving our existing transit system, because the federal government isn't going to buy our buses anymore. But I'm really happy to work on the issues for the G.O. Bond and provide that specificity. We did not in the \$30 million, but every single park was a yes or no question. And I think we can do this. What the bond counsel is telling us is that we need at least 3, and maybe 4 questions, to separate these issues and put them out there for the public to be able to understand them. I think there has to be a good plan that goes with it, and there probably has to be a new procurement policy that's probably an ordinance about local preference with it. The Councilors have talked about veteran's preference going with it. This is being worked on, and I would hope, Robert and Geno that we could get those questions to the whole Council long before next week's Public Works meeting. I think Dwayne's working on those with Judith right now. I would just think we can put as much specificity as we want, but I would say, let's don't tie our hands so we can't respond to the situation. Let's not get down to \$20,000 for security cameras and find out we need \$25,000."

Mayor Coss continued, "This community is very supportive of parks and trails, and I think you'll see those questions evolve around these 3 areas which could become 4 areas or more. I would hesitate to say let's make 11 areas or 15 areas, and then ask people to vote.

Mayor Coss continued, "And I then I heard the question of operational funds being in a G.O. Bond. I don't think we can do that, but I'm open to the discussion."

Councilor Bushee said the Mayor raised the issue of how to sustain the new jobs which come with new projects. She said we can build, but can't operate the majority of the bricks and mortar projects unless we have operational revenues. She said that distinction was made by the Committee this evening, and we do see the CIP Bond capturing the money it can to operate some projects, and shifting some of the projects out. She said all of this is an infusion of public dollars into the economy. She said is more open to a hybrid to send to the voters where we take operational funds out of the CIP Bond, which is how she believes we should proceed in these economic times.

Councilor Wurzbarger asked the Chair to poll the Committee to see if they would be willing to meet before November 14, 2011.

Chair Ortiz said we can discuss that under matters from the Committee

**VOTE:** The motion was approved unanimously on a voice vote.

- 12. REQUEST FOR APPROVAL OF 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 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; Public Works (Postponed) 10/11/11; Public Works (Approved) 10/24/11; City Business & Quality of Life (Scheduled) 11/08/11; and City Council (Scheduled) ~~11/09/11~~ 11/30/11. Fiscal Impact – Yes.

See Item #12 above.

13. FORT MARCY BALLPARK BEER GARDEN (BEER ONLY) AT PROFESSIONAL BASEBALL GAMES (COUNCILOR TRUJILLO). (ROBERT ROMERO)
- A. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING ARTICLE 23-6 SFCC 1987, TO PERMIT THE LIMITED SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES AT FORT MARCY BALL PARK FOR PROFESSIONAL BASEBALL GAMES.
  - B. REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUPERVISE AND DIRECT THE PLACEMENT AND OPERATION OF A BEER GARDEN AT FORT MARCY BALLPARK FOR SALE AND CONSUMPTION OF BEER ONLY AT PROFESSIONAL BASEBALL GAMES; AND TO ENSURE THAT THE CITY COMPLIES WITH THE DIRECTIVES OF THIS RESOLUTION, AND THE LAWS OF THE CITY OF SANTA FE AND THE STATE OF NEW MEXICO.
- Committee Review: Public Safety (Approved) 09/20/11; Public Works (Denied) 09/26/11; Finance Committee (Postponed) 10/03/11; City Council (Request to publish – Approved) 10/12/11; Parks and Open Space Advisory Commission (Denied) 10/18/11; City Business & Quality of Life (Scheduled) 11/08/11; and City Council (Public hearing) 11/09/11. Fiscal Impact – Yes.

Chair Ortiz noted the information requested is in the Committee packet.

**MOTION:** Councilor Romero moved, seconded by Councilor Wurzbarger for purposes of discussion, to move this item forward to the City Council where there is another public hearing, without recommendation.

**DISCUSSION:** Councilor Wurzbarger she wants to go forward to Council so we can raise questions that really need to be answered. She said if we don't raise questions tonight we will get to the Council without having our questions answered.

Chair Ortiz asked what questions the Councilors have which weren't answered in the information provided in the packets. He said that could be amended to the motion as direction to staff to provide for the public hearing.



Councilor Bushee said she couldn't find the minutes from Public Safety, noting she reviewed a variety of minutes. She quoted from the Public Works minutes, "It was posed by the City Manager that the City could use a private company, or use a government liquor license." She asked if this will be a private company, and if we have a company in mind.

Mr. Romero said they could use a private company, but they have no one in mind.

Councilor Bushee wants to be sure we are eliminating the idea of a government liquor license.

Mr. Romero said that would be fine.

Councilor Bushee said that would be part of any motion she would make.

Chair Ortiz said there already is a Motion to Forward Without Recommendation on the floor. The discussion is to give direction to staff to get additional information for the public hearing.

Councilor Bushee asked if there will be a recommendation to use a private company or use a government liquor license.

Chair Ortiz said that is a question.

Mr. Romero said there are two options available and if the Council wants to go for a private vendor that will be fine. Responding to Councilor Bushee, Mr. Romero said we can go with a private vendor.

Councilor Bushee said then we are eliminating the option of a government liquor license, and Mr. Romero said yes.

Councilor Bushee said in various minutes, Mr. Dunn said he would be asking for no park improvements, and then I heard maybe improvement to a wall. She wants to be clear what he wants.

Mr. Romero said he understands Mr. Dunn is requesting that the mound be built to standard and minor fence improvements.

Councilor Bushee is surprised there is a motion to move this forward without recommendation. She said we didn't get an answer on the additional parking needed. She said the "numbers are all over the map," in various minutes, but at a minimum we're deficient about 100 parking spaces if they hit their projected goal of 500 cars on the weekend evenings.

Chair Ortiz asked Councilor Bushee to what pages in what minutes she is referring.

Councilor Bushee said she is in Finance at this point where Mr. Dunn and Fabian Chavez quickly put together some numbers, but there was nothing new in the packet. She got something from Joe Lujan at ADA.

Chair Ortiz said the question for Councilor Bushee, because you made an assertion that there is information in the packet in the minutes that says there is inadequate parking.

Councilor Bushee said it was from the discussion at the last Finance Committee meeting.

Chair Ortiz asked Councilor Bushee if there was a representation by City staff.

Councilor Bushee asked Fabian Chavez if we have all the parking we need, saying her understanding from the last Finance Committee meeting that we are about 100 spaces short.

Chair Ortiz said he read the minutes and doesn't see what she is talking about.

Councilor Bushee said she is referring, specifically, to the last meeting when we got a number of some 300 spaces that are in existence, and then "I was told he needed... 500 people were going to come on a weekend meeting, and again, raw numbers, cowboy math if you want to call it that, that we were 100 or more short in parking spaces, from the last meeting. The questions that were posed to staff were to come forward with.... I asked a series of questions around parking around a bunch of thing. I got a budget in here the first time and it doesn't address all of the questions that were asked. So are you going to let him answer the questions for me."

Chair Ortiz said he's reading the minutes and knows the questions reflected in the minutes of the Finance Committee. He asked if she is asking questions that are over above those reflected in the minutes.

She said she did not get the answer to that question and the reason she's asking it now – did we make up the lost spaces that were not in existence the last time we met.

Fabian Chavez said there is a spreadsheet in the packet because most of the answers to those questions are in the spread sheet.

Mr. Romero said this on Pages 15 and 16.

Mr. Chavez said the parking capacity at the park, and currently there are currently 158 parking spots, noting no spaces were included for the Ft. Marcy Recreation Complex, and these are only from the ball field.

Councilor Bushee asked if 158 spaces are adequate.

Mr. Chavez said he doesn't know, because he doesn't know how many people would show up for a game. He asked an Albuquerque planner and a Santa Fe landscape architect, what kinds of numbers they use. The answer given is that it is anywhere between 2.5 and 4 people per vehicle. He said you can take that and multiply it by 2.5, or use 3-4 people, and get another answer.

Councilor Bushee asked if that adds up to the 500 people who are projected to attend, noting he should use the 2.5 so there isn't overflow parking in the streets.

Mr. Chavez said this is his understanding. He said he was also told that sometimes there are more people in a vehicle for an event as opposed to going to a facility just to exercise. He said this is what he was told.

Councilor Bushee asked if there is a contingency plan to keep the traffic from overflowing into the residential streets.

Mr. Chavez said this isn't a Parks Division question he can answer.

Councilor Bushee said she read the minutes from when we rejected beer and hockey at GCCC, and at that time City staff of Public Safety and GCCC gave thumbs down. She asked why this proposal got a thumbs-up from City staff.

Councilor Romero said he doesn't believe City staff has given a thumbs up or thumbs down, and City staff will implement the policy set by Council. If the Council votes to move forward, we'll do what we can to keep it safe. .

Councilor Bushee asked the proposed improvements and timeline for Ft. Marcy under the previous Park Bond.

Mr. Chavez said in the 2008 Parks Bond no dollars were set aside for Ft. Marcy.

Councilor Bushee said then there will be no improvements. She quoted from Page 6, Finance Committee meeting minutes, October 3<sup>rd</sup>, "Chair Ortiz said one of the things that has been going around, primarily with opponents of the proposal, is that the City would have to undergo costs to improve Ft. Marcy Ballpark." She said he asks for those costs and she wants to be clear that we've spent all the money, and there are no other proposals and no proposed ADA improvements of any kind.

Mr. Chavez said, for clarification, no funding was placed for Ft. Marcy Park because it was not a priority at the time of the 2008. However, staff has been moving forward in all properties in all areas throughout town, and Ft. Marcy Park is a grand old lady and usable, but will need work in the future. He said it is staff's opinion to completely renovate Ft. Marcy would cost \$2-3 million. He said it is adequate, but it is old. He said when the ADA Compliance Survey was done through a contract, the City looked at all of the parks. He said about \$485,000 worth of ADA improvements will need to be done, once the decision is made to go in and renovate Ft. Marcy. Currently it is ADA accessible, as opposed to ADA compliant. It is not ADA compliant under the current standards.

Councilor Bushee said Ft. Marcy is not ADA compliant, and Mr. Chavez said this is correct.

Councilor Bushee asked if this plan goes forward, is the plan to have some port-a-potties.

Mr. Chavez said if this went forward, staff could monitor attendance at the first game. He understands that the current facilities are adequate, not the best, but adequate. He said a lot has to do with keeping the restrooms clean and making any needed repairs. He said the bathrooms, concession stand, the grandstand, and the rock stone benches are part of the CCC era, so if the renovations move forward, two

things would have to happen. One, a master plan should be done to identify what has to be done, and secondly, the priority would be ADA compliance.

Councilor Bushee asked Deputy Chief Alessio, with regard to selling beer at Ft. Marcy, does the Police Department have a problem.

Deputy Chief Alessio said they no problems any more than they did with the beer garden for the 400<sup>th</sup> anniversary. She said she discussed it with the Chief, and with proper enforcement action and staffing, they have no full concern, noting they believe this can be done without overtime."

Councilor Bushee asked if the actual operations will be covered by a private security company to monitor the beer garden and those costs will be paid by the applicant, and Mr. Romero said yes.

Councilor Bushee asked if there is a concern given the proximity of Hobo Hill.

Deputy Chief Alessio said she has been informed over the past two weeks that Hobo Hill is under control, and Mr. O'Reilly worked with the owner to clean that up. She said they removed 700 bags of garbage. She said the Police Department made suggestions in terms of "No Trespassing" signs by the owner, which will give more leeway in terms of enforcement. She believes Hobo Hill won't be a major ticket.

Councilor Romero said the issue of Hobo Hill is separate from the park, noting you need a ticket to get into the Park in order to buy a beer.

Deputy Chief Alessio agreed these are two separate issue. However, if a problem arises, the Police will be the first to address it and step-up and mitigate it or take care of it immediately. However, she said we have to wait and see what happens.

Councilor Bushee asked Fire Chief Salas if she has any concerns with regard to traffic with the influx of 500 cars, commenting she would like to use that number.

Chief Salas said they have no issues. She said currently there are games in the park and they have no issues with vehicles in the area.

Councilor Bushee said then there are games which would generate that much traffic.

Chief Salas said she doesn't know exactly how much traffic, reiterating there are games currently and they have no issues and have had no problems. She said she could give the example of the Fire Station on Cerrillos and issues on that road in terms of access, saying they don't have much of an issue as far as traffic is concerned.

Chair Ortiz asked Councilor Bushee if she has questions or directions for staff in addition to those she has asked and had answered.

Councilor Bushee said she has inserted her amendments. She saw a budget saying this is a wash, but no one filled in the X factors as to what that meant. She didn't see an economic analysis as promised, and would like that to come forward when this goes to Council.

Councilor Wurzbarger thanked them for the business plan, noting she has questions on the business plan. She said the business plan is based on 300 attendees. She would like clarification from the proponent of this partnership with the City as to whether we could limit the tickets to 300.

Councilor Wurzbarger said she agrees that we get "mushy" answers with respect to it's not going to cost anything, maybe we will need police or we don't, it's going to be private security, maybe we need the thing the pitcher stands on modified, maybe we don't. She doesn't know right now what it will cost the City to do this. Her direction to staff would be to get clarification on that on how this will impact staffing at Fort Marcy. Is there some spin-off from having to do things.

Chair Ortiz said there is a difference between Ft. Marcy and Major's Field – which is she asking about.

Councilor Wurzbarger said her question is if there is there an impact on the Recreation Center, and is there going to be impact on any staffing requirements for this, whether Parks or other staff.

Councilor Wurzbarger said one of the major controversies is the sales of beer, and we've been told if we don't have beer we can't do this. In looking at the numbers, the beer sales are \$26,000 which isn't huge. She noted they have League sponsors at \$20,000, and asked if there is another way to do a budget which looks at the possibility, until we test how this comes to fruition, not having beer sales and still have the ball games. She wants to know if there is a financial alternative with respect to the sales of beer and still having the baseball games. She said on the spreadsheet it indicated there is no PA system, and asked if the proponent will be providing that, or will there be none.

Councilor Wurzbarger said, a programmatic question is whether there is an option to have the games earlier, and what is the impact of the lighting, because it says we don't have lighting there. She asked if there will be no lighting.

Chair Ortiz said there are lights.

Councilor Wurzbarger asked if the lights are adequate, and Mr. Romero said he understands they are.

Councilor Wurzbarger asked if there is any projection on the costs to the City, and on the benefit to the City, since we're talking about this as an economic benefit. Do we have any idea on how many people might stay overnight here for each game. She wants to see an attempt at an analysis of the proposed economic benefit.

Councilor Dominguez said he agrees with Councilor Wurzbarger's questions about the financials. He asked about the 3 beer maximum, and said we still need to do the numbers there. He said he agrees with

doing the economic analysis and the economic benefit, and the process we will use to get that. He said he wants a written statement of organization – who is held accountable for the business at the League. He said he wants this at the next meeting.

Councilor Romero understood from the business plan that there would be 300 persons, which may not mean there are 300 cars, and understood Mr. Chavez to say there could be 2-4 people per car. She said she understood Mr. Chavez to say the number of parking specific for 300 people was adequate.

Mr. Chavez said, "Let me be very clear that these are just my estimates, based on the questions I was asked. What I cannot do is stand up here and say, on any given night, the number of spaces there will be adequate or not."

Councilor Romero understood Mr. Chavez to say staff would monitor the crowd to figure that out. She said Mr. Chavez prefaced some of the discussion with, "Some cars may have 2-3-4 people in them, so if it's 150 or if its 300 people, it may only be 150 cars."

Mr. Chavez said, "Again, for clarification. When I called some consultants and said what do you see an event, a performance, a ball game, as opposed to somebody going to a facility just to exercise. Folks will drive to a park, maybe by themselves or with a child, to an exercise facility or to practice. What they're saying is an event is different. At an event you usually, usually, have more people traveling in the car together because it's an event. Now I cannot project how many people will actually be there for a professional game, because I've not had that experience."

**SUMMARY OF DIRECTION TO STAFF:** Chair Ortiz said, in summary, the list of question which still needs to go with this No Recommendation, fall into three categories. One is what is the ultimate cost to the City which includes items like the expenses of fence modifications and raising the mound. Second, a parking contingency plan which Councilor Bushee pursued, but dropped, which would be a cost to the City. Third, the potential impact on the adjacent Recreation Center at Ft. Marcy. Fourth, as to the request from Councilor Wurzburger to pursue alternate financial plans and what we have in the packet, those items could include the issue of government liquor license versus private liquor license raised by Councilor Bushee, limiting ticket sales for the game and for the beer garden, but that wasn't specified, and whether or not there is an economic benefit analysis that can be performed on this particular enterprise. The fifth would be who is the organization that is responsible and the entity on the hook vis a vis the City's responsibility. These are the questions asked as he understood them to which staff needs to have answers going forward to the Council on November 9<sup>th</sup>. He asked if there are corrections from the Committee.

Councilor Wurzburger said her comment with respect to an alternative, is to look at an alternative to the \$26,400 raised by beer sales – another way to raise that money.

Chair Ortiz said they could charge for parking or do other things.

Councilor Wurzburger said, with regard to limiting tickets, she suggested limiting tickets to what they said they needed per game for their budget, and tied specifically to their own numbers.

Councilor Dominguez said he wants to know who are the League sponsors and more importantly what do they need above and beyond what is proposed by the League itself, if any.

Councilor Bushee said the Chair has raised the premise that the City Manager has said we aren't going to use a government liquor license. However, if that is still on the table, then she will need a Memo from the City Attorney outlining additional legal liability the City may have of using its own liquor license. She said with regard to the Public Safety amendment with regard to local youth baseball leagues taking precedence over any League options. She has not heard with those games are scheduled, and she doesn't want this to fall through the cracks.

Chair Ortiz said none of the Leagues actually have used Ft. Marcy except for champions.

Councilor Bushee said this was an amendment from the Public Safety Committee and she is asking that it be addressed.

Councilor Trujillo said, with regard to Councilor Bushee's proposed amendment, which provides "Any beer supplier the League contracts to sell at Ft. Marcy ballpark would have to be a local Santa Fe brewery which supplies beer that is locally brewer." He wants to be clear that she is saying that only a local brewery can sell beer.

Councilor Bushee said, "That came from the minutes of the GCCC, when the proposal to sell beer there was to serve locally brewer beer. She said since this has been posed as economic development, she thought it appropriate that we have only locally brewer beer sold there and you would have a local business that would then have the ability to sell. It's part of our buy-in to the local program. It would be that you wouldn't have some conglomerate like Coors. And the other thing that needs to be brought up is we certainly have a policy already that I believe may have been part of... We had decided we would not advertise alcohol or tobacco at any of our facilities. So we have to be clear about that too as we move forward if you look at the business plan, if advertisement is part of it, that we do not allow for alcohol to be advertised."

Councilor Trujillo said, "I just wanted to be sure that you're saying just a local brewer, because we do have people that live here in this town that have lived here all their life who own a bar. So you're saying, if and when we do go to a private firm, they can't even be on this. That's what you're saying, if somebody owns a liquor license here.

Chair Ortiz said it can only be Santa Fe Brewery, Marble Brewing Company, or Second Street Brewery,

Councilor Bushee reiterated she got it from the minutes of the GCCC where "you were going to sell beer and hockey, and selling all locally brewed beer, and I thought it added to our economic incentives to do this."

Councilor Trujillo said a lot of people here have licenses to sell liquor and Councilor Bushee is saying they can't bid on this.

Councilor Bushee said she is trying to promote local businesses.

Councilor Trujillo said these are local businesses owned by people who have lived here all of their lives, but because they don't brew beer they're not considered as local.

Chair Ortiz requested a list of the local breweries which would benefit from Councilor Bushee's amendment for the Council meeting on November 9<sup>th</sup>.

**VOTE:** The motion was approved on a voice vote with Councilors Dominguez, Romero and Wurzburger voting on behalf of the motion and Councilor Bushee voting against.

- 14. REQUEST FOR APPROVAL OF A RESOLUTION AFFIRMING THE GOVERNING BODY'S ACTION TO APPROVE THE BUDGET FOR FISCAL YEAR 2011/2012, AND THAT SUCH APPROVAL INCLUDED AN INCENTIVE REDUCTION OF \$600,000 FROM THE CITY'S COLLECTIVE BARGAINING UNITS AND NON-UNION EMPLOYEES; EXPRESSLY STATING THAT COLLECTIVE BARGAINING AND NON-UNION EMPLOYEES LEAVE BENEFITS SHALL BE REDUCED BY \$1,000,000; AND DIRECTING THE CITY MANAGER TO VERIFY THAT THE FISCAL YEAR 2011/2012 BUDGET SUBMITTED TO DFA REFLECTS THE REDUCTIONS THAT WERE APPROVED BY THE GOVERNING BODY (MAYOR COSS AND COUNCILOR WURZBURGER). (ROBERT ROMERO AND DR. MELVILLE MORGAN) Committee Review: City Council (scheduled) 11/09/11. Fiscal Impact – No.**

**MOTION:** Councilor Wurzburger moved, seconded by Councilor Romero, to approve this request, which is a restatement she made and approved by the entire Finance Committee in its deliberation on the budget.

**DISCUSSION:** Councilor Bushee asked if we are going to vote before having discussion on this item.

Chair Ortiz said Councilor Bushee was distracted by members of the public which he can understand, and asked if there if further discussion on this item.

Councilor Bushee said, "Forget it, I'll just vote no."

**VOTE:** The motion was approved on a voice vote with Councilors Dominguez, Wurzburger and Chair Ortiz voting on behalf of the motion, Councilor Bushee voting against and Councilor Romero absent for the vote. [Chair Ortiz said Councilor Romero left because she is still having knee problems.

- 15. A RESOLUTION RESTATING THE INTENT OF RESOLUTION 2008-31 AND EXPANDING RESOLUTION 2008-31, TO INCLUDE THAT USER FEES SHALL BE WAIVED FOR NON-PROFIT HIGH SCHOOLS ACCREDITED BY THE NEW MEXICO DEPARTMENT OF EDUCATION AND LOCATED IN THE CITY LIMITS OF SANTA FE, TO USE THE SANTA FE COMMUNITY CONVENTION CENTER FOR ONE FUNCTION PER CALENDAR YEAR (COUNCILOR ORTIZ). (JIM BRADBURY) Committee Review: City Council (scheduled) 11/09/11. Fiscal Impact – No.**



Chair Ortiz said this involves primarily St. Michaels, but could also affect other high schools. He understands from Mr. Bradbury that there is direction to get some clarity from the High School as to who is going to use the facility so we don't have so many blackouts. He is willing to add that language as another "Be It Resolved."

Councilor Wurzbarger said she appreciates this, because we don't want to have the entire month of May blacked out for proms.

Chair Ortiz asked how many weekends were black-out because of weekend activities, because no proms were held at the Civic Center last year.

Mr. Bradbury said there one prom, and Santa Fe Public Schools had two functions a robing ceremony and one other, but they did use their 3 allotted days.

Amend on January 1<sup>st</sup> contact all the schools. As good as it gets.

**MOTION:** Councilor Wurzbarger moved, seconded by Councilor Dominguez, to approve this request, with an amendment to provide at each year on January 1<sup>st</sup> that the Civic Center will contact all the schools and determine which weekends can be best utilized so we don't take up the whole month of May.

**VOTE:** The motion was approved on a voice vote, with Councilor Dominguez, Bushee and Wurzbarger voting in favor of the motion, no one voting against, and Councilor Romero absent for the vote.

**16. REQUEST FOR DIRECTION AND APPROVAL OF 2012 LEGISLATIVE PRIORITIES. (ROBERT ROMERO)**

Chair Ortiz said he understands, if the Governor's new proposal is successful in having no CIP go to the Senate of House, we may not have the ability to have these carve-out projects.

Councilor Bushee doesn't understand what the median/sidewalk project is – planned design \$100,000.

Mr. Romero said this essentially is the exact same list from last year, and this is a request from Councilor Trujillo.

Councilor Bushee said she knows, but it doesn't mean we necessarily want this to be our priority list this year, "so I don't even know what it means."

Mr. Romero said this was a request for District 4 from Councilor Trujillo. He said he can check with Councilor Trujillo to see if he has specific locations.

Councilor Bushee said she doesn't see the Tino Griego Teen Center going very far, very fast. She said, "I didn't know if you want to shift these priorities around a little bit. I guess water is still the top priority. I mean, I don't even know how we would end up staffing a Teen Center, but I would say we need to refine this slightly."

Chair Ortiz asked Mr. Duran if there is a time priority, asking if it is due by the end of November.

Mr. Duran said this is correct. He said they are trying to get it to the next Council meeting, so we can have a meeting with our Santa Fe Legislative delegation.

Chair Ortiz said, with regard to the request for District 4, he hasn't spoken with Councilor Trujillo, and doesn't know what these items are. He said the Safe Ride to School is from Chaparral to the Rail Runner. He thinks the median/sidewalk program is to give the same treatment to Zia that Rodeo Road got and we primarily used City funds. He said there are no sidewalks there. He said if Councilor Bushee wants specificity he could get that for the Safe Ride and median/sidewalk program, commenting he doesn't know where that is to happen.

Chair Ortiz agrees with Councilor Bushee, given the way the letter was written by Mr. Pino, it doesn't appear the Schools have any interest in doing anything to Tino Griego, and in fact "see it as an attractive nuisance which boggled me, because the schools' job is to see that kids stay out of trouble, and a teen center would do that. But, if they want to put it on their dime, which they have none of, I suppose we can shelve the idea. In which case, what other items could we fill in."

Mr. Romero said Tino Griego is a mistake and should not be included on the front list.

Councilor Bushee asked if the Power Plant Park is a priority at this point.

Mr. Romero it was a priority from the Parks and Open Space Advisory Commission.

Councilor Wurzbarger said it is left over. She agrees with the Chair that the likelihood of the City going beyond the top 3 is very limited. She said we always have this discussion, and we always defer with Mr. Duran. She said, in accordance with our past strategy, she would like to put them and then we'll have our discussion. She said as we know, our Legislators will be adding things they hear from constituents in our Districts. She said she is comfortable with this list.

Chair Ortiz asked about Gonzales Road, noting the people from Gonzales Road didn't want to keep it in the mix.

Councilor Bushee said, "No, they want it passed, but staff needs it to be ADA and not be dirt because it's too hard to maintain and they don't want that."

Chair Ortiz said then there is a Legislator interested in having that as an appropriation and that's why we have it as a priority.

Councilor Bushee said, "They gave us the money previously, but I don't know if it was the Legislature or the Toney Anaya money. We got some money once."

Mr. Romero said there was going to be some ARRA money, but that went away and never came to fruition, but I believe last year it was a request from the Councilors in District 1.

Councilor Bushee said, "That'll work."

Chair Ortiz asked if she wants to keep that amount, noting all of her money is going for Gonzales Road.

Councilor Bushee said, "I understand. I had other requests I wanted to put in."

Chair Ortiz asked if she wants to add them now and have a discussion about it at Council.

Councilor Bushee gets more calls about Traffic Calming. She said, "I don't want to take it off, Councilor Calvert's really been pursuing it, but I get a lot of calls about traffic calming and general improvements to bikes and trails."

Chair Ortiz said District #3 got the State appropriation Amend safe routes to school, Chaparral and Railrunner. Beautify Zia Road to Old Pecos Road.

Chair Ortiz said Safe Routes to School is the connection of a walking path between Chaparral Elementary and the Rail Runner Site. The Median/Sidewalk Improvements is to beautify Zia Road to the equivalent of Old Pecos Trail and Rodeo Road. He doesn't know what the ADA is.

Councilor Bushee would like to add \$50,000 for traffic calming for District 1.

**MOTION:** Councilor Wurzbarger moved, seconded by Councilor Bushee, to approve the list with the amendments.

**VOTE:** The motion was approved on a voice vote with Councilors Dominguez, Wurzbarger and Bushee voting in favor of the motion, no one voting against and Councilor Romero absent for the vote.

#### **17. OTHER FINANCIAL INFORMATION:**

There was no Other Financial Information.

#### **18. MATTERS FROM THE COMMITTEE**

Chair Ortiz said we postponed the item on the G.O. bond, and we hear that the Mayor and Councilor Wurzbarger are going to be in Korea at that time. He asked if there is interest on the Committee to move the Committee meeting before they leave, or hold it afterward, noting it has to be done after the

Public Works meeting on November 7, 2011, and our meeting is scheduled on November 14, 2011, noting November 21<sup>st</sup> is Thanksgiving. He asked if the preference is do the meeting before or after November 14<sup>th</sup>, noting we want to hear what Public Works does. It was the consensus to poll the Committee about doing the meeting after November 7<sup>th</sup> and before Thanksgiving.

19. ADJOURN

There was no further business to come before the Committee, and the meeting was adjourned at 7:35 p.m.

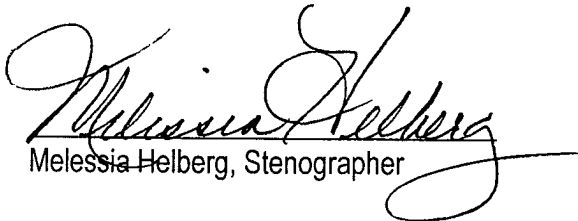
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Matthew E. Ortiz, Chair

Reviewed by:

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Dr. Melville L. Morgan, Director  
Department of Finance



Melessia Helberg, Stenographer