



Agenda

CITY CLERK'S OFFICE

DATE 7-3-07 TIME 5:00

SERVED BY Betty Mosquera

RECEIVED BY Paula [Signature]

**PUBLIC WORKS/CIP & LAND USE COMMITTEE MEETING
CITY COUNCIL CHAMBERS
MONDAY, JULY 9, 2007
5:15 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM JUNE 25, 2007, PUBLIC WORKS COMMITTEE MEETING

PUBLIC HEARINGS:

6. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 14-6.3 (C)(2) SFCC 1987 REGARDING HOME OCCUPATIONS (**COUNCILORS WURZBURGER AND TRUJILLO**) (**DAVID TAPIA AND GEORGIA URIOSTE**)
7. REQUEST FOR APPROVAL OF AN ORDINANCE ADDING A DEFINITION FOR OFF-HIGHWAY MOTOR VEHICLE TO THE CITY OF SANTA FE UNIFORM TRAFFIC CODE AND AMENDING SECTIONS 12-7-9 AND 12-7-9.1 OF THE CITY OF SANTA FE UNIFORM TRAFFIC CODE TO PROHIBIT THE USE OF OFF-HIGHWAY MOTOR VEHICLES WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF SANTA FE, UNLESS OFF-HIGHWAY MOTOR VEHICLES ARE USED ON CITY DESIGNATED COURSES, TRACKS OR TRAILS (**COUNCILOR DOMINGUEZ**) (**POLICE CHIEF JOHNSON**)
8. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO EXPLORE THE OPTIONS OF LOCATING AREAS WHERE OFF-HIGHWAY VEHICLE TRAILS COULD BE CONSTRUCTED SO THAT THE OFF-HIGHWAY VEHICLE ENTHUSIASTS COULD OPERATE THEIR VEHICLES IN A MANNER THAT WOULD BE SUITABLE AND IN THE BEST INTEREST OF ALL CITIZENS IN THE CITY OF SANTA FE (**COUNCILOR DOMINGUEZ**) (**MARTIN VALDEZ**)

CONSENT AGENDA:

9. REQUEST FOR APPROVAL OF RENEWAL OF LEASE AGREEMENT FOR LONG JOHN'S SILVER TURQUOISE TREASURE CHEST (**JACK HIATT**)
10. CIP PROJECT #611A – AIRPORT TERMINAL ROOF
 - REQUEST FOR APPROVAL OF AWARD OF BID (RFP #07/58/B) AND CONTRACT WITH SUPREME CONTRACTING, INC. OF ALBUQUERQUE IN THE AMOUNT OF \$317,439.93
 - REQUEST FOR APPROVAL OF AMENDMENT NO. 1 TO THE CONTRACT WITH MOLZEN-CORBIN AND ASSOCIATES, IN THE AMOUNT OF \$10,817.03
 - REQUEST FOR APPROVAL OF BUDGET ADJUSTMENT REQUEST (**MARY MACDONALD**)

11. CIP #492 – ALTO PARK IMPROVEMENTS – PHASE III
 - REQUEST FOR APPROVAL OF CHANGE ORDER #4 WITH ACCENT LANDSCAPING AND SPRINKLERS IN THE AMOUNT OF \$45,864.36
 - REQUEST FOR APPROVAL OF A 7 CALENDAR DAY CONTRACT EXTENSION TIME (**CHIP LILIENTHAL**)
12. CIP #810A – CERRILLOS ROAD/SAINT MICHAEL'S DRIVE/OSAGE AVENUE INTERSECTION IMPROVEMENTS
 - REQUEST FOR APPROVAL OF CHANGE ORDER NO. 2 WITH STAR PAVING COMPANY FOR THE INSTALLATION OF SIGNAL LOOP DETECTORS IN THE AMOUNT OF \$19,876.80 EXCLUSIVE OF NMGRIT (**LEROY PACHECO**)
13. REQUEST FOR APPROVAL OF RFP #07/53/B AND CONTRACT WITH SEAL COMPANY FOR MOISTURE PROTECTION RESTORATION SERVICES FOR THE SANDOVAL PARKING GARAGE IN THE AMOUNT OF \$350,212.00 (**BILL HON**)
14. SANTA FE TEEN ARTS CENTER – WAREHOUSE 21
 - REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 1 IN THE AMOUNT OF \$1,471,250
 - REQUEST FOR APPROVAL OF A BUDGET INCREASE
 - REQUEST FOR APPROVAL OF A BUDGET ADJUSTMENT REQUEST (**FRANK ROMERO**)
15. UNDERGROUND PARKING STRUCTURE
 - REQUEST FOR APPROVAL OF ARCHITECTS AGREEMENT AMENDMENT NO. 5 FOR CONSTRUCTION ADMINISTRATION SERVICES IN THE AMOUNT OF \$66,370.09 (**FRANK ROMERO**)
16. SANTA FE FARMERS MARKET INSTITUTE
 - REQUEST FOR APPROVAL OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF \$123,750 (**FRANK ROMERO**)
17. REQUEST FOR APPROVAL OF A RESOLUTION REPEALING RESOLUTION NO. 2005-10 AND RE-ESTABLISHING THE 400TH ANNIVERSARY COMMITTEE TO PLAN FOR THE FOUR-HUNDRED YEAR ANNIVERSARY OF THE FOUNDING OF LA VILLA DE LA SANTA FE, 1607 THROUGH 1610 (**COUNCILOR CHAVEZ**) (**DARLENE GRIEGO**)
18. REQUEST FOR APPROVAL OF A RESOLUTION SUPPORTING STATE LEGISLATIVE ACTION RELATED TO REVISION OF THE DEVELOPMENT FEES ACT TO INCLUDE SCHOOLS AND LIBRARIES AS ELIGIBLE FACILITIES (**COUNCILOR CHAVEZ**) (**JEANNE PRICE**)
19. REQUEST FOR APPROVAL OF A RESOLUTION IN SUPPORT OF NAMING THE VILLA SERENA PARK IN HONOR OF DR. MARTIN LUTHER KING, JR. (**COUNCILORS ORTIZ AND TRUJILLO**) (**FABIAN CHAVEZ**)
20. REQUEST FOR APPROVAL OF A RESOLUTION FURTHERING THE CITY'S EFFORTS TO MAKE SANTA FE A CHILDREN AND YOUTH FRIENDLY COMMUNITY (**COUNCILOR DOMINGUEZ**) (**LYNN HATHAWAY**)

DISCUSSION AGENDA:

21. REQUEST FOR APPROVAL OF CIVIC HOUSING PROPERTY TRANSFER (**KATHY MCCORMICK**)
22. RAILYARD PARKING GARAGE DEVELOPMENT AGREEMENT
 - REQUEST FOR APPROVAL OF THE SECOND AMENDMENT FOR A DEDUCTIVE CHANGE ORDER IN THE AMOUNT OF \$277,333
 - REQUEST FOR APPROVAL OF A SCHEDULE EXTENSION OF 206 DAYS (**FRANK ROMERO**)
23. RAILYARD PROPERTY
 - REQUEST FOR APPROVAL OF A 60' WIDE PUBLIC INGRESS, EGRESS, AND UTILITY EASEMENT VACATION (**FRANK ROMERO**)

24. SANTA FE MUNICIPAL AIRPORT
 - REQUEST FOR APPROVAL OF PART 150 NOISE COMPATIBILITY STUDY EXPOSURE MAPS (NEM)
 - REQUEST FOR APPROVAL FOR THE AIRPORT DIVISION DIRECTOR TO SIGN APPROPRIATE DOCUMENTS FORWARDING THE NEM TO THE FAA FOR REVIEW AND ACCEPTANCE (**JIM MONTMAN**)
25. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING ARTICLE 23-5 SFCC 1987 REGARDING PLAZA VENDORS; REQUIREMENTS; SELECTION PROCESS; CONDITIONS OF OPERATIONS (**COUNCILOR CHAVEZ**) (**SEVASTIAN GURULE**)
26. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 12-12-8 OF THE CITY OF SANTA FE UNIFORM TRAFFIC CODE TO ALLOW PRIVATE INDIVIDUALS TO ISSUE PARKING CITATIONS (**COUNCILOR HELDMEYER**) (**BILL HON**)
27. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO INITIATE A PETITION-METHOD ANNEXATION FOR AIRPORT ROAD (**COUNCILORS HELDMEYER AND CHAVEZ**) (**JACK HIATT**)
28. MATTERS FROM STAFF
29. MATTERS FROM THE COMMITTEE
30. NEXT MEETING: JULY 23, 2007
31. ADJOURN

AN INTERPRETER FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE CITY CLERK'S OFFICE UPON 5 DAYS NOTICE.

SUMMARY OF ACTION
CITY OF SANTA FE
PUBLIC WORKS/CIP & LAND USE COMMITTEE
July 9, 2007

<i>ITEM</i>	<i>ACTION TAKEN</i>	<i>PAGE(S)</i>
2. Roll Call	Quorum Present	1
3. Approval of Agenda	Approved as amended	1-2
4. Approval of Consent Agenda	Approved as amended	2
5. Approval of Minutes – June 25, 2007	Approved as submitted	2
PUBLIC HEARINGS		
6. Home Occupations Ordinance Amendment	Approved as amended	2-3
7. Off Highway Motor Vehicle Ordinance	Approved	3-4
8. Off Highway Vehicle Trails Resolution	Approved	3-4
Consent Agenda Listing	Listed	4-5
DISCUSSION AGENDA		
15. Underground Parking Contract Amendment	Approved	5-6
20. Children Friendly Resolution	Approved as amended	6
21. Civic Housing Property Transfer	Referred to Finance to be heard again	6-11
22. Railyard Garage Development Agreement	Postponed	11
23. Railyard Property Easement Vacation	Approved	11
24. Municipal Airport Noise Study	Approved	11-12
25. Plaza Vendors Ordinance Amendment	Postponed	12
26. Parking Citations by Citizens Ordinance	Postponed for two months	12-14
27. Airport Road Annexation by Petition	Approved	14-15

28. Matters from Staff	None	15
29 Matters from the Committee	Discussion	15-16
30. Next Meeting	Set for July 23, 2007	16
31. Adjourn	16

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

Monday, July 9, 2007

1. Call to Order

A regular meeting of the Public Works/CIP & Land Use Committee was called to order on the above date by Chair Patti Bushee at approximately 5:15 p.m. in City Council Chambers, City Hall, 200 Lincoln, Santa Fe, New Mexico.

2. Roll Call

Roll Call indicated the presence of a quorum as follows:

MEMBER PRESENT:

Councilor Patti J. Bushee, Chair
Councilor Christopher Calvert
Councilor Carmichael Dominguez
Councilor Matthew E. Ortiz
Councilor Ronald S. Trujillo

MEMBERS ABSENT:

None.

OTHERS PRESENT:

Mr. Robert Romero, Public Works Director
Ms. Bobbi Mossman, Public Works Staff
Mr. Carl Boaz, Stenographer

OTHER GOVERNING BODY MEMBERS PRESENT:

Councilor Karen Heldmeyer
Councilor Rebecca Wurzbarger

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

3. Approval of Agenda

Mr. Romero requested that items # 21 and #25 be postponed to the next meeting.

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

4. Approval of Consent Agenda

Councilor Calvert requested that items #15 and # 20 be pulled from the Consent Agenda for discussion.

Councilor Calvert moved for approval of the Consent Agenda as amended. Councilor Dominguez seconded the motion and it passed by unanimous voice vote.

5. Approval of Minutes from June 25, 2007, Public Works Committee Meeting

Councilor Calvert moved to approve the minutes of June 25, 2007 as submitted. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

Public Hearings:

6. Request for approval of an ordinance amending Section 14-6.3 (C)(2) SFCC 1987 regarding home occupations (Councilors Wurzbarger and Trujillo) (David Tapia and Georgia Urioste)

Mr. Hiatt said he thought there might be a question about the covenants.

Councilor Wurzbarger said there was no problem with the covenants.

Chair Bushee asked what changes were made.

Councilor Wurzbarger said the language was changed so that a person running a business with a computer, no clients present, and no inventory could do so.

Chair Bushee asked if there were questions regarding notification.

Councilor Wurzbarger agreed. She noted that the change regarding covenants was on page 7. She said they were advised that Section C on page 9 was not correct. She said they also took off the home occupations on page 7 line 6. She reminded the Committee that the City could not enforce covenants.

Mr. Hiatt asked about the Exclusions section.

Councilor Wurzbarger said it was stricken.

Mr. Tapia apologized for being tardy. He said the major change was that it would direct staff to license and register businesses in Santa Fe and he took the information from staff and the Quality of Life Committee. He noted there was a strong emphasis on home occupations and other small businesses that didn't have clientele, inventory or employees. They could be issued licenses without falling under the home occupation licensing requirements.

Mr. Hiatt said they were satisfied with the covenants issue. He was convinced they could enforce this but not the covenants.

Councilor Calvert asked if this provided that notification was necessary only if the business had more than one employee.

Chair Bushee asked if there was no inspection with fire chief.

Mr. Tapia said that was correct.

There were no speakers from the public regarding this item.

Councilor Ortiz noted there was an amendment talking about fire sales being prohibited in home occupations and said that would be his addition to the ordinance.

Councilor Trujillo moved for approval as amended. Councilor Ortiz seconded the motion and it passed by unanimous voice vote.

Councilor Wurzbarger expressed gratitude to Mr. Tapia and Georgia Urioste for their hard work and to Mr. Hiatt for covering in their absence.

- 7. Request for approval of an ordinance adding a definition for off-highway motor vehicle to the City of Santa Fe uniform traffic code and amending Sections 12-7-9 and 12-7-9.1 of the City Of Santa Fe uniform traffic code to prohibit the use of off-highway motor vehicles within the municipal boundaries of the City of Santa Fe, unless off-highway motor vehicles were used on city designated courses, tracks or trails (Councilor Dominguez) (Police Chief Johnson)**

Chair Bushee asked that 7 and 8 be considered together.

- 8. Request for approval of a resolution directing staff to explore the options of locating areas where off-highway vehicle trails could be constructed so that the off-highway vehicle enthusiasts could operate their vehicles in a manner that would be suitable and in the best interest of all citizens in the City of Santa Fe (Councilor Dominguez) (Martin Valdez)**

Councilor Dominguez explained that #7 just gave police more teeth in enforcing that prohibited use in open space and #8 allowed the City to look for all instances of that.

PUBLIC HEARING

There were no speakers from the public regarding these items.

Councilor Dominguez moved for approval of #7. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

Councilor Dominguez moved to approve #8. Councilor Ortiz seconded the motion.

Councilor Calvert asked if they wanted to put in anything about storage of vehicles because without storage of the vehicles, it wouldn't work.

Councilor Dominguez agreed and said that management of that space could be worked out. He suggested that Councilor Calvert bring an amendment to Council.

Chair Bushee asked if off-road vehicles had to be registered and have a license plate.

Chief Johnson said they have to be registered and licensed throughout the state. It was a trend even with street racing bikes.

Chair Bushee asked if the fines were adequate and if this could be enforced.

Chief Johnson said just having the ability to enforce it would help. He explained that before, they were only able to cite them if caught in the street but now would be able to do so in the fields.

Chair Bushee asked if signs had to be posted.

Chief Johnson said they tear down the signs. He said it would take lots of education and enforcement.

Councilor Dominguez said the reasons he heard at Tierra Contenta was first that there was nowhere for users to ride. And he also found that many officers didn't know which ordinance to enforce. This was a way to make it clearer and not have to cite various ordinances.

Chief Johnson added that if it was city-owned land, they could enforce it. State lands and federal lands had their own laws and federal fines were substantial. He didn't think they needed to have signs at city-owned land but agreed to check with legal.

The motion passed by unanimous voice vote.

Consent Agenda Listing:

9. Request for approval of renewal of lease agreement for Long John's Silver Turquoise Treasure Chest (Jack Hiatt)

10. CIP Project #611A – Airport Terminal Roof
 - Request for approval of award of bid (RFP #07/58/B) and contract with Supreme Contracting, Inc. of Albuquerque in the amount of \$317,439.93
 - Request for approval of Amendment No. 1 to the contract with Molzen-Corbin and Associates, in the amount of \$10,817.03
 - Request for approval of budget adjustment request (Mary MacDonald)
11. CIP #492 – Alto Park Improvements – Phase III
 - Request for approval of change order #4 with Accent Landscaping and Sprinklers in the amount of \$45,864.36
 - Request for approval of a 7 calendar day contract extension time (Chip Lilienthal)
12. CIP #810A – Cerrillos Road/Saint Michael's Drive/Osage Avenue Intersection Improvements
 - Request for approval of Change Order No. 2 with Star Paving Company for the installation of signal loop detectors in the amount of \$19,876.80 exclusive of NMGR (Leroy Pacheco)
13. Request for approval of RFP #07/53/B and contract with Seal Company for moisture protection restoration services for the Sandoval Parking Garage in the amount of \$350,212.00 (Bill Hon)
14. Santa Fe Teen Arts Center – Warehouse 21
 - Request for approval of Professional Services Agreement Amendment No. 1 in the amount of \$1,471,250
 - Request for approval of a budget increase
 - Request for approval of a budget adjustment request (Frank Romero)
16. Santa Fe Farmers Market Institute
 - Request for approval of Amendment No. 2 to the Professional Services Agreement in the amount of \$123,750 (Frank Romero)
17. Request for approval of a resolution repealing resolution No. 2005-10 and re-establishing the 400th anniversary committee to plan for the four-hundred year anniversary of the founding of La Villa de La Santa Fe, 1607 through 1610 (Councilor Chávez) (Darlene Griego)
18. Request for approval of a resolution supporting state legislative action related to revision of the Development Fees Act to include schools and libraries as eligible facilities (Councilor Chávez) (Jeanne Price)
19. Request for approval of a resolution in support of naming the Villa Serena Park in honor of Dr. Martin Luther King, Jr. (Councilors Ortiz and Trujillo) (Fabian Chávez)

Discussion Agenda:

15. Underground Parking Structure
 - Request for approval of Architects Agreement Amendment No. 5 for construction administration services in the amount of \$66,370.09 (Frank Romero)

Councilor Calvert asked who was paying this cost. He noted that on the cover memo it said it was due to weather delays but the following page said there were added services required to meet the contractors' schedule.

Mr. Frank Romero said they negotiated with the developer to pay half of the expense. So the developer would pay about \$40,000.

Mr. Robert Romero noted that Item 22 was postponed and that was where he intended to have the Committee discuss it. He said the City did have some liability here. They were expected to have infrastructure completed earlier and it wasn't, so they were able to work out a deduction based on design changes. The developer has also agreed to pay for costs including the City's damages. It was to have been done by July 1. Now the City would have to shuttle people back and forth and the developer would pay those costs.

Councilor Calvert noted that the Civic Center was on schedule so why wasn't this one.

Mr. Romero said the weather did not affect the work at the Civic Center.

Councilor Calvert moved for approval Councilor Ortiz seconded the motion and it passed by unanimous voice vote.

20. Request for approval of a resolution furthering the city's efforts to make Santa Fe a children and youth friendly community (Councilor Dominguez) (Lynn Hathaway)

Councilor Calvert asked the author to make some reference to the youth recreation center to strengthen the resolution. Councilor Dominguez agreed to do so.

Councilor Dominguez to approve the request with the reference to the youth recreation center added. Councilor Calvert seconded the motion and it passed by unanimous voice vote.

21. Request for approval of civic housing property transfer (Kathy McCormick)

Ms. McCormick explained that the City owns the land and the homes were owned by Civic Housing. To move forward, they needed a resolution regarding the land to show they have some kind of ownership over that land. She said she believed the best option was a 99-year lease.

Ms. McCormick said she came from a Housing Authority background and this kind of mixed-use development was important to do in this entrepreneurial approach. She said it was a better policy than the City has had in the past.

Chair Bushee asked why they should not sell the property.

Ms. McCormick said it was because it was difficult to get more land.

Chair Bushee asked how they were allowed to build on city land.

Ms. McCormick explained that at one time the Civic Housing Authority and the City were one and the same.

Chair Bushee invited public comment.

Mr. Howard Porter, 235 W Alameda spoke in favor of the proposal. He thought it was better than what was proposed in the past and more in keeping with what was around the project.

Ms. Hope Reid, 321 W Cordova Road, as an advocate for public housing, said she was concerned that there was only a 50% of median income. She said they had handicapped who should be included.

Dr. Richard Smith, 538 Dolores, said they were very much in favor of the project.

Mr. Ed Romero had wanted to show a power point but no projector was available. A printed copy was handed out [Exhibit A]

He reviewed the history of the Housing Authority that was set up in 1961 and the first units built in 1964 and opened soon thereafter. The participants got a 4 to one benefit and they helped all of their clients enhance their lives in Santa Fe. He read the goals from the handout.

He said they needed to build about 30 more ADA units under the HUD order and would break ground next week on 5 of them.

He said he thought their work has reduced the crime rate there as much as 80%.

He said Villa Alegre has 104 units with some being for seniors and described the challenges of rehabilitation of this 40-year-old site. HUD preferred demolition and reconstruction. He added that they shut down all funding to this site now.

Mr. Ed Romero referred to the West Alameda Vision Plan. He said they could raise about \$18 million through tax credits. The total would be about \$20-26 million through all sources. He said they were striving to target low income working families with rents of \$1000 per month.

Chair Bushee asked how this would generate money for future projects.

Mr. Ed Romero said it wouldn't until the notes were paid off but it wouldn't be losing money either.

Chair Bushee asked what the plan was to help the 400 people being displaced.

Mr. Ed Romero said they had to file a demolition position paper that included vouchers for those 104 families. He said they were hoping to make them permanent vouchers and thought about 70% of them would become permanent. He added that they intended to build 30 more senior units at other sites.

He said that of the 74 families, some might have ADA issues but most would stay about 6-8 months. The turnover doesn't help them or us but people didn't want to stay there.

Chair Bushee said it appeared they were going from 100% to 30% eligible and asked how they would make up that difference.

Ms. McCormick said they would come back with some of those details for the Committee but tonight they were just seeking a land transfer. She said the 30% would be in addition to the vouchers. HUD was now putting out 5-year vouchers with renewal protection.

Chair Bushee expressed concern about the rentals becoming condos.

Ms. McCormick said this would be always for affordable housing in perpetuity.

Chair Bushee asked why not have 50% instead of 30%.

Mr. Ed Romero said it was very hard to come up with those numbers but they expected that 50 to 60 units would be subsidized. Altogether, it would become 170 units.

He asked Councilors to drive down Senda del Valle to see all that they have done in those units that sit in a neighborhood of over 200 homes. He said they didn't want to have large pockets of poverty housing and their kids should not all go to the same school.

Mr. Ed Romero pointed out that the market was 80% and below because above that, the people go for home ownership. He assured the Committee that no one would be displaced and everyone would have a better place to live before they knocked down one building.

Chair Bushee said she would like to see the plan that keeps them from moving into a worse situation.

Councilor Ortiz noted that with vouchers, it would put them on his side of town, right off Airport Road, near Villa Linda Mall. The kids would go from Gonzales to one of the bursting schools on the south side. Piñon, Chávez or Sweeney to class sizes that were out of control.

Mr. Ed Romero said if they have a voucher, the tax credit program would allow them to come back and they would always be welcome on this site. Also, they would find ways for them to get their kids back to Gonzales. But he reminded the Committee that they tended to stay about 6 months.

Councilor Ortiz asked if they kept statistics related to kids.

Mr. Ed Romero said they could get those.

Councilor Ortiz said he would like to see the plan and the sites where they would go when this site was demolished. He wondered what the impact would be on the neighborhoods.

Councilor Calvert said he also had concerns about relocations and about the stock as well. He asked if

vouchers could be used for the other 70%.

Mr. Ed Romero felt it was premature to get into detail but agreed that vouchers could be used for the rest.

Councilor Calvert said he would vouch for the high turnover rate that, as a mail carrier he observed himself and it was considerable. He asked if the relocation also would help them with their moving.

Mr. Ed Romero agreed and said they were given an option for the Authority to move their things or a stipend.

Councilor Dominguez said with regard to public schools, the school system liked to see students stay in the same school so he would like to see a dialogue with the schools about that.

Councilor Trujillo asked how much these vouchers would cover.

Mr. Ed Romero said they were fair market rent limits.

Councilor Trujillo said he would also like those statistics and felt the vouchers probably would be inadequate in District One.

Chair Bushee said this was for conceptual approval and would like time to consider other amendments. She asked if they would all be apartments.

Mr. Ed Romero said they would. He said they kept the density down which made it more difficult fiscally and could have done four-story apartments but decided not to. He said zoning allowed 29 units per acre and they were doing 14-16.

Councilor Ortiz asked if time of the essence.

Mr. Ed Romero noted that construction costs were going up. He said he would like to submit a demolition permit to HUD in the next few months and pointed out that there were other cities that could get the vouchers if Santa Fe waited. Time was of the essence and he would like it to go quicker than it has.

Councilor Ortiz asked how much money had been withheld.

Mr. Ed Romero said it was about \$600,000 and that was how much they got in capital funds from HUD per year.

Councilor Calvert said he would not have a problem with the 99-year lease and asked if it still had to go through channels.

Mr. Ed Romero said they still had to do the ENN process.

Ms. McCormick said they were looking for approval to go into the 99-year lease and that would allow

him to go to HUD.

Chair Bushee asked when they would put on the conditions.

Ms. McCormick said it would be at the time of the lease.

Mr. Ed Romero said they wanted a final land lease in three months.

Chair Bushee asked if he would come back to address these concerns.

Mr. Ed Romero said they had to go to Finance and then to full Council.

Chair Bushee said they could give conceptual approval but not all the conditions.

Councilor Ortiz asked if they couldn't issue bonds in the City's name like an IRB. Typically those were done in commercial economic development capacity but he understood they needed the lease to go to HUD to get the money.

Ms. McCormick asked to allow them to come back to the next meeting and then go to Finance as the next stop.

Chair Bushee said they were not opposed to a lease but wanted to see conditions.

Councilor Ortiz said he was willing to move the conceptual approval forward but his opinion would get sharper.

Mr. Ed Romero said this site must become a mixed use and be fiscally sound. He wanted their people to live in various places in the City and it was up to them but the residents could come back. He said if they looked at the improvements they have made it would be obvious that their intent was to make them as good or better than the rest of the neighborhood and, from a 15 year perspective, the stock would come back into Housing control.

Chair Bushee said she saw the City as partners but it was a shuffle game and she didn't want the City to be slumlords.

Councilor Ortiz moved that the Committee refer it to Finance and that in addition it would come back to Public Works at the second meeting in July with answers to the questions raised. Councilor Calvert seconded the motion.

Chair Bushee suggested for staff maybe to work with the attorneys and maybe Economic Development staff.

Councilor Calvert said he would like to know the process for the project if it gets moving; all the steps outlined, like a critical path analysis.

Chair Bushee asked what kind of commercial would be proposed.

Mr. Ed Romero said it would be light office.

The motion passed by unanimous voice vote.

22. Railyard Parking Garage Development Agreement

- **Request for approval of the Second Amendment for a deductive change order in the amount of \$277,333**
- **Request for approval of a schedule extension of 206 days (Frank Romero)**

This item was postponed under Approval of Agenda.

23. Railyard Property

- **Request for approval of a 60' wide public ingress, egress, and utility easement vacation (Frank Romero)**

Councilor Ortiz moved for approval of the request. Councilor Calvert seconded the motion and it passed by unanimous voice vote.

24. Santa Fe Municipal Airport

- **Request for approval of Part 150 Noise Compatibility Study Exposure Maps (NEM)**
- **Request for approval for the Airport Division Director to sign appropriate documents forwarding the NEM to the FAA for review and acceptance (Jim Montman)**

Mr. Montman explained what the Part 150 Noise Compatibility Study would do. This request was for the first step, Noise Exposure Maps. They must be certified. He said they validated them and the contours were less than anticipated by the 2001 Master Plan approved in 2002.

He noted that Dave Hicks from Kaufman Associates and their consultant engineer was here and he would stand for questions.

Chair Bushee asked if the study had been done.

Mr. Montman clarified that the study that developed the maps had been done but this was much more in-depth.

Chair Bushee asked if it showed that the noise was not as bad as what they have had complaints about.

Mr. Montman said they have always had complaints on noise. It was more an effect of where the airport was located but the noise didn't go above federal standards and even 20 years from now, they expected the noise to be only on the airport.

Chair Bushee noted they had been told the larger jets were quieter and also had a voluntary noise abatement program and asked if those had helped.

Mr. Montman said he answered every noise complaint received. He said they just built the secondary runway to help and got lots of calls about it. He said he got about 2-3 complaints per month and sometimes none. He felt that education was a big part of it but noted that the public meetings held were poorly attended. He said they even have had pilots call the complainants.

He noted that the inventory has gone down as the older airplanes (and noisier) were being retired. The new jets have noise abatement built in.

Mr. Hicks said the FAA mandated in the certification of new jets to be quieter. He added that rising costs of aviation fuel also helped.

Councilor Calvert moved to approve the request. Councilor Ortiz seconded the motion and it passed by unanimous voice vote.

25. Request for approval of an ordinance amending Article 23-5 SFCC 1987 regarding plaza vendors; requirements; selection process; conditions of operations (Councilor Chávez) (Sevastian Gurulé)

This item was postponed under Approval of the Agenda.

26. Request for approval of an ordinance amending Section 12-12-8 of the City of Santa Fe uniform traffic code to allow private individuals to issue parking citations (Councilor Heldmeyer) (Bill Hon)

Mr. Hon said this came from Public Safety and the Parking Advisory Committee who gave negative approval on it because of their safety concerns: What type of procedures and how to ensure safety for individuals issuing citations.

Their rationale was that if there was not a structured program and someone issued one at night, there could be a confrontation. He pointed out that these citations were for \$ 250-500 and it had nothing to do with the disabled community. He said it was strictly in private parking lots. He said the City had its own officers to cover public parking.

Mr. Hon said there were many other cities with such a program and most had structures that included things like going in pairs as volunteers, radio contact or by cell phone, designated areas.

Chair Bushee asked if he was saying that the details were not worked out or that he wanted something other than what was here.

Mr. Hon said some details needed to be worked out; e.g. volunteers must be residents of city or county; possess valid driver's license, pass background check. There would have to be a commissioned officer of the City of Santa Fe to issue a citation.

Councilor Heldmeyer said this request came from the Mayor's Committee on Disability who has had great frustration when encountering people parked in ADA spaces. This was a program for training like training of security guards. She pointed out that the Public Safety Committee members were mostly current or former law enforcement officers and this program was for civilians.

She noted that Mr. Hon came up with another idea that the Mayor's Committee liked, suggesting that the ticket didn't have to be put on the car. Write it up, take a picture, and send it to Mr. Hon.

Councilor Heldmeyer said that procedure was done all the time. She added that the ordinance included the ability of the Parking Director to turn down applications as well as a set of standard operating procedures for training, and procedures for giving out the tickets to accompany the ordinance.

Mr. Hon said the Parking Advisory Committee felt it would have to be a structured program. Their concerns were safety also. They felt that anyone out there including him issuing a citation could put the City in jeopardy. He clarified that the procedures didn't need to be built into the ordinance but needed to say they need to meet qualifications and complete training to be certified.

He said his concern was that there could be a confrontation and that could cause a liability with the City. He said he met with Frank Katz regarding taking photographs and mailing citations. Unlike the red light camera, here they would have a certified person witnessing the violation.

Councilor Dominguez asked what impact this would have on the budget. He noted it would cost to do background checks and sort out those that would be selected and then have them trained. There were a lot of unanswered questions and he needed to have the committees answer those.

Councilor Dominguez moved to send the request back to Public Safety and Parking Advisory Committee. Second by Councilor Trujillo.

Councilor Heldmeyer noted that \$250 per ticket could pay for a lot of training and background checks.

Mr. Hon said he had been preparing an FIR for it. He noted that they use a security training firm for training and working with an officer would not cost extra.

Councilor Ortiz suggested they put forward the policies and procedures used in other communities. He asked if there was a different standard for an expired parking meter violation.

Mr. Hon said there was no difference. The vehicle was issued the violation, not the driver. It was the same for the disabled parking space violation.

Councilor Ortiz asked why they had to have all the certification and why a layperson's testimony would not hold up.

Mr. Hon said they had not talked with the City Attorney about that but could get the answer. He said there were other issues such as where the placard was visible. He said they could get answers to those questions.

Mr. Hon said the vehicle would get the ticket. The person issuing the citation has to witness the vehicle in violation.

Chair Bushee preferred that people did not have to get out of their cars.

Mr. Hon said he could draft the policies and procedures for the committees. There were several communities that do this and they have a structured program in place.

Councilor Ortiz suggested that instead of just sending it back, why not park it here and ask staff to come up with the policies. He asked how long it would take to come up with policies and procedures.

Chair Bushee suggested to postpone it for two months for policies and procedures and then refer it back to the other committees with a public hearing if needed.

Mr. Hon said he would work on them

Mr. Edward Keller suggested they didn't have to reinvent the wheel here and felt it was a simple process.

The motion to postpone this for two months, pending submission of policies and procedures, passed by unanimous voice vote.

27. Request for approval of a resolution directing staff to initiate a petition-method annexation for Airport Road (Councilors Heldmeyer and Chávez) (Jack Hiatt)

Councilor Heldmeyer explained that most of those requesting city services along Airport Road were not contiguous to the City but were to Airport Road. So if the City were to annex the road, which the City already owned, it would open up the possibility of annexing anything that was at the road. She said the developers want all of the city's services and if the City annexed them, they would get the income from their business and have control over what they did. She said right now, the County was the one that benefited from the development.

Chair Bushee asked if there was any FIR on annexation of Airport Road.

Councilor Heldmeyer said the City owned it and maintained it already and provided police and fire protection so there were no increased costs. She said the FIR would show zero.

Ms. McCormick said this would go next to the Finance Committee.

Chair Bushee asked why it would go to Finance if there was no fiscal impact.

Councilor Heldmeyer said it probably would be on consent.

Chair Bushee asked if this was not going to RPA.

Councilor Heldmeyer said no. She explained that this was not the annexation itself but a resolution showing that the Governing Body would like to do it. She said they would notify the County and give 30 days to comment.

Councilor Calvert moved for approval. Councilor Dominguez seconded the motion and it passed by unanimous voice vote.

28. Matters from Staff

None.

29. Matters from the Committee

Councilor Ortiz said he had received requests from bicyclists to have the new paving on Don Gaspar striped with a bike lane on the street to help with bicyclist commuter traffic. He asked how that request would get done. He suggested they should discuss it here.

He said there were still problems with graffiti abatement and asked if the crews were overworked, needed more equipment, or more cooperation from police. He noted that nothing had been done on one property at the end of Camino Carlos Rey at Governor Miles for 3 weeks.

He said the Police Dept knows who these kids are and wondered why they couldn't criminally cite them or at least assess an administrative fine. He said it could be a \$5,000 fine.

Mr. Romero said they had not received one name but had the database and all the pictures. He said they were ready to cite them.

Mr. Romero said that on Don Gaspar, they would do yellow curb on east side and felt striping or not striping was not a big issue. He said they usually poll the people on the street. He said he got 5 emails from people who wanted it to happen. He said he could take it to BTAC but Public Works could live with it either way.

Councilor Trujillo thanked staff for the gate lock at the park. At Griego Park, the security light shoots straight down. The kids' scoops at the park were broken. He asked if they could get a structure like at Gov. Miles and said he also was wondering about the pocket parks status.

Mr. Romero said the pocket parks were at Finance and he would request for ordering the play equipment. Regarding the structure, he said they had the designs and the locals were going to build them.

Councilor Trujillo reported that the transition at Rodeo at the railroad tracks needed attention.

Councilor Ortiz said the asphalt was 3" too high.

Councilor Dominguez noted there were some nice open spaces at Tierra Contenta.

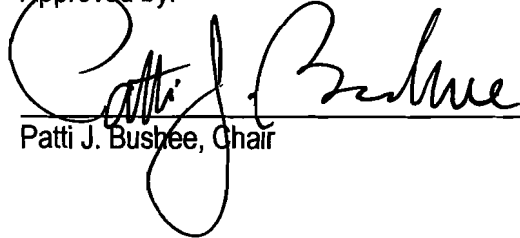
Chair Bushee said they needed Santa Fe Beautiful to come report on medians.

30. Next Meeting: July 23, 2007


31. Adjourn

Having completed the agenda and with no further business to come before the Committee, the meeting was adjourned at approximately 7:47 p.m.

Approved by:


Patti J. Bushee, Chair

Submitted by:


Carl Boaz, Stenographer