



Agenda

**PUBLIC WORKS/CIP & LAND USE COMMITTEE
MEETING
CITY COUNCIL CHAMBERS
MONDAY, AUGUST 6, 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 JULY 23, 2007, PUBLIC WORKS COMMITTEE MEETING

PUBLIC HEARING

6. REQUEST FOR APPROVAL OF A RESOLUTION ADOPTING THE DOWNTOWN VISION PLAN WITH THE RECOMMENDATIONS OF THE DOWNTOWN VISION PLAN STEERING COMMITTEE (COUNCILORS DOMINGUEZ AND WURZBURGER) (KATHERINE MORTIMER)
7. REQUEST FOR APPROVAL OF TRANSFER OF PROPERTY LOCATED AT WEST ALAMEDA AND WEST SAN FRANCISCO STREET – SANTA FE CIVIC HOUSING AUTHORITY, INC. (KATHY MCCORMICK)

INFORMATIONAL AGENDA

8. UPDATE ON THE CITY OF SANTA FE INTEGRATED PEST MANAGEMENT (IPM) POLICY (FABIAN CHAVEZ)

CONSENT AGENDA

9. CIP PROJECT #684 – SANTA FE CIVIC CENTER
 - REQUEST FOR APPROVAL OF CHANGE ORDER NO. 4 TO THE CONSTRUCTION CONTRACT WITH CAMERON SWINERTON IN THE AMOUNT OF (\$138,820.18) CREDIT (MARTIN VALDEZ)
 - REQUEST FOR APPROVAL OF AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH HANDS ENGINEERING LLC FOR PROJECT MANAGEMENT CONSULTING IN THE AMOUNT OF \$421,995.85
 - REQUEST FOR APPROVAL OF AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH FENTRESS BRADBURN ARCHITECTS, LTD. AS PROJECT ARCHITECT IN THE AMOUNT OF \$60,402.00

10. CIP PROJECT #842A – RODEO ROAD AND RICHARDS AVENUE
 - REQUEST FOR APPROVAL OF CHANGE ORDER NO. 2 FOR NEW ITEMS NOT PART OF ORIGINAL BID IN THE AMOUNT OF \$50,091.18 INCLUSIVE OF NMGR (PETER MANZANARES)
11. CIP PROJECT #862A – CASA ALEGRE TRAFFIC CALMING PROJECT
 - REQUEST FOR APPROVAL OF CHANGE ORDER NO. 4 IN THE AMOUNT OF \$78,325.56 PLUS APPLICABLE NMGR TO INSTALL FIVE ART SCULPTURES FOR TRAFFIC CIRCLE AND MEDIANS (SABRINA PRATT)
12. REQUEST FOR APPROVAL OF AWARD OF RFP #07/04/P AND AGREEMENT BETWEEN SANTA FE TRAILS AND TEMPLETON MARKETING SERVICES FOR ADVERTISING SERVICES FOR SANTA FE TRAILS – A REVENUE PRODUCING CONTRACT (JON BULTHUIS)
13. REQUEST FOR APPROVAL OF A JOINT RESOLUTION DIRECTING CITY AND PUBLIC SCHOOL STAFF TO PREPARE RECOMMENDATIONS FOR THE GOVERNING BODY AND THE BOARD OF EDUCATION REGARDING HOUSING ON SCHOOL PROPERTY FOR POLICE OFFICERS (COUNCILOR DOMINGUEZ) (KATHY MCCORMICK)
14. RAILYARD PARKING GARAGE DEVELOPMENT AGREEMENT
 - REQUEST FOR APPROVAL OF THE SECOND AMENDMENT FOR A DEDUCTIVE CHANGE ORDER IN THE AMOUNT OF \$354,333
 - REQUEST FOR APPROVAL OF A SCHEDULE EXTENSION OF 206 DAYS (FRANK ROMERO)
- DISCUSSION AGENDA**
15. 2009-2013 INFRASTRUCTURE CAPITAL IMPROVEMENTS PLAN (ICIP)
 - REQUEST FOR APPROVAL OF THE 2009-2013 ICIP
 - REQUEST FOR APPROVAL OF A RESOLUTION ADOPTING AN INFRASTRUCTURE CAPITAL IMPROVEMENTS PLAN (ICIP) (ROBERT ROMERO)
16. REQUEST FOR APPROVAL OF A RESOLUTION REPEALING RESOLUTION NO. 2004-20 REGARDING THE CITY PLANNING POLICY COMMISSION (COUNCILORS BUSHEE AND ORTIZ) (MAYOR COSS) (JEANNE PRICE)
17. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING THE MEMBERSHIP OF THE PLANNING COMMISSION; CREATING THE LONG RANGE PLANNING SUBCOMMITTEE OF THE PLANNING COMMISSION (COUNCILOR BUSHEE, MAYOR COSS, COUNCILORS ORTIZ, WURZBURGER, TRUJILLO, AND DOMINGUEZ) (JACK HIATT)
18. REQUEST FOR APPROVAL OF ENTERING AN INTERIM LEASE AGREEMENT WITH NEW MEXICO AIRLINES FOR SHORT TERM TERMINAL SPACE (JIM MONTMAN)
19. REQUEST FOR APPROVAL OF COMPLYING WITH PRE-CONDITIONS ASSOCIATED WITH INAUGURATION OF AMERICAN EAGLE AIRLINES REGIONAL JET SERVICE BETWEEN SANTA FE AND DALLAS-FORT WORTH TX, AND BETWEEN SANTA FE AND LOS ANGELES CA (JIM MONTMAN)

20. TINO GRIEGO POOL

- REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO PREPARE A PROPOSAL FOR THE REMODELING AND OPERATION OF A TEEN CENTER AT THE TINO GRIEGO POOL **(COUNCILORS BUSHEE, ORTIZ, DOMINGUEZ, AND TRUJILLO) (RICK ANAYA)**
- REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO PREPARE A PROPOSAL FOR THE REMODELING AND OPERATION OF A TEEN CENTER AT THE TINO GRIEGO POOL **(COUNCILOR HELDMEYER)**
- REQUEST FOR APPROVAL OF A JOINT RESOLUTION APPROVING THE SUB-LEASE OF THE TINO GRIEGO POOL AS A LOCATION FOR A WORK DEVELOPMENT CENTER FOR HIGH SCHOOL AND COLLEGE STUDENTS TO LEARN THE SKILLS OF THE FILM INDUSTRY **(MAYOR COSS) (COUNCILORS CALVERT AND WURZBURGER) (ROBERT ROMERO)**

21. MATTERS FROM STAFF

22. MATTERS FROM THE COMMITTEE

23. NEXT MEETING: AUGUST 20, 2007

24. 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
August 6, 2007

<i>ITEM</i>	<i>ACTION TAKEN</i>	<i>PAGE(S)</i>
2. Roll Call	Quorum Present	1
3. Approval of Agenda	Approved as published	1
4. Approval of Consent Agenda	Approved as published	2
5. Approval of Minutes – July 23, 2007	Approved as submitted	2
PUBLIC HEARINGS		
6. Downtown Vision Plan Resolution	Approved as amended	2-6
7. Transfer of Civic Housing Property	To be brought back August 20	6-12
INFORMATIONAL AGENDA		
8. Integrated Pest Management Policy	Presentation	12-13
CONSENT AGENDA LISTING	Listed	13
DISCUSSION AGENDA		
15. Infrastructure Capital Improvements Plan	Approved	14-15
16. Repeal of the CPPC	Approved	15
17. Long Range Planning Subcommittee	Approved as amended by PC	15-16
18. Interim Lease with New Mexico Airlines	Approved as amended	16
19. Agreement with American Eagle Airlines	Approved	16-17
20. Tino Griego Pool Remodeling/Teen Center	Approved with amendments	17-19
21. Matters from Staff	None	19
22. Matters from the Committee	Discussion	19-20

23. Next Meeting	Set for August 20, 2007	20
24. Adjourn	20

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

MONDAY, AUGUST 6, 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

MEMBER PRESENT:

Councilor Patti J. Bushee, Chair
Councilor Christopher Calvert
Councilor Carmichael Dominguez
Councilor Matthew E. Ortiz [arriving later]
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:

Mayor David Coss
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

Councilor Calvert moved to approve the agenda as published. Councilor Dominguez seconded the motion and it passed by unanimous voice vote. Councilor Ortiz was not yet present.

4. APPROVAL OF CONSENT AGENDA

Councilor Calvert moved for approval of the Consent Agenda as published. Councilor Dominguez seconded the motion and it passed by unanimous voice vote. Councilor Ortiz was not yet present.

5. APPROVAL OF MINUTES FROM JULY 23, 2007, PUBLIC WORKS COMMITTEE MEETING

Councilor Dominguez moved for approval of the July 23, 2007 minutes as submitted. Councilor Calvert seconded the motion and it passed by unanimous voice vote. Councilor Ortiz was not yet present.

PUBLIC HEARING

6. REQUEST FOR APPROVAL OF A RESOLUTION ADOPTING THE DOWNTOWN VISION PLAN WITH THE RECOMMENDATIONS OF THE DOWNTOWN VISION PLAN STEERING COMMITTEE (COUNCILORS DOMINGUEZ AND WURZBURGER) (KATHERINE MORTIMER)

Chair Bushee asked the members of the Steering Committee to speak first.

Mr. Bob Jones, 250 E. Alameda spoke first. He said a little over 2 years ago, the Council passed the resolution for this plan to develop, improve, and preserve the downtown. In August 2005, the Old Santa Fe Association, in a letter urged hiring Crandall & Arambula as consultants in this effort. The City has made an investment of almost a quarter million in this plan and that did not include city staff time. 600 citizens participated in 8 workshops and 4 information sessions. The steering committee had 30 meetings and this spring by vote of 8 to 1 approved the plan in your hands.

He said the issue was how to manage change. The City could seek to solve problems of parking over-development, local serving retail, downtown housing, or it could just put this on the shelf and continue with unresolved issues. He said the Steering Committee urges the Council's approval and to begin implementing the plan.

Ms. Lois Snyderman, 912 Los Lovatos said she was a member of the Steering Committee for over a year. First, she commented on Mr. Jones' statements. She agreed that they worked hard but sometimes you didn't get a good result. She didn't think it was good to just accept what was presented. She didn't think it was a very good report.

She felt the report didn't address many serious downtown problems such as water shortage, traffic congestion, and pollution. She thought the cost in tourism dollars to change downtown so it was no longer a tourist attraction was wrong. She said preservation was one of the factors in the plan but her experience was that it was not particularly important as far as the steering committee was concerned.

She felt the resolution being considered was an improvement over the original one because it omitted "approve". She read from her written statement. She noted that many comments had been made on it so she drafted a resolution that highlighted continued public involvement. There was strong involvement in the beginning with public meetings but not after that.

Chair Bushee said the Committee had her resolution so she didn't need to read it.

Ms. Snyderman said not everyone was involved in the planning process. Many things in the plan didn't address real problems in downtown. She thought the database on heights of downtown buildings should be updated but the height ordinance didn't need to be changed. She also thought the subdistricts should not be changed without further study.

She noted the Plan in other sections called for added parking garages but she felt the emphasis should be on curbside parking, not garages. Under the plan, the streets around the plaza would be narrowed.

In summary, she said the Downtown Vision Plan was a development, not a plan and not compatible with preservation.

Mr. Rick Martínez commented that the City of Santa Fe was so dependent on tourist dollars that it would be in trouble if they didn't do it right. It was very important how it was done. He felt they had to be careful about combining subdistricts, noting that some of them didn't even allow three stories in them. In order to keep the character, he felt they needed to keep the subdistricts as they were. He felt they were at a tipping point as it says in the plan.

He said peripheral parking was a big issue and in a lot of areas they had to look at how to keep traffic away without making it inaccessible to locals. He added that the Committee studied very hard.

Mr. Otto Harkle said he had a wider concern: that you could not just look at one section of town and ignore the rest. He said the resources for this plan were not infinite. Limited resources must be allocated to various parts of Santa Fe. This just considers the downtown so it didn't make sense.

He noted there were costs, financial incentives for local serving retail, parking, etc. He read them. The amount of investment for this would be very significant.

He felt the resources should be optimized between downtown and the rest of Santa Fe so as to not discriminate against the less fortunate citizens of Santa Fe. He felt it was not true that tourists only visited downtown. He compared Santa Fe to tourists in Paris who didn't just go to one place in the city.

Ms. Marilyn Bane, 622½ B Canyon Road, speaking on behalf of the Old Santa Fe Association (OSFA) as president, said the Committee got their position on April 25th and she was present to remind them of it.

She said it did fall short of the goals and did need refinement but some of it was good and should be approved. No one wants to see the money wasted. There were topics that needed to be pursued. She added that at a recent meeting on parking, traffic, and transportation with experts they came up with a nice way to get things accomplished. The OSFA would like to see that continued.

She said the Association's fear was that if Council just adopted it, what would be dangerous was that everything would have to fall under these guidelines and that was too restrictive and narrow. She said she would hate to see the City get locked into a promenade.

Chair Bushee asked if Bob Jones represented the OSFA on the Steering Committee.

Ms. Bane said that was correct.

Ms. Ann Lacey said she went to many of the meetings and I went away thinking that they were working with not much information. There were very few people who were able to go to the committee meetings. There were only a couple of planners to give them facts. I am concerned about the river and the river coordinator didn't get to present to them based on a lot of experience. There wasn't time or initiative or would to get the information for good conclusions.

She said she had been involved with three ad hoc committees. They all started with mixed use and affordable housing units and ended up with no affordable housing. I'm not sure affordable housing was feasible.

Councilor Ortiz arrived at this time.

Ms. Karen Walker said she had three things to note. 1) Since the meeting a couple of weeks ago, the wording of the resolution has changed. Then it was to look at several elements of the plan. Now it was to adopt.

Second, she said the plan included a request to do a study of existing downtown density to find out if the additional massing and scale and heights could be afforded in light of the City's infrastructure. One of the worst parts was sewer.

The third thing she mentioned was that the talk about melding the existing subdistricts into three was a mistake. The reason was because there were that many different personalities downtown. If we meld them into homogenous character the downtown would lose its character.

Mr. Wayne Nichols said he was on the selection committee that selected the consultants and did everything he could to not have them. He said the consultants were redevelopment planners, not preservation planners.

He said Santa Fe needed a plan for preservation, not development. These planners came and spent 14 days and said they knew more than the locals and what was good for downtown Santa Fe. He thought it was a mistake and would be a mistake to adopt it now. It sets principles that were not in keeping with the community. He said the downtown was an economic engine that feeds all aspects of the community and it needs to be kept. This plan would force people and sets criteria for many years that was as ill-advised as anything he knew. Some of these things would go against everything we have worked for. Pick the good and get rid of the bad and preserve our City.

Mr. Raymond Herrera, 279 Hillside, said he was totally against the DTV Plan. He said he attended some of the meetings and was a preservationist. By adopting it, it would change the whole character of downtown for future developments. The developers were for it for the monetary rewards in it. It would ruin the character of Santa Fe. By adopting it, the City would lose the little that was left. Please check into it more closely. It was too important to just pass it. There has been a lot of involvement but it needed to be thought through carefully.

Ms. Suby Bowden said she came to request that the Council not adopt the current plan. She thought it lacked vision and several parts were not to Santa Fe 's benefit. She said there were hundreds who showed up for the General Plan process to get a real plan that the City does not yet have.

Ms. Carolyn Cook, Santa Rosa Drive, who described her experience on a plane to Mexico last year and talked with a person on the plane who comes to Santa Fe every year. She said she came for the downtown. It was going to change. But thank you.

End of public comment.

Councilor Dominguez referred to the first amendment on page 1 that would delete lines 11, 12 and substitute "to review the downtown vision plan and the recommendations of the Downtown Vision Plan Steering Committee; to explore possible options for implementation and to set priorities." He said the second amendment was on page 2, line 3 to delete "is adopted" and insert the words, "shall be reviewed by staff."

He explained that the intent was to attempt to answer many questions asked by the public. How could we get away from the status quo and preserve what people want to preserve in the downtown area, possibly affordable housing and local serving retail. And to identify the differences between a development plan and a vision plan. He thought this was a vision plan. It would be great to be part of downtown like it was when he was younger.

He said it was also to get the people who have the expertise to come up with how the City could prioritize the elements of the Downtown Vision Plan. They spent a lot of money and energy on it and it would be a shame to shelve a vision. He felt they needed to take that next step forward.

Councilor Dominguez moved to approve the resolution as amended. Councilor Trujillo seconded the motion.

Chair Bushee asked if he could outline how the public input would occur as it moved on to Council so people could be guaranteed that they would have input.

Councilor Dominguez said that was fine. He noted that part of the implementation teams would have staff who had the expertise involved.

Councilor Trujillo agreed it was a vision plan. He recalled they used to have their families downtown and he wanted to bring it back to our community. They had to find ways to deal with parking and traffic. He said Santa Fe was not Paris France and most tourists did not come for the south part of Santa Fe. He

thought it was a good vision plan. He didn't see that they were going to change downtown. It was near to the heart of all the Councilors.

Councilor Wurzbarger said the key was to put together the teams to look at what Wayne Nichols outlined. She said they needed to move forward on how to do it. The meeting Marilyn Bane mentioned: in one hour we were able to brainstorm by bringing together the staff to deal with traffic. She said it was a matter of moving to the next step and involving another round of people.

Chair Bushee recognized Bernabe Romero and Sara Melton for their contributions on the Committee.

The motion passed by unanimous voice vote.

7. REQUEST FOR APPROVAL OF TRANSFER OF PROPERTY LOCATED AT WEST ALAMEDA AND WEST SAN FRANCISCO STREET – SANTA FE CIVIC HOUSING AUTHORITY, INC. (KATHY MCCORMICK)

Councilor Calvert said the cover sheet was wrong when it said this was approved by Finance Committee but it was not approved.

Mr. Ed Romero passed out a resolution for moving forward on this project. He identified himself as the only spokesperson on this.

Chair Bushee asked if he wanted to have this be a public hearing or to make a presentation.

Mr. Ed Romero asked for 5 minutes.

He said the second resolution was from our staff close to 100% of whom endorsed the project.

The third part was the survey at Alameda. He said they talked with all of the residents and over 90% of them want it. He acknowledged that there were some who believed it was not moving forward. He said they started the project with professionals. Those who know and said, "This is what you must do."

Page 6 has a list of questions the residents had. We had good response from senior site. From family site, about eight families showed up. He said what they wanted to do first was to get control of the land.

Chair Bushee asked what the survey questions were.

Mr. Ed Romero talked about the process and said they sat and answered questions about getting the vouchers.

Chair Bushee asked again for the survey questions.

Mr. Ed Romero said he would get her a copy.

He said one or two families refused to sign the survey. One of them was a 93 yr old woman. He agreed that he wouldn't want to move if he was 93 either.

He said once they got control of the land, they would remove 104 units and replace with 154 units, 70% of which would be affordable. He added that if the commercial didn't work out, they would put in 30 more residential units.

Chair Bushee asked if the rent would be the same.

Mr. Ed Romero said it would be "in the ball park" $\pm 10\%$. He said it was now \$100 for family, \$220 for Seniors.

Chair Bushee asked if a study had been done on availability of vouchers in Santa Fe.

Mr. Ed Romero said they had about 250 on vouchers now and there were 300 places around the city where they could live. He briefly went through a list of possible places where those people could go.

Chair Bushee asked if he was asking them to sign for a voucher.

Mr. Ed Romero said no; that they were asking for support for the project. No project, no vouchers. No vouchers - no project.

Chair Bushee asked how long it would take.

Mr. Ed Romero said they expected completion of projects in three years.

Chair Bushee asked if they would help move them.

Mr. Ed Romero said they would either with a stipend or assistance.

Chair Bushee asked about schools.

Mr. Ed Romero said they would hire a staff member for relocation assistance.

PUBLIC COMMENT

Mary Pinela said she lived at Villa Alegre, 746 W San Francisco for 16 years and both she and husband were disabled. She said she didn't agree with Mr. Romero.

She said the money (\$12 million) was not coming out of her pocket and she didn't have money to repair anything in the apartment. She said since she had been there nothing had been repaired and last year she had six inspections.

Regarding maintenance, she said they didn't have anybody there and they didn't think this project should go on. She said the 93 year old was her grandmother. She said she was born and raised here and

thought they should be able to keep their home and pay their rent.

Chair Bushee said there were no survey questions in what he had provided.

Mr. Pinela spoke in Spanish. He identified the apartments where no yard work had been done. He asked why so many apartments were empty. He asked why they couldn't rent those and use the money to fix the others.

He said they wanted to know why everybody else got a metal screen door and he and his wife did not. He said the wooden screen doors were not good and had not been fixed. He said they came six times last year to inspect but nothing was ever fixed. He said since he moved in there sixteen years ago, nothing had been fixed. He said in spite of that, they had kept it neat and clean.

Mr. Stuart Williams, Alta Vista, President of Resident Council, which has been in existence 3 months in business. He said the Resident Council supported the resolution to demolish with a vote on August 1 unanimously to rebuild the area.

Mr. Michael Baca, 501 Alameda, said they talked with the people in English and Spanish to help them understand before they signed anything. There were people opposed but the majority was for it. He thought it was a good project and moving Santa Fe in the right direction.

Mr. Michael Duty, 1323 Paseo de Peralta, said Ed Romero contracted with his firm and Suby Bowden's to work together for six months to brainstorm and come up with the issues of this project and map out a plan with the steps required for any projects. He said they analyzed many approaches, density, affordable housing, location, economics, etc. to come up with what would be feasible and meet all the restrictions.

He said what impressed him was the absolute necessity to do something and secondly, the opportunity to do it. He said the cost just to maintain the old apartments was high. The opportunity comes not just with good design but the income was very good for the project.

He said the sense of ownership and belonging was great. They had a chance to design what would meet affordable housing space. It was a unique opportunity for something that was necessary. It would be great step forward.

Ms. Suby Bowden said they had been working with Civic Housing Authority for many months. She explained that these units were built in 1964 through HUD and they did not have any energy standards. There was no insulation and no thermal windows. Plumbing with leaks, and inefficient electrical systems.

She said even to make these repairs would mean moving people out of their homes because they would have to tear out walls to put in insulation. Even if you repaired them, everyone would have to move out. And then have a neighborhood that still would look like the projects. She felt that rebuilding was not only sound for energy but would not look like the projects. They would be closer to neighbors, more sound acoustical design and one that fits with historic neighborhood.

She said Deacon Anthony Trujillo, Wayne Nichols, Bob Lockwood, and Alex Zurich, were part of the large group looking at it. Many options were looked at before deciding to demolish.

Mr. Raymond Herrera, 379 Hillside, said he had no objection to the proposal. He said he knew people who have lived there from the beginning. He believed the best approach was tearing them down and rebuilding. The only concern was that it was moving too fast.

He said he talked with Gloria Mendoza after the last meeting. She had mentioned that they were going to have a meeting and he would be invited. But the meeting never happened. There should have been more input from the community. This has to do with Senior Citizens of Santa Fe. What worried him also was that this property was purchased by the City for the people and he was frightened that what might happen here was like the Railyard. Once it was turned over to the Commission, the City lost control of the Railyard. It needs more input from the community, not just from the projects.

Alexander Devord, 617 Pauline Street, said he was in support of the project because it would revitalize this part of the community, provide good quality low-income housing, and integrate this neighborhood into the community. He urged the Committee's support.

Naomi Woodspring, 24 Kiva Road, said she was in strong support for this project. This project was built when there was a wrong-headed notion of throwing buildings up and clumping poor people together. Across the country, they have been demolished and rebuilt and provided remarkable changes.

She said it was not the idea of clumping all poor people all together. There was an amount of pride when it was mixed.

Marilyn Bane, speaking on her own behalf, said she was not a sociologist or a builder. But suggested for thought that the reason the conditions were so bad was that the City let it get bad.

Chair Bushee clarified that this project was the Santa Fe Civic Housing Authority's project, not the City. The City only owned the land.

Ms. Bane said okay and suggested maybe not demolish the whole thing at once. Let the people there see what the new buildings might be. She said she had concerns with what they were doing with affordable housing and with people getting left by the wayside.

End of Public Hearing

Chair Bushee wanted to know if as a priority they would first place the 27 elderly and disabled folks who might not be able to come back. She asked if they had adequate placement for them.

Mr. Ed Romero said yes.

Chair Bushee said she didn't see any Resident Council participation on the task force.

Mr. Ed Romero said they had them and also an advisory committee and Virginia Soto as well.

Chair Bushee said they now had 104 units and wanted to see that they would have 104 units more or less at the rates the residents were paying now. She said she didn't want to lose those units. She asked Mr. Romero if he would guarantee that.

Mr. Ed Romero said everyone who did not get public housing would get vouchers. He said there was no way they could facilitate a person off the street with \$200.

Chair Bushee said she was talking about the units in the rebuilt project.

Mr. Ed Romero said there would be 20 public housing units and 80 vouchers.

Chair Bushee said the stock was now being reduced from 104 units to 20 and that was not sufficient.

Mr. Ed Romero said the same client would either be in public housing or have a voucher. He said there were probably 30-40 people who were below 30% AMI but there were 20 people among their residents who could not put in for a voucher. He said they made it the same ratio. He said the voucher takes a very low income resident and gives them a purchasing power.

Chair Bushee said she had not heard any guarantee with the vouchers and was stuck on the 20 units down from 104.

Councilor Ortiz said it had always known that the Civic Housing really wanted control of the property. He asked what form would be acceptable to the federal government and if he would be willing to accept a 99 year lease from the City.

Mr. Ed Romero said the 99-year lease was okay.

Councilor Ortiz asked if that was with whatever conditions the City had.

Mr. Ed Romero said that would depend on what they were.

Councilor Ortiz said it was the same issues that have come up three times now. The issue of stock numbers; relocations, the logistics of the vouchers.

Mr. Ed Romero said that to build 20 units, he had to come up with \$1.6 million. He said they now have 20 and committed to 20 units of public housing.

Councilor Ortiz reminded him he guaranteed those who have to move out would have a space when they came back.

Mr. Ed Romero said that was correct, unless they violated the rules or laws ... anything that would cause them to lose their voucher.

Councilor Ortiz asked what those who didn't qualify for a voucher would they get.

Mr. Ed Romero said they would get another public housing site and if they chose not to come back, he

would go to the waiting list. He said the 30 seniors would go to Cieneguita and other sites.

Councilor Ortiz concluded that the Civic Housing was reducing public housing and going to Section 8 housing.

Mr. Ed Romero said the vast majority of their residents qualify for vouchers.

Councilor Ortiz asked if he would have the same percentage of senior units in the new development.

Mr. Ed Romero said he could commit to that.

Councilor Ortiz asked about the disabled.

Mr. Ed Romero said there were about 5-10 and they would go to an ADA unit placement. He said they would have more ADA units in this project and would like to put 30 more senior units at the Alta Vista infill. He said in Cieneguita they broke ground already and those units would be ready in March.

Councilor Ortiz acknowledged having better interface with surrounding community did have an impact and it was good to not have multi-story public housing units. But it was this interim period that caused him some concern. It was only because the City owned the land that they were able to make these conditions on this development.

The larger question, he noted, was that they were giving up by giving a blessing on this market project ... giving up public interest for private gain ... giving up public land for a potentially private gain.

Mr. Ed Romero said if they had a tax credit entity, there would be deed restrictions from HUD for the entire parcel since the public housing and non-public housing would not be segregated. He said the commercial might be free of those restrictions but if the neighborhood didn't want commercial, they would go back and make it work without a commercial part. He said the tax credits would mean thirty years and it would stay in public hands.

Councilor Ortiz felt they could have language or amendments in the lease to nail down the remaining concerns and proposed they direct city staff to come up with conditions of approval to revert back if conditions were not met.

Chair Bushee wasn't sure about the reversion if they had four years of no maintenance.

Mr. Ed Romero clarified that over the last year they had 392 work orders and responded to all of them in 2.6 days with maintenance people assigned there every day. He said the units were in better condition today than four years ago and all they cut off were major capital improvements.

Councilor Dominguez said he was confused by the statistic that only 30% would come back and asked if that meant 70% would be lost to public housing.

Mr. Ed Romero explained how people could choose to go elsewhere and were not forced to come back

to the project. And in that event, they would go to the waiting list.

Councilor Ortiz said the person with a voucher had to sell himself. It was up to the landlord whether they would accept that person.

Councilor Calvert asked if the vouchers were good forever. Mr. Ed Romero agreed.

Councilor Calvert said he would want a guarantee that the disabled would have an ADA place for them to go. He also wanted to make sure Civic Housing would have money in the budget to maintain the new units and that was in the plan.

Mr. Ed Romero agreed.

Councilor Trujillo said he was having the same concerns with 104 vs. 20 and asked to meet later with Mr. Romero so he could have further explanations.

Chair Bushee was also concerned about moving that poverty into other schools. There was no guarantee the voucher folks would want to come back. She asked if he could raise that 20,

Mr. Ed Romero said they haven't set that number... if there were 30 who didn't qualify for vouchers, he would have to find places for them.

Chair Bushee asked him to go back and look at those numbers. 104 to 20 was not good because 84 units were going away.

Councilor Ortiz moved to move the request on to Finance with the direction that city staff, City Attorney and housing staff come up with a lease that incorporates conditions to the lease on the issues of this discussion. The number of public housing sites, the guarantee for relocation, disabled, seniors, and the commitments made on page six. Councilor Calvert seconded the motion.

Kathy McCormick asked if it could be brought back to this Committee with those conditions. That would allow staff to move more quickly.

Chair Bushee said the next meeting would be on the 20th.

The motion passed by unanimous voice vote.

INFORMATIONAL AGENDA

8. UPDATE ON THE CITY OF SANTA FE INTEGRATED PEST MANAGEMENT (IPM) POLICY (FABIAN CHÁVEZ)

Mr. Chávez said the packet had the rundown on management of the IPM policy and was reflective of what has been happening in the past. He said it documented the number of applications and a portion that

talked about the chemicals used as well as training of staff and the policy.

There were no questions about the report.

CONSENT AGENDA LISTING

- 9. CIP PROJECT #684 – SANTA FE CIVIC CENTER**
 - **REQUEST FOR APPROVAL OF CHANGE ORDER NO. 4 TO THE CONSTRUCTION CONTRACT WITH CAMERON SWINERTON IN THE AMOUNT OF (\$138,820.18) CREDIT (MARTIN VALDEZ)**
 - **REQUEST FOR APPROVAL OF AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH HANDS ENGINEERING LLC FOR PROJECT MANAGEMENT CONSULTING IN THE AMOUNT OF \$421,995.85**
 - **REQUEST FOR APPROVAL OF AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH FENTRESS BRADBURN ARCHITECTS, LTD. AS PROJECT ARCHITECT IN THE AMOUNT OF \$60,402.00**
- 10. CIP PROJECT #842A – RODEO ROAD AND RICHARDS AVENUE**
 - **REQUEST FOR APPROVAL OF CHANGE ORDER NO. 2 FOR NEW ITEMS NOT PART OF ORIGINAL BID IN THE AMOUNT OF \$50,091.18 INCLUSIVE OF NMGR (PETER MANZANARES)**
- 11. CIP PROJECT #862A – CASA ALEGRE TRAFFIC CALMING PROJECT**
 - **REQUEST FOR APPROVAL OF CHANGE ORDER NO. 4 IN THE AMOUNT OF \$78,325.56 PLUS APPLICABLE NMGR TO INSTALL FIVE ART SCULPTURES FOR TRAFFIC CIRCLE AND MEDIANS (SABRINA PRATT)**
- 12. REQUEST FOR APPROVAL OF AWARD OF RFP #07/04/P AND AGREEMENT BETWEEN SANTA FE TRAILS AND TEMPLETON MARKETING SERVICES FOR ADVERTISING SERVICES FOR SANTA FE TRAILS – A REVENUE PRODUCING CONTRACT (JON BULTHUIS)**
- 13. REQUEST FOR APPROVAL OF A JOINT RESOLUTION DIRECTING CITY AND PUBLIC SCHOOL STAFF TO PREPARE RECOMMENDATIONS FOR THE GOVERNING BODY AND THE BOARD OF EDUCATION REGARDING HOUSING ON SCHOOL PROPERTY FOR POLICE OFFICERS (COUNCILOR DOMINGUEZ) (KATHY MCCORMICK)**
- 14. RAILYARD PARKING GARAGE DEVELOPMENT AGREEMENT**
 - **REQUEST FOR APPROVAL OF THE SECOND AMENDMENT FOR A DEDUCTIVE CHANGE ORDER IN THE AMOUNT OF \$354,333**
 - **REQUEST FOR APPROVAL OF A SCHEDULE EXTENSION OF 206 DAYS (FRANK ROMERO)**

DISCUSSION AGENDA

15. 2009-2013 INFRASTRUCTURE CAPITAL IMPROVEMENTS PLAN (ICIP)

- **REQUEST FOR APPROVAL OF THE 2009-2013 ICIP**
- **REQUEST FOR APPROVAL OF A RESOLUTION ADOPTING AN INFRASTRUCTURE CAPITAL IMPROVEMENTS PLAN (ICIP) (ROBERT ROMERO)**

Mr. Robert Romero said they also had to determine the top five priorities. He said he listed the changes made on the first page from the previous Finance packet.

Councilor Calvert asked about the police substation on West Alameda on page six noting they were not using it as a substation now.

Mr. Robert Romero said they wanted to expand and improve it to be a more useful substation and to staff it like the main station.

Chair Bushee pointed out that the Lencic Performing Arts Center was not a building. They were looking at endowment fund.

Mr. Robert Romero said they got ICIP money from legislature and he would try to figure it out.

Chair Bushee asked about the Salvador Perez patio park.

Ms. Rodriguez said it was the area right outside the pool that had a small concrete slab and they want to expand it to make it more useful.

Chair Bushee asked what the Digital Media Design Center was.

Mr. Robert Romero said that came from IT.

Councilor Ortiz noted La Farge Library had only \$100,000 this year and then \$1.2 million next year. He said he would like to flip those amounts.

Mr. Robert Romero said they could put it in one year if the Committee preferred. He explained that they usually did design one year and construction the next.

Councilor Ortiz said his priorities were Tino Griego and La Farge.

Ms. Rodriguez said the Library got \$125,000 for planning this year from legislative funds. Now they were going to see what we would do with Tino Griego. They were moving ahead with renovating La Farge. Some expansion, that patio, 1,000 sq ft for a community room.

Mr. Robert Romero said they could move it to \$1.3 million for construction this year.

Chair Bushee suggested taking the Henry Lynch improvements out of impact funds.

Mr. Robert Romero said that could be an option. The State wanted to know what the City was doing

and they were not even working on design for that yet. He said they have been looking at a roundabout there.

Chair Bushee said regarding Uranium Remediation that they should look to Los Alamos Lab for that.

Mr. Buller explained that there were two wells in the Buckman field that have natural uranium. The standards were tightening so they needed some work on them.

Chair Bushee asked about the Frank Ortiz Landfill closing.

Mr. Robert Romero said Solid Waste was working on stabilization of the arroyo there and needed at least \$1 million.

Chair Bushee said she would like a history of remediation previously done at the landfill.

Councilor Calvert said they needed to keep that site safe and productive.

Mr. Robert Romero explained that the Council had to submit the top five priorities for the City and they had to submit this before the legislature and come up with legislative priorities. He explained it would be their collective top five priorities.

After Councilors shared some of their individual priorities, Chair Bushee suggested they bring it back to determine their collective priorities.

Mr. Robert Romero said it would go to Finance and could come back to Public Works on the 20th.

Councilor Calvert moved to bring this item back on the next agenda. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

16. REQUEST FOR APPROVAL OF A RESOLUTION REPEALING RESOLUTION NO. 2004-20 REGARDING THE CITY PLANNING POLICY COMMISSION (COUNCILORS BUSHEE AND ORTÍZ) (MAYOR COSS) (JEANNE PRICE)

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

17. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING THE MEMBERSHIP OF THE PLANNING COMMISSION; CREATING THE LONG RANGE PLANNING SUBCOMMITTEE OF THE PLANNING COMMISSION (COUNCILOR BUSHEE, MAYOR COSS, COUNCILORS ORTIZ, WURZBURGER, TRUJILLO, AND DOMINGUEZ) (JACK HIATT)

Ms. Suby Bowden said she served on the Planning Commission during the Jaramillo administration when it was brought together. She said it was exceedingly exhausting to provide both of those functions in one body. She read a list of things this committee would have to cover. She strongly urged the Committee

not to take what appears to be an efficient step and would undercut the Long Range planning.

Councilor Ortiz asked if there was something about NIMBY.

Ms. Bowden said the General Plan calls for Neighborhood Plans to be established and people had to go out to help train them to prevent NIMBY plans from being established.

Councilor Ortiz said when he put forward the proposal; it was only after discussions with CPPC members and former members who talked about how inefficient it had been. He said he appreciated the work done by the CPPC and could appreciate the work the subcommittee could do. He felt some of the Councilors had the capacity to deal with many of those issues listed and with the right people appointed to the Planning Commission; they could come up with the solutions.

He said he had seen the CPPC, shadowing the Planning Commission or the Planning Commission shadowing the CPPC. That was the impression of the former chair and others. Those were his reasons and he thought it would actually create efficiency.

Ms. Bowden said she had been off the CPPC for three years. She agreed that almost all of it evolved out of City Council so that was why someone needed to fine tune this to assure that the issues were addressed. She added that, historically, there was only one person who overlapped both groups. Long Term Planning would not occur.

Councilor Calvert asked if they clarified the number of people.

Ms. Price said CPPC recommended a larger group. The Planning Commission recommended two. She said the ordinance said to add two citizens.

Chair Bushee said she liked the Planning Commission's version better.

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

18. REQUEST FOR APPROVAL OF ENTERING AN INTERIM LEASE AGREEMENT WITH NEW MEXICO AIRLINES FOR SHORT TERM TERMINAL SPACE (JIM MONTMAN)

Mr. Montman presented the lease agreement to which the City Attorney added language on page two article 4 on fourth line: after airport manager. If airport mgr chooses not to execute the holdover ... He said the added language strengthened it.

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

19. REQUEST FOR APPROVAL OF COMPLYING WITH PRE-CONDITIONS ASSOCIATED WITH

INAUGURATION OF AMERICAN EAGLE AIRLINES REGIONAL JET SERVICE BETWEEN SANTA FE AND DALLAS-FORT WORTH TX, AND BETWEEN SANTA FE AND LOS ANGELES CA (JIM MONTMAN)

Mr. Montman presented the request. He noted an additional memo had been passed out that said half of it was to be funded by state. The state was willing to put in additional funding on a matching basis.

Chair Bushee asked about cost of these flights.

Mr. Montman said it would be about \$239 to \$339 to Los Angeles, probably similar to Dallas. He said in general they would be 20-30 dollars higher than Albuquerque. The trade off with time savings and parking would help make it competitive and still fill the airplanes.

Chair Bushee said she didn't like the subsidy.

Mr. Montman noted that Roswell was providing \$1.2 million for that purpose.

Chair Bushee thought Santa Fe had a competitive market here and she didn't want to subsidize these. She thought they could attract airlines here but whether people would fly from Santa Fe would depend on cost.

Councilor Calvert moved for approval of the request. Councilor Dominguez seconded the motion and it passed by majority voice vote with all voting in favor but Councilor Ortiz who voted against.

20. TINO GRIEGO POOL

- **REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO PREPARE A PROPOSAL FOR THE REMODELING AND OPERATION OF A TEEN CENTER AT THE TINO GRIEGO POOL (COUNCILORS BUSHEE, ORTÍZ, DOMINGUEZ, AND TRUJILLO) (RICK ANAYA)**
- **REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO PREPARE A PROPOSAL FOR THE REMODELING AND OPERATION OF A TEEN CENTER AT THE TINO GRIEGO POOL (COUNCILOR HELDMEYER)**
- **REQUEST FOR APPROVAL OF A JOINT RESOLUTION APPROVING THE SUB-LEASE OF THE TINO GRIEGO POOL AS A LOCATION FOR A WORK DEVELOPMENT CENTER FOR HIGH SCHOOL AND COLLEGE STUDENTS TO LEARN THE SKILLS OF THE FILM INDUSTRY (MAYOR COSS) (COUNCILORS CALVERT AND WURZBURGER) (ROBERT ROMERO)**

Councilor Ortiz said there were three resolutions on the table and a substitute resolution from Councilor Calvert. He said he was concerned because when they had this in front of them, they postponed it to allow time for dealing with schools and the workforce development issue, with minimal attention to the teen center. He asked staff: what the possibilities of coming up with a multi-use facility were in order to accommodate those uses within the uses of a teen center in this location between DeVargas and SFHS.

Mr. Anaya thought the property there could be expanded. He thought it was doable.

Councilor Ortiz asked how much would it cost for a teen center and then how much more for expansion of the physical plant itself.

Mr. Anaya said he didn't know that. He wasn't sure what it would entail for the workshop development program.

Councilor Ortiz asked Councilor Calvert how his resolution was different from Councilor Heldmeyer's.

Mayor Coss explained this was a substitute for what the Council did several months ago. It was to say they would do both, not an either /or. He believed they needed not just one teen center but several. He said he thought the Councilor Heldmeyer "whereases" were going for both but didn't go there.

Councilor Calvert said it was to be a joint project with schools. He said he thought they were more in favor of workforce training center but he didn't want it to be either/or. He hoped they could work together on it.

Councilor Ortiz said the question has always been on the workforce development side and what the program would be. There was a need to have a center and activities for kids. An existing need from City side regarding travels of kids. He felt they needed to move the center where the kids were. When the school was in session, they could use it for other purposes. They could have training during the school day for trades, like solar, etc. but they haven't gotten the same level of commitment from this other program.

Councilor Dominguez was concerned about having this discussion without knowing what the school district wanted. He felt they needed some approval from them on it to move forward.

He said the one thing he heard from school district was who was going to design the curriculum. He said he still had to be convinced on the program. He thought it should primarily be a teen center and secondarily a workforce center.

Councilor Trujillo said he wanted it as a teen center now. It was a perfect place. With bussing they could also get Capshaw involved. To him this was the perfect place. He said they should make a facility of which they could be proud.

Chair Bushee reminded them Pat Hodapp came forward and said it could be a study place with tutors. She didn't think anyone was saying the programs should be precluded. The students have been bussed from La Farge to Monica Roybal. In a year, they have not heard any details. She thought the programming could come forward simultaneously. They were talking about lots of kids needing space and she was hearing that the facility would fit the needs there. The programs and activities could follow. What was the highest and best use. She thought it was a teen center.

Councilor Ortiz moved that the resolution he put forward be approved with some paragraphs from the substitute resolution that could be added to look at capital improvement options and then programming options.

He said he didn't hear the school district committing any resources to it.

Mayor Coss said they did have a commitment from SFCC for equipment that the Governor bought and a commitment from eight different unions for training programs. He said they didn't have a commitment of the City to workforce development.

He thought the schools were not going to weigh in if the City didn't make the commitment. He said the City was not good at workforce development but they had eight good partners. So how were we going to pay for the programming and work with these partners. He said it did need to be worked out with the schools.

Chair Bushee commented that the idea came from using that old pool in the film industry but they only had 3 films in 5 years.

Councilor Dominguez felt this was premature and asked if the schools were going to reopen the lease.

Mayor Coss said the schools said the lease was for a community center and a pool. He said they needed more joint meetings with the schools.

Councilor Heldmeyer said it was sold to her as a way to get kids interested in other trades. She said she knew that some school board members wanted it to be a pool and maybe the City could turn it over to them. But if they had a place where kids would be any way, they could plug vocational things in to the center.

Councilor Ortiz felt they needed to move forward on the priority as a teen center and, to the extent they could modify the language for these other uses, good.

Councilor Ortiz moved to approve Tino Griego becoming a teen center and give staff further direction on it.

He said that much could be done on Wednesday. He said he forgot about the expansion of Monica Roybal for after school program and agreed that working people needed to have a place for their kids to be in a safe place.

Councilor Dominguez supported the motion and it passed.

21. MATTERS FROM STAFF

None.

22. MATTERS FROM THE COMMITTEE

Chair Bushee said the Committee never got the requested information on change out of light bulbs.

Councilor Dominguez thanked the crew on graffiti removal. It was getting really bad.

Chair Bushee said the downtown plaza concerts were great but there was a sink hole down there with broken up cement. She asked that the Committee have that project here soon. She said it was right in front of the bandstand and was like a swimming pool there.

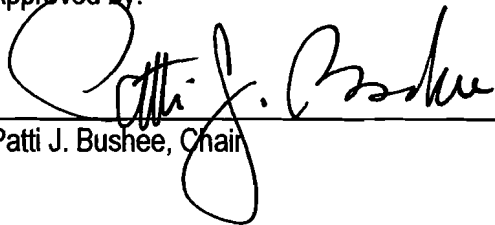
Councilor Trujillo mentioned water accumulating between the arroyos at the culvert on Siringo.

23. NEXT MEETING: AUGUST 20, 2007

24. ADJOURN

Having completed the agenda and with no further business to come before the Committee, the meeting was adjourned at approximately 8:50 p.m.

Approved by:


Patti J. Bushee, Chair

Submitted by:


Carl Boaz, Stenographer