



Agenda

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**PUBLIC WORKS/CIP & LAND USE COMMITTEE
MEETING
CITY COUNCIL CHAMBERS
MONDAY, SEPTEMBER 24, 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 SEPTEMBER 10, 2007, PUBLIC WORKS COMMITTEE MEETING

INFORMATIONAL AGENDA

6. UPDATE ON THE PROGRESS ON THE SUSTAINABLE SANTA FE PLAN, IMPLEMENTING THE U.S. MAYOR'S AGREEMENT ON CLIMATE CHANGE (WHICH INCLUDES THE 2030 INITIATIVE) **(KATHERINE MORTIMER)**

CONSENT AGENDA

7. CIP PROJECT #684 – SANTA FE CIVIC CENTER
 - REQUEST FOR APPROVAL TO PURCHASE FURNITURE VIA STATE PRICE AGREEMENT – GSA SCHEDULE #GS-28F-7079G/GS-29F-1026C, WITH MITY-LITE IN THE AMOUNT OF \$453,234.80 **(CHIP LILIENTHAL)**
8. REQUEST FOR APPROVAL OF THE 2007 GENERAL FUND PROJECTS APPROPRIATION GRANT 07-L-G-8096 FOR \$250,000 FOR FIRE SUPPRESSION AT THE SANTA FE AIRPORT
 - REQUEST FOR APPROVAL TO INCREASE BUDGET AND LINE ITEM IN THE AMOUNT OF \$250,000 **(DAVID CHAPMAN)**
9. REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH ATKIN, OLSHIN, SHADE ARCHITECTS IN THE AMOUNT OF \$196,000 TO PLAN, DESIGN, AND IMPROVE LAND AND FACILITIES LOCATED ADJACENT TO PROPOSED TRAIN STOPS WITHIN THE CITY OF SANTA FE **(KATHERINE MORTIMER)**

DISCUSSION AGENDA

10. REQUEST FOR APPROVAL OF 2008 CIP BOND (ROBERT ROMERO)

- REQUEST FOR APPROVAL OF A RESOLUTION DESIGNATING UP TO \$300,000 OF THE CITY'S 2008 CAPITAL IMPROVEMENTS PROGRAM (CIP) BOND FOR A CITY OWNED PERMANENT INDOOR ARTS MARKET AT THE RAILYARD **(COUNCILOR CHAVEZ) (ROBERT ROMERO)**
- REQUEST FOR APPROVAL OF A RESOLUTION TO INCLUDE BRIDGE, STREET AND SIDEWALK REPAIRS AND IMPROVEMENTS IN A GENERAL OBLIGATION BOND TO BE PROPOSED TO THE VOTERS IN THE MARCH 2008 MUNICIPAL ELECTION **(MAYOR COSS) (ROBERT ROMERO)**
- REQUEST FOR APPROVAL TO INCREASE THE 2008 CIP BOND FROM \$18.5 MILLION DOLLARS TO \$21 MILLION DOLLARS **(ROBERT ROMERO)**

11. UPDATE AND REQUEST FOR DIRECTION ON THE PARKS MASTER PLAN (FABIAN CHAVEZ)

12. REQUEST FOR APPROVAL OF A RESOLUTION ESTABLISHING AN ANTI-GRAFFITI TASK FORCE (COUNCILOR DOMINGUEZ) (FABIAN CHAVEZ)

13. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 24-2.6 SFCC 1987 TO RESTRICT TRUCK, TRUCK TRAILER AND OTHER LARGE VEHICLE TRAFFIC ON RICHARDS AVENUE BETWEEN JAMES STREET AND SIRINGO ROAD (COUNCILOR TRUJILLO) (RICK DEVINE)

14. MATTERS FROM STAFF

15. MATTERS FROM THE COMMITTEE

16. NEXT MEETING: OCTOBER 9, 2007

17. ADJOURN

An interpreter for the hearing impaired is available through the City Clerk's Office upon 5 days notice.

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PUBLIC WORKS/CIP LAND USE COMMITTEE MEETING**

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

Santa Fe, New Mexico

September 24, 2007

1. CALL TO ORDER

A regular meeting of the City of Santa Fe Public Works Committee was called to order on this date at approximately 5:30 p.m. in the City Hall Council Chambers by Councilor Bushee, Chair.

2. ROLL CALL

Roll call indicated the presence of a quorum, as follows:

Members Present:

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

Members Absent:

None

Staff Present:

Mr. Robert Romero, Public Works Director
Ms. Bobbi Mossman, Public Works Department
Ms. Denise Cox, Stenographer

3. APPROVAL OF AGENDA

The Committee moved and seconded approval of the agenda as presented. The motion was approved unanimously on a voice vote.

4. APPROVAL OF CONSENT AGENDA Approved 1

The Committee moved and seconded approval of the consent agenda as presented. The motion was approved unanimously on a voice vote.

CONSENT AGENDA 1-2

7. CIP PROJECT #684 – SANTA FE CIVIC CENTER

- REQUEST FOR APPROVAL TO PURCHASE FURNITURE VIA STATE PRICE AGREEMENT – GSA SCHEDULE #GS-28F-7079G/GS-29F-1026C, WITH MITY-LITE IN THE AMOUNT OF \$453,234.80 (CHIP LILIENTHAL)

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The Committee moved and seconded approval of the consent agenda as presented. The motion was approved unanimously on a voice vote.

INFORMATIONAL AGENDA

- 6. UPDATE ON THE PROGRESS ON THE SUSTAINABLE SANTA FE PLAN IMPLEMENTING THE U.S. MAYOR'S AGREEMENT ON CLIMATE CHANGE (WHICH INCLUDES THE 2030 INITIATIVE)(KATHERINE MORTIMER)**

Katherine Mortimer presented the staff report and update on this item.

DISCUSSION AGENDA

Councilor Trujillo requested approval of moving items 11, 12 and 13 up on the agenda, Councilor Calvert seconded the motion which passed by unanimous voice vote.

- 11. UPDATE AND REQUEST FOR DIRECTION ON THE PARKS MASTER PLAN (FABIAN CHAVEZ)**

Mr. Chavez explained that they were directed to go through the parks in detail to come up with some kind of recommendations and costs. He said the Parks Advisory Committee has been looking at the parks closely to make recommendations which will be coming forward soon.

Councilor Ortiz agreed that the Parks Advisory Commission has gone above and beyond what was requested of them. They have gone out individually and inspected each park and then discussed some finite details. He is very pleased with the work that has been done by this Commission. He noted that they can whittle down the list either here or at Finance. His understanding is that this must go to Council by October 10th or possibly the end of October. His perspective is that the existing parks in his district need improvements. He would prefer reducing the funding for smaller parks. The only acquisition for open space that he feels would be beneficial in his district is the piece that belongs to Game and Fish. He commended Jackie Gonzales for disseminating the information and organizing it. He believes if they fund the trail component there will be money for the acquisition of open space for easements.

Chair Bushee asked why the name of Fort Marcy Park has not been changed according to the resolution passed.

Mr. Chavez explained that only the field name changed.

Chair Bushee asked where Canada Gardens is.

Mr. Chavez said this is off of Camino Alire running along a fence line before you get to the entrance to the neighborhood. It is right below Payne's Nursery.

Chair Bushee asked where City Hall Park is as she does not consider the area around City Hall a park.

Mr. Chavez said that he is working on redoing the area with the Civic Center.

Chair Bushee asked where Prince Park is.

Mr. Chavez said it is right above Fort Marcy.

Chair Bushee stated that she is interested in open space falling in this tax and feels it is important as active or passive park space in the community. She agrees this will relate with the trails as they are built out.

Councilor Ortiz said this will go to Finance again next week and he hopes to see it come back here. He noted that if they do have until the end of the month they can definitely look at this again to whittle it down some more.

Chair Bushee noted that there are no dog parks listed for districts 2, 3 or 4.

Councilor Ortiz said District 4's park is fully funded.

Mr. Chavez said currently staff is working on this.

Chair Bushee wants to hear what the planned improvements are for Franklin Ortiz Dog Park.

Mr. Chavez has heard the rumors as well, but said this park will not change.

12. REQUEST FOR APPROVAL OF A RESOLUTION ESTABLISHING AN ANTI-GRAFFITI TASK FORCE (COUNCILOR DOMINGUEZ)(FABIAN CHAVEZ)

Chair Bushee said she wanted to sign onto this, but is not sure her name made it.

Councilor Dominguez moved for approval of this request, Councilor Ortiz seconded the motion.

Councilor Ortiz referred to a disposition case where a juvenile was being charged with defacement for vandalism. The juvenile got off with essentially deferred time. He hopes to see an increased connection between the laws and educating the legal professionals involved in these cases. He wants to see the laws enforced as well as coming up with ideas for outlets for creativity. He noted how expensive this is to the community.

Councilor Dominguez said this is the intent. He wants to decrease the communication gap to solidify some of what is already on the books.

Councilor Ortiz thought they should have the Police Department and Parks Department as the primary liaisons.

Councilor Dominguez agreed to this and said whatever makes this work is fine with him. He noted that a problem in District 3 is that there is a great deal of graffiti in the County. He is asking that the County participate and attend the meetings.

Councilor Ortiz made a friendly amendment to add to page 4, item 7 the Police Department as a liaison. Councilor Dominguez accepted this amendment.

Chair Bushee stated that she hopes to see a proactive group that is interested in this issue. She added that there are murals that appear more like graffiti so they have elicited more graffiti so she wants to be aware of this.

There being no abstaining or dissenting votes, the motion passed by unanimous voice vote.

13. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 24-2.6 SFCC 1987 TO RESTRICT TRUCK, TRUCK TRAILER AND OTHER LARGE VEHICLE TRAFFIC ON RICHARDS AVENUE BETWEEN JAMES STREET AND SIRINGO ROAD (COUNCILOR TRUJILLO)(RICK DEVINE)

Councilor Trujillo moved approval of this request, Councilor Calvert seconded the motion which passed by unanimous voice vote.

- 10. REQUEST FOR APPROVAL OF 2008 CIP BOND (ROBERT ROMERO)**
- REQUEST FOR APPROVAL OF A RESOLUTION DESIGNATING UP TO \$300,000 OF THE CITY'S 2008 CAPITAL IMPROVEMENTS PROGRAM (CIP) BOND FOR A CITY OWNED PERMANENT INDOOR ARTS MARKET AT THE RAILYARD (COUNCILOR CHAVEZ)(ROBERT ROMERO)**
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Councilor Dominguez left the meeting at this time.

Chair Bushee pointed out that this will not be a public hearing although there will be one more public hearing for everyone to comment on. She wanted to look at whether or not they want to increase the CIP bond from \$18.5 million to \$21 million this one time in 2008.

Ms. Raveling explained that the growth rate in gross receipts tax should have the biggest impact on the bonding capacity and as this grows they should be able to increase the buying capacity. She said they are using the half percent CIP/GRT fund for many other things which are growing faster than the gross receipts tax. This is why they have been

level the last few cycles. She has had the bond advisor look at this to see how far they can stretch it; the mid point is \$21 million. She feels comfortable with this as it keeps the debt service at a reasonable amount. She handed out a graph to show this which is incorporated herewith to these minutes as Exhibit "1." She said the Mayor asked what would happen if they just level this which would result in \$19.5 million for three bonding cycles. She noted that if they can do \$21 million now it is likely that the \$18.5 million will increase by 2010. The interest rates have held so they are looking at around 4.5% interest so she does not think that is really a factor. She pointed that in addition they had a loan to the water company and this is scheduled to begin being paid back this fiscal year.

Chair Bushee asked what about the MRC.

Ms. Raveling explained that when the debt service is paid off for the MRC, this will be a potential source of revenue. This will not be until 2020. She said because there are a lot of recurring costs into the CIP program, she does not recommend extending the term any further. She said normally the term is the average life of all the projects in the fund.

Chair Bushee said she feels they are playing catch up on some of the basic infrastructure needs of the City because they have spent so much of the bond cycle on the water issue and other things that took them away from basic needs.

Councilor Ortiz asked if they have a deadline to get this out.

Ms. Raveling stated that the next schedule would be January 2008. She said if they miss it does not make a difference.

Councilor Ortiz asked if they have to have it done two months prior to the public hearing.

Ms. Raveling said it follows the same schedule as an ordinance because it actually requires an ordinance. She said November would get this done by January. She noted that if they know the Council will want to do it then Mr. Romero can start projects with a reimbursement resolution.

Councilor Ortiz asked if the cutback two years ago has anything to do with the increase now.

Ms. Raveling said there was not a cutback, but they delayed it due to the gross receipts tax discrepancies. They ended up doing the full amount.

Councilor Ortiz asked if there are more requests coming as this list is different than the one he saw at Finance.

Chair Bushee knows of other folks that will be coming forward.

Councilor Ortiz commented that it would be nice to know when the drop dead date is.

Chair Bushee said tonight the hope is that they can shape a list and then there will be a public hearing on the final list. She believes the Mayor has moved away from doing a GO bond. She said the decision that needs to be made first is the amount.

Councilor Ortiz move to approve the \$21 million, Councilor Calvert seconded the motion which passed by unanimous voice vote.

Councilor Ortiz asked if there are people here that think they are on the list or want to be on the list so they can see if the amount is solid.

Chair Bushee noted that this was done last time. She believes the Botanical Gardens have left and have not submitted anything. She added that the Power Plant people did not believe they could speak because they were not listed on the agenda.

Mr. Romero pointed out that there is a short narrative on how the money would be dispensed for each request. He noted that there was a request just received for \$1.8 million vs. \$500,000 in the first draft from IT. The memo is incorporated herewith to these minutes as Exhibit "2." He said he would add this information to the list.

Chair Bushee asked staff to come down and clarify their requests.

Terri Rodriguez, Community Services, wanted to clarify the requests and noted that they will ask for additional funds for the Genoveva Chavez Center. She explained that they asked for 300,000 for the pools, but as they looked through the Chavez Center took the lion's share of the sports facility fund for many systems that have been put in place. She said when they prepared this request the Chavez Center did not get put in as they were working through many of the issues.

Chair Bushee asked what is in the reallocation fund.

Ms. Raveling explained that she cleaned out lots of funds, so believes she put in about \$1.3 million and transit used about \$300,000.

Mr. Romero explained that there is not a big pot that is not going to be spent. He said in the packet he gave an update on traffic calming. He said this has about \$700,000 – 800,000 available which is close to what has been spent historically.

Ms. Rodriguez said they are hoping to request additional funds for the Genoveva Chavez Center. She does not have an estimate on the roof repair. That particular project was listed in the errors and emissions. She noted that they have spent about \$150,000 fixing floors due to the roof problem. She said when preparing the list the priority was Fort Marcy. She estimated they would ask for an additional \$250,000 for Genoveva Chavez.

Mr. Romero said based on the requests he will add them to the list so at the next meeting the Committee will be able to see all the requests.

Ms. Rodriguez said for the libraries they have \$245,000 left for La Farge. They have already done the assessment of the building so they are looking at what the cost is to expand and bring La Farge up to code. She believes it would cost \$3.7 million. They would like to ask for the money for the A&E.

Chip Lilienthal, Engineering Division of Public Works Department, stated that it is prudent to request architect and engineering funding. He said with the Tino Griego pool being adjacent to La Farge he recommends hiring a single architect due to the parking,

lighting and security. He said they are looking at \$500,000-600,000 if they combine the design for both projects.

Ms. Rodriguez said the Arts Commission has a project as well.

Sabrina Pratt, Director of the Arts Commission, said this is the opportunity at the Railyard to work with the private developer that is offering a building at their cost. She knows they have heard of the Railyard Art Market.

Kathy McCormick, Economic Development Department, said they have a request for \$750,000 for Affordable Housing

Ms. Bushee said they are on the list.

Councilor Chavez asked the committee to consider placing the effluent line for the southwest sector on the list as it fell off the list. He explained that they have received money for design and need money for construction. He believes the cost is approximately \$1 million although they have received about \$75,000 for the design.

Mr. Romero said this is through the Wastewater Division so he will verify this with Kosty and add the numbers.

Councilor Chavez requested \$500,000 be put in and then they could ask the State legislature to match the money.

Fire Chief Rivera said they are calling the northwest quadrant Station 9. He said a practical station similar to Tierra Contenta would be a two bay station and enough to house a fire truck and ambulance. He said Mr. Lilienthal estimated design would be between \$170,000-200,000.

Chair Bushee asked how much money it would cost to build it.

Chief Rivera stated that they will ask the next legislative session for construction money of around \$2 million. They will need some additional staffing, but if they had it today they could staff and fill in after that. He said they had a fire call around December which took 10 minutes to get to the ridgetop and in his opinion that is unacceptable. It is not covered to the best of their ability.

Chair Bushee asked who will be speaking for Zona Del Sol. She asked how quickly this can be built out.

Mr. Romero referred to page 9 where the details were listed.

Kathryn Senecki said they received money from the legislature for design and construction documents.

Mr. Romero said his understanding is that the \$1 million is to expand the existing building by 4200 square feet which is under design. He said this would triple the size of the existing building and is the next phase.

Chair Bushee asked how many more expansions are left after this.

Ms. Senecki explained that there are four more phases or buildings. There will be 3-5 potential non-profits that would be housed here. The pre-school will be tripled, the after school program can increase by five times and the teen program will triple in size. She added that having an even larger space would result in an indirect number of youth affected because they partner with their member organizations and the Southside Library.

Chair Bushee asked if \$1 million will do this.

Mr. Romero believes the number is accurate.

Mr. Lilienthal said at today's construction cost \$1 million would be spent in the next 18 months. He said they will have to update the construction documents for bidding.

Councilor Dominguez returned to the meeting at this time.

Councilor Dominguez asked where this will go to.

Chair Bushee reviewed the discussion and explained the options.

Councilor Calvert asked about the plaza improvements.

Mr. Romero said if they are confident that the parks GO bond is going to pass then he recommends not using the CIP money for parks. He recommends they leave whatever is reasonable in parks and if the GO bond passes then reallocate.

Ms. Raveling agreed. She said the Council can amend the list within reason.

Mr. Romero reviewed the additions from this meeting.

Chair Bushee reviewed the list quickly.

Mr. Romero explained that airport road safety could be funded by impact fees or NMDOT safety fund.

Chair Bushee asked if there is anything on the list that could be taken from somewhere else.

Mr. Romero said if the GO bond gets approved there is a big chunk that could go towards other projects.

Chair Bushee asked Ms. Pratt if the arts market could be funded from the 2% fund.

Ms. Pratt said she would have to review the legislation, but does not believe it can.

Ms. Raveling recalled that it was strictly for the purchase or creation of art.

Councilor Calvert asked Mr. Romero to pick out of the list those that they have to have funding for.

Mr. Romero said the two bridges on the top of the list are Rodeo Road and St. Francis and Sandoval. They are designing improvements now and the others are on the list. He noted that they are talking about the bridges over the Santa Fe River. He said this is for paving as well. He said they have not adequately funded the pavement maintenance program. The five year plan that went to 2010 was supposed to tackle as many of the projects that are the biggest need with whatever money was available. He said they will try to take care of the highest priorities again depending on the money they receive. He added that the more they get to repave streets or seal the better off they will be.

Councilor Calvert said if staff could prioritize the list he would have a better idea of the critical needs.

Mr. Romero referred to page 35. The cost of the pavement includes adjusting manholes, pavement markings, etc. He said it is actually \$3.8 million for paving items. He said if they receive \$5-6 million they could get the top paving priorities completed.

Councilor Calvert wanted breakpoints for what could be included.

Mr. Romero said they have a \$3 million list also that is on page 11-12. There is another list whittled down to \$4.6 million cost that includes some crack sealing. He noted that special projects are difficult and he is concerned about them. The Rufina design for the inlets was poor. It was done to try and clean out stormwater. He wanted to make it clear that they need to do those special projects.

Chair Bushee suggested moving in blocks down the list. She asked if there are reoccurring projects that anyone wants to remove.

Councilor Ortiz commented that some of the reoccurring items have treatment in the Parks Master Plan which could free up some of this money. He said staff will need to defend the improvement items.

Mr. Romero explained that the funds that parks uses is tied to three items; replacing turf, water management and parks and median maintenance. He would prefer if they gave it one name. He is concerned with taking all the money out and the GO bond not passing as the parks could end up in bad shape.

Councilor Calvert asked if the items in the Parks Master Plan are in the low, medium or high option.

Councilor Ortiz replied minimum. He said the improvements to the pools are in the minimum treatment. He commented that the Candalero tennis courts are a concern for the neighborhood as they would rather see some other use for that.

Mr. Romero pointed out that Mr. Chavez recommends they not have one court alone. Mr. Chavez recommends maintaining the courts at Atalaya, Fort Marcy and Larragoite. The preference is to have five courts together. The courts could come out of the Parks Master Plan.

Chair Bushee added GCCC ongoing repairs to make it an even \$9 million. Staff will get the specifics and report on them. She rejected traffic calming on anything. She suggested for projects calling it Trails City Wide with Santa Fe River Trail in parentheses.

She suggested this only be \$1 million total which will save \$250,000. She suggested Tino Griego Teen Center and La Farge be \$1 million together.

Councilor Ortiz said they would then have a commitment for state funding of \$1 million.

Councilor Dominguez asked about the power plant.

Chair Bushee thought there would be a presentation on this at this meeting. She is unsure what they need and nobody is here to justify this.

Mr. Romero explained that the request is to make improvements to the old power plant building at the intersection of Canyon Road and Alameda.

Chair Bushee said this will have water company issues, so they need to present.

Councilor Ortiz understood that Warehouse 21 is the only secured funding for \$1 million based on the resolution passed.

Councilor Dominguez asked what discussion they had regarding the artists market. He said at Finance they asked if there were other spaces that might be more affordable.

Councilor Calvert thought they might be able to pare down the ones that are not likely to be done although he is not sure what the amount is. He thought they could then go to the legislature.

Councilor Ortiz thought they should have one list and then go from there.

Chair Bushee said that is what she is trying to do. She is willing to wait on the plaza improvements although they cannot finish the repairs if it is not on a list. She has heard some consensus for Farmer's Market.

Chair Bushee went down the list asking for agreement on the amounts requested.

Councilor Ortiz said the question that comes up is the projects coming in for funding are reliant on matching funds. He asked if they could make these approvals contingent on funding. He said they will still have the need if they do not get matching funds and so asked if they could just put the money somewhere else if the project is just not possible.

Mr. Romero said they can reassess in March after they know about the GO bond and what funding they receive from the legislature.

Councilor Ortiz would not make a commitment on the Police Department request until he hears from them.

Chair Bushee agreed and was disappointed that nobody showed up. She asked the Fire Chief to make a pitch for the funding and wanted to know what happened to the RECC money.

Chief Rivera said they used some of it for hiring additional personnel and for MDT's. None of this was for construction, although they could find some from the RECC. He thought they might be able to find about \$200,000.

Ms. Raveling explained that the RECC money was fully allocated through the budget process. She said they could potentially use \$2 million from the 2008-09 cycle.

Chair Bushee asked if they could construct this in the next two year cycle if they do not get the entire funding.

Chief Rivera explained that they would have to downsize or look at something else. He said it is a priority because station 3 is a dump. He is afraid union members will begin complaining and not want to work there. He said putting six grown men in a 1300 square foot building for 48 hours at a time does not leave any room if you get on each others nerves. He said they cannot do anything to the existing structure as it is a John Gaw Meem. He does not believe they have the ability to add onto this station.

Mr. Romero noted that they just spent \$200,000 designing a new fire station.

Chair Bushee asked who designed the fire station.

Chief Rivera replied Riskin and Associates. He said the building would be at the front end of the park and the existing building will go to some other City department.

Chair Bushee wanted more information on this.

Councilor Ortiz recalled the fight with Salazar Elementary that was another John Gaw Meem. He noted that they did make additions.

Councilor Chavez clarified that there is nothing left of the old building at Salazar. It is a totally new school. He said it was cost prohibitive to keep the building up. The fire station does not have all the design elements that the school has. He said the idea is to leave the building intact and dedicate it to some other purpose. He believes the building has some merit and should be kept intact.

Ms. Bowden does not know the particular building, but the First National Bank on the plaza is being allowed to be added onto and it is a John Gaw Meem building. She agreed they should do further study if they were told they cannot add on to the building. She said they did have to get H Board approval and John Gaw Meem library approval.

Councilor Chavez understood that fire station 3 would not be connected to the new building.

Mr. Romero said he will find out the details, but noted that sometimes adding on costs more than a new building. He used the La Farge Library as an example.

Chair Bushee asked if he has other people besides Mr. Lilienthal that look at this stuff.

Mr. Romero said he has good people that look at this stuff. He commented that the fire station has been on the books for a long time to be replaced. He said sometimes to refurbish an old building is not worth it.

Chief Rivera believes the decision was made to do the new building as they felt they would have to tear down the old building.

Chair Bushee suggested they check with the legislative lobbyist.

Mr. Romero believes if they are clear what the priorities are they can get money again.

Councilor Dominguez asked if the sponsor has a compromise.

Chair Bushee said this is not a public hearing.

Councilor Ortiz said at Finance he felt the artists market did not have enough review or work on how it would operate. He thinks Councilor Chavez gave the best explanation for having this kind of space. He said they need to look at whether or not this space is site specific to this particular building. He wonders if there would be other spaces open or amenable to this. He asked if once they get the space if there will be a commitment in terms of policies adopted for the new civic center and this project that would be sensitive to the kind of stuff that will be going in. He wanted to see a commitment to youth artists having a designated portion. These areas will make or break funding this in his opinion. He said this is taking public money and giving it to a private developer. He wants to know this is the best deal or only deal. This will not be answered until they have more information.

Mr. Romero referred to the packet on page 7.

Chair Bushee wanted to see the physical layout of the building and the schematics.

Councilor Dominguez commented that some of this was not part of the Finance packet

Ms. Pratt was not aware of the question about the space and looking at alternate spaces on the Railyard. She has a memo that addresses the youth component which is very doable. She believes they can develop a fabulous program putting young artists in touch with professional artists through this space.

Councilor Dominguez asked if there has been a discussion regarding how much space will be allocated to the youth in all the facilities.

Ms. Pratt pointed out that they are getting ready to hire the person that will figure out the programming for the Civic Center which will push them further down the road as to how to treat the different spaces. The youth aspect is definitely a big goal particularly because young people do not have a connection to the fact that the arts community is part of the economy and a possibility for jobs. She would like to use the spaces to make the connection for kids. This could be an opportunity for field trips to get in touch with artists seeing a wide range of work.

Chair Bushee asked who will operate this. She feels there are so many unknowns. She said every time they ask for something they get a little tiny piece. She sees a legislative request for 2008 and wonders what that is for. The O&M is not even built in. She does not see this as a finished product.

Councilor Ortiz said he had the same questions and the answers at Finance were that they could spend this all at once because they have been offered by this developer a space in the building at a discounted rate. They would take City money and State money and turn it over to the owner of the building for this space to have forever. The

protocols developed would be similar to the Civic Center ones as they are both public spaces.

Chair Bushee asked where everything is in writing and did not want to spend the majority of time on this issue. She said if this information was forthcoming from the get go she would be more satisfied.

Ms. Pratt referred to the memo from the Finance Committee. This memo outlines the operating framework. It could be operated by the City or by an organization to run on behalf of the City. A percentage of sales would go to the operation.

Chair Bushee asked if this would operate like the business incubator.

Ms. Pratt said the picture is a very attractive space with a variety of art styles from Northern New Mexico. She said their new staff person will be developing all of this. At the Railyard they have the opportunity for direct sales due to the foot traffic and environment. There is the opportunity to make this space an informal time for artists to be together. There can be more formal educational things happening. The staff running this can consult with the artists so their businesses are more successful. She said they would have a formal agreement.

Chair Bushee expressed concern that every other non-profit went through years of planning, leasing and how the city will subsidize them and this is not part of this equation.

Ms. Pratt explained that they have figures for parking, the ground lease cost, and utility costs which total \$175,000 annually.

Chair Bushee clarified that the business plan that they will see soon will show all this. She asked if they have a business plan.

Ms. Pratt said they have staff generated framework that needs outside expertise. She would be glad to get a professional business plan done.

Chair Bushee wanted to see more information by the next meeting. She continued to go down the list.

Councilor Calvert asked what was decided on the Railyard Park. He feels this is essential for the whole development to come together.

Chair Bushee asked how they will spend the fund for affordable housing.

Kathy McCormick said they will focus on doing some infrastructure underwriting and acquiring land for some affordable housing units. They would have to issue an RFP and fund based on that. They could do 75 affordable units at \$10,000 each over a two year period of time. She said because it is CIP dollars they can support higher and lower area median incomes. They have about \$.5 million left.

Chair Bushee thought they had \$2 million in the trust fund.

Ms. McCormick said a great deal of the funding was allocated for the planning and design for the northwest quadrant and for water for affordable housing. She pointed out that they only have enough water left for 300 units.

Councilor Ortiz said this amount does not even come close. He understands there is a way to come up with funding when they go to build. He knows there are options. He does not like the placeholder effect, so he would strike out the \$1 million entirely and look for other sources. He suggested they take this down to \$500,000. He believes they need money for studies in the northwest quadrant of approximately \$200,000.

Mr. Romero agreed that would work and if they need more they could come back. He noted that the studies are under way.

Chair Bushee continued to move down the list.

There was agreement to skip the plaza improvements until the bond.

Councilor Ortiz questioned if the power plant needs to be added.

Councilor Heldmeyer said there is approximately \$600,000 to renovate the building which is a significant historic structure owned by the City. There is about \$600,000 for the park and \$200,000 for an auxiliary building that would provide bathrooms because those cannot be put into the main building due to the way it has been constructed. She said it would be closed at 6 p.m. with the same access as any other park. This would be similar in model to Frenchy's Field.

Councilor Ortiz said there is an option to add the park portion to the Parks Master Plan.

Chair Bushee asked **Jenny Parks** and **Sarah Noss** if they got the County to commit to anything.

Jenny Parks stated that the County is looking at \$470,000 approximately and this was approved by the regional planning. They are going through a new process so will be trying to negotiate the contract with the City first and then it will go to the Board of County Commissioners. This would result in joint City/County funding.

Councilor Ortiz understood that if they give this commitment out of the CIP the Railyard will not raid the master plan initiative.

Ms. Parks said that is correct for now. She believes they can raise the money they will be short if the City and County contribute as proposed.

Sarah Noss, Farmer's Market, explained that they started discussing this with the County. **Councilor Wurzbarger** is helping the Farmer's Market secure RPA funds. Apparently there is 10% other funding of which can be used for Railyard infrastructure funding. The conversations are underway and there is the possibility of a community art development grant. They need at least \$1 million so they can get to where they are comfortable with the mortgage.

Thomas Williams, IT, pointed out that for the 2007-08 budget IT got no money for technology from Capital Outlay.

Ms. Raveling reiterated that the general fund cannot fund IT. The costs are huge. Any funding comes from CIP. In the last cycle they got \$1 million and they changed the ordinance so they used cash balances put into the IT fund.

Chair Bushee suggested getting some of this funded out of Homeland Security.

Mr. Williams was not familiar with homeland security grants.

Chief Rivera explained that homeland security grants are typically put in by the joint emergency manager for the City and County which is Martin Vigil. He said there have been discussions as to how to improve the program. He said they are now put into an area with Rio Arriba, Los Alamos and Taos with them all going after the same pot of money so they all have to agree on how the money will be spent.

Chair Bushee asked about the RECC.

Chief Rivera said the RECC money is continually picked at and possibly with the two funds together they might be able to fund this.

Galen Buller, City Manager, said his understanding is that all the homeland security is done on a regional basis and the Federal money is channeled through the State. The next RECC expenditures have not been looked at yet.

Councilor Dominguez thought there would be a backup generator for the Civic Center that could be used for IT.

Chair Bushee did not think some of these items should fall under IT.

Councilor Calvert felt the backup generator is essential and affects everyone.

Mr. Williams explained that they have one radio central site with certain backups. He noted that if there is a catastrophic event at the site this is the entire City's communications. In light of the fact that the Governing Body is embracing technology, he feels it is critical. He agreed with Ms. Raveling that IT costs are a huge strain on the general fund.

Mr. Romero believed the backup generator could be funded elsewhere.

Councilor Ortiz asked what the Enterprise Content Management is.

Mr. Williams explained that the City has no central repository for sharing and exchanging information. This will be a new way of doing this.

Councilor Ortiz asked if there are expected operational costs built into this request.

Mr. Williams said it is actually a software and hardware system, but maintaining it will be just like anything they do. This would be transforming the way they do business. He gave an example of reviewing contracts. If they need a copy of a contract they have to request it from the City Clerk who has to research and find this information and fax it over. All the information would be scanned when approved and the City Clerk could

determine access and people could have access over the network looking it up and printing it themselves.

Councilor Ortiz asked if they would go out for RFP.

Mr. Williams replied yes and this is an estimated cost.

Councilor Ortiz would like to see some documentation on the savings from the efficiencies. He said if they would need so many fewer employees that would result in annual savings and it would pay for itself.

Mr. Williams agreed in theory although it is difficult to extract cost savings out of this. He thinks the efficiency is obvious.

Councilor Dominguez asked if they will need someone to maintain this system, software or hardware.

Mr. Williams said they will need both. The needs of numerous departments are reflected in this request. He said most of the things were not funded as part of this current operational budget. He said typically they budget for maintenance one year after purchasing a system. They are not investing in technology currently and at some point it will impact them. He noted that the network switch is just the cost of doing business.

Councilor Calvert assumed there would be space savings as well in the process of doing this as they could file electronically as opposed to bringing in numerous copies. He was thinking of the Planning Department.

Mr. Williams pointed out that they can make this available to whoever the Governing Body chooses. This will save the City Clerk's office a great deal of time.

Mr. Romero stated that for the next meeting he will add up what can come out of the GO bond.

Chair Bushee suggested putting in \$.5 million for IT.

Councilor Dominguez asked about the effluent line.

Mr. Romero suggested that the GO bond might fund the effluent line as it is providing water to parks.

Chair Bushee hates to see the bond about parks and maintenance only and not including open space and trails. She directed staff to put the dog park on every agenda until they come up with something.

14. MATTERS FROM STAFF – None

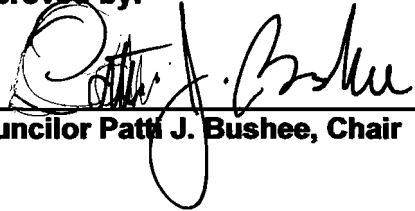
15. MATTERS FROM THE COMMITTEE – None

16. NEXT MEETING: OCTOBER 9, 2007

17. ADJOURN

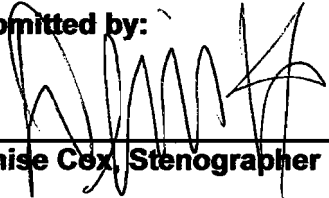
Its business completed, the Public Works Committee adjourned the meeting at approximately 8:15 p.m.

Approved by:



Councilor Patti J. Bushee, Chair

Submitted by:



Denise Cox, Stenographer