



Agenda

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

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM SEPTEMBER 24, 2007, PUBLIC WORKS COMMITTEE MEETING

PUBLIC HEARING

6. 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)**

INFORMATIONAL AGENDA

7. UPDATE ON THE CITY OF SANTA FE SNOW REMOVAL PLAN **(DAVID CATANACH) (ROBERT ROMERO)**

CONSENT AGENDA

8. REQUEST FOR CONCEPTUAL AND FINAL APPROVAL OF CONSTRUCTION/MAINTENANCE EASEMENT – NEW MEXICO HISTORIC MARKER AT SOUTH SIDE OF EAST ALAMEDA AND WEST OF OLD SANTA FE TRAIL, STATE OF NEW MEXICO DEPARTMENT OF TRANSPORTATION **(ROBERT SIQUEIROS)**

9. REQUEST FOR APPROVAL OF A MEMORANDUM OF AGREEMENT BETWEEN THE MID-REGION COUNCIL OF GOVERNMENTS AND THE CITY OF SANTA FE TO APPROPRIATE THE FY 07/08 TEMPORARY ASSISTANCE FOR NEEDY FAMILIES FUNDS (TANF) IN THE AMOUNT OF \$50,000. THESE FUNDS WILL BE MATCHED BY \$50,000 OF FEDERAL TRANSIT ADMINISTRATION SECTION 3037 FUNDS **(DONALD MARQUEZ)**
10. CIP PROJECT #852A-II – OLD PECOS TRAIL PROJECT
 - REQUEST FOR APPROVAL OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH GANNETT FLEMING WEST, INC. IN THE AMOUNT OF \$22,465.51 PLUS APPLICABLE NMGR T **(JOHN ROMERO)**
11. SANDOVAL STREET BRIDGE DECK REPLACEMENT PROJECT
 - REQUEST FOR APPROVAL TO USE A STATE PROFESSIONAL SERVICES AGREEMENT FOR BRIDGE STRUCTURAL ENGINEERING SERVICES (PROJECT NO. BR-7700(189), CONTROL NO. CF725, NMDOT CONTRACT NO. C05017) WITH PB AMERICAS, INC. IN THE AMOUNT OF \$127,693.69 INCLUSIVE OF NMGR T **(ERIC MARTINEZ)**
12. CIP PROJECT #879A, SILER ROAD EXTENSION PROJECT
 - REQUEST FOR APPROVAL OF A MEMORANDUM OF AGREEMENT WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION FOR RIGHT-OF-WAY ACQUISITION SERVICES **(ERIC MARTINEZ)**
13. CIP PROJECT #646A – FINANCE DEPARTMENT RENOVATION
 - REQUEST FOR APPROVAL TO PURCHASE OFFICE FURNISHINGS VIA STATE PRICE AGREEMENT – GSA SCHEDULE #GS-28F-0016N WITH CREATIVE INTERIORS IN THE AMOUNT OF \$219,755.11
 - REQUEST FOR APPROVAL TO PURCHASE CARPET VIA STATE PRICE AGREEMENT – GSA SCHEDULE #GS-27F-0032P WITH DIMENSIONS FLOORING SERVICES LLC IN THE AMOUNT OF \$68,392.01 **(CHIP LILIENTHAL)**
14. CIP PROJECT #692 – POLICE IMPOUND YARD
 - REQUEST FOR APPROVAL OF CHANGE ORDER NO.2 WITH V.P. CONSTRUCTION IN THE AMOUNT OF \$86,061.16 **(CHIP LILIENTHAL)**
15. REQUEST FOR APPROVAL OF AN ORDINANCE CREATING A NEW SECTION 7-15 SFCC 1987 REQUIRING THE POSTING OF HOME ENERGY RATING SCORES FOR ALL NEW RESIDENTIAL UNITS **(COUNCILOR CALVERT) (JACK HIATT)**

DISCUSSION AGENDA

16. REQUEST FOR CONSIDERATION OF A 99-YEAR LAND LEASE WITH THE CIVIC HOUSING AUTHORITY FOR PROPERTY LOCATED ON WEST ALAMEDA **(KATHY MCCORMICK)**
17. UPDATE AND REQUEST FOR DIRECTION ON THE PARKS MASTER PLAN
 - REQUEST FOR APPROVAL OF GENERAL OBLIGATION BONDS FOR PARKS, TRAILS AND OPEN SPACES IMPROVEMENTS IN AN AMOUNT TO BE DETERMINED **(FABIAN CHAVEZ)**
18. REQUEST FOR APPROVAL OF THE 2008 LEGISLATIVE PRIORITIES **(ROBERT ROMERO)**

19. REQUEST FOR APPROVAL OF THE CONVERSION OF WESTSIDE PARKING ON DON GASPAR TO BIKE LANE **(ROBERT ROMERO)**
20. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO STUDY THE EXISTING HIGH DENSITY ZONING IN EXISTING NEIGHBORHOODS AND THE CUMULATIVE IMPACTS OF THE CHANGES IN THE CITY'S LAND USE LAWS AND PREPARE A REPORT AND RECOMMENDATIONS FOR THE GOVERNING BODY'S CONSIDERATION **(COUNCILOR CALVERT) (KATHY MCCORMICK)**
21. REQUEST FOR APPROVAL OF AN ORDINANCE CREATING ARTICLE 18-19 OF THE SANTA FE CITY CODE IMPOSING A REAL ESTATE TRANSFER TAX **(COUNCILORS WURZBURGER, CHAVEZ, CALVERT, AND HELDMEYER) (KATHY MCCORMICK)**
22. REQUEST FOR APPROVAL OF A RESOLUTION RESCINDING RESOLUTION 2003-70 AND REQUIRING THE STATE OF NEW MEXICO TO ANSWER, ADDRESS AND MITIGATE CERTAIN ISSUES INVOLVING THE "RAILRUNNER" COMMUTER RAIL PROJECT **(COUNCILORS ORTIZ AND HELDMEYER) (JON BULTHIUS)**
23. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 14-9.2(F)(1) SFCC 1987 REGARDING THE GENERAL REQUIREMENTS FOR SIDEWALKS **(COUNCILOR HELDMEYER) (JACK HIATT)**
24. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO PREPARE NEW CITY STREET STANDARD DETAILS FOR ADOPTION BY THE GOVERNING BODY **(COUNCILOR HELDMEYER) (JACK HIATT)**
25. MATTERS FROM STAFF
26. MATTERS FROM THE COMMITTEE
27. NEXT MEETING: OCTOBER 22, 2007
28. ADJOURN

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

<i>ITEM</i>	<i>ACTION TAKEN</i>	<i>PAGE(S)</i>
2. Roll Call	Quorum Present	1
3. Approval of Agenda	Approved as amended	2-3
4. Approval of Consent Agenda	Approved as published	3
5. Approval of Minutes – Sept. 24, 2007	Approved as submitted	3
22. Railrunner Project to Rescind Previous Action	Forwarded without recommendation	3-6
PUBLIC HEARINGS		
6. 2008 CIP Bond	Approved as amended	6-14
INFORMATIONAL AGENDA		
7. Snow Removal Plan	Postponed	14
Consent Agenda Listing	Listed	14-15
DISCUSSION AGENDA		
16. Civic Housing Lease Agreement	Approved with MOU attachment	16-18
19. Bike Lane on Don Gaspar	Approved	18
18. 2008 Legislative Priorities Listing	Approved with condition	18-20
20. High Density Zoning Study Resolution	Approved	20-21
21. Real Estate Transfer Tax	Denied	21-23
17. Santa Fe Parks Master Plan	Postponed to Next Meeting	23-26
23. Sidewalks Ordinance Amendment	Approved	26
24. New Street Standard Details	Approved	26-27

<i>ITEM</i>	<i>ACTION TAKEN</i>	<i>PAGE(S)</i>
25. Matters from Staff	None	27
26. Matters from the Committee	Discussion	27
27. Next Meeting	Set for October 22, 2007	27
28. Adjourn	27

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

OCTOBER 9, 2007

1. CALL TO ORDER

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

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBER PRESENT:

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

MEMBERS ABSENT:

None.

OTHER COUNCILORS PRESENT:

Councilor Miguel Chávez
Councilor Karen Heldmeyer

OTHERS PRESENT:

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

3. APPROVAL OF AGENDA

Councilor Dominguez requested to amend the agenda by moving #22 right before the public hearing and to consider #17 where #22 was originally.

Councilor Dominguez moved to approve that amendment. Councilor Trujillo seconded the

motion and it passed by unanimous voice vote.

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

4. APPROVAL OF CONSENT AGENDA

Councilor Dominguez moved to approve the Consent Agenda as published. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

5. APPROVAL OF MINUTES FROM SEPTEMBER 24, 2007, PUBLIC WORKS COMMITTEE MEETING

Councilor Dominguez moved to approve the minutes from September 24, 2007 as submitted. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

22. REQUEST FOR APPROVAL OF A RESOLUTION RESCINDING RESOLUTION 2003-70 AND REQUIRING THE STATE OF NEW MEXICO TO ANSWER, ADDRESS AND MITIGATE CERTAIN ISSUES INVOLVING THE "RAILRUNNER" COMMUTER RAIL PROJECT (COUNCILORS ORTÍZ AND HELDMEYER) (JON BULTHIUS)

Mr. Patricio Guerrerortíz, Secretary for Infrastructure for NMDOT presented the project. He said he had a couple of meetings with members of Council and was aware of the concerns the Councilors had regarding the Railrunner. He said he prepared a handout to leave with Councilors. He said in reading it carefully they would know he had addressed those concerns. He said they were present to answer any concerns the Committee might have.

He said the issues on noise and safety, location of train stations, potential impacts, and orders regarding air quality were addressed in the handout. He said they also provided some detail in the handout on those and others. He acknowledged that the final word was not in yet but they were working with City staff and MPO staff to resolve all of them.

He said they were going to have more meetings and would try to have more detailed explanations of what we were doing to address those concerns.

He introduced Mr. Chris Blewitt from MR-COG who operate the Railrunner and also their Transit and Rail Director. He said they wanted to make sure the Council saw their faces here.

Councilor Dominguez said he quickly scanned the article and wondered how this would affect the locals here with whom they were working for a way to handle crossing St. Francis and the traffic in that area.

Mr. Guerrerortíz said they were working with a worst case scenario. He said the solutions would be

dependent on the speed of the train. He said there would be three train trips daily.

Mr. Blewitt said they had not finalized a schedule but were looking at 3 in and 3 out. He said the crossing time of 86 seconds included 22 seconds to clear out traffic before the gates went down.

Councilor Dominguez asked if that was each time the train passed St. Francis.

Mr. Blewitt agreed.

Councilor Calvert commented that although the details were not available yet, the contract for Cerrillos and Cordova would soon be out for bid. He said the City would like to have more communication between the State and the City on it. To be successful, they needed to coordinate with the Railrunner with Santa Fe Trails system so they both would work.

Mr. Blewitt said they had been working with City staff and Santa Fe Trails and the redevelopment effort.

Mr. Guerrerortiz said it was not at a stand still and they wanted to make sure the train would get here and serve the community. He added that it would provide benefits to other communities too. He said they were working with staff to ensure the best connectivity. Later on, they would make other decisions that affect that coordination.

Councilor Calvert said if the train went where the passengers needed to go, it would be fine, but if not, the passengers would need the City's transit system to get where they needed to go. He understood they didn't have an answer yet but the answers needed to come along with the train. That connectivity was the key to success.

Mr. Guerrerortiz agreed and said the things were happening at the same time. At this point, they had a redevelopment project that would have to adapt to it and the stations would be fully operable without the redevelopment.

Councilor Calvert said the sooner the better with some of those answers because Santa Fe might have to make a major revamp of the transit system because of the stations and the connectivity at the railyard itself, especially for City employees and those going to the round house.

Mr. Bulthuis said they were working with DOT now on access with existing infrastructure. Park and Ride comes in at Pen Road and as development happens, Santa Fe Trails would make sure to facilitate that.

Councilor Calvert felt it would be nice to know that someone was coordinating and not that it gets built and then the City would figure out how to fit in.

Mr. Bulthuis agreed and said they were partners in the process. He hoped that as they moved forward they would have that interplay. In the short term, because they needed to operate as it developed.

Councilor Trujillo asked about the Zia Road crossing, noting that traffic did get backed up there. He

said it needed to be synchronized there and also at Siringo. He asked if they had done traffic counts there.

Mr. Blewitt said they had committed to do it and would continue to do the realignment of tracks at Zia and St Francis, as that would give them the opportunity to synchronize. He said they did a lot of work on what caused the traffic congestion coming into Santa Fe. It was the dominant component at St. Francis. He said they would do more traffic counts this fall and also after the rail service opened. It was difficult to predict how many would switch modes. But once they knew that better, the traffic on St. Francis would be reduced. He thought they could provide a schematic and details on gates, median, etc.

Mr. Blewitt briefly reviewed the tentative scheduling. And how they would deal with synchronization to handle peak period traffic.

Councilor Dominguez asked how far from St. Francis synchronization would be done.

Mr. Blewitt explained that the St. Francis corridor was already governed by a synchronization plan so they work together, particularly at Cerrillos and Zia at St. Francis. He described how signalization would change as a train approached.

Mr. Romero said they did St. Francis synchronization a year ago and there was on paper an overall decrease in congestion. During peak hours, they tried to keep the main road running. He said for anyone who wished to experience it Tramway in Albuquerque was geared to 45 mph. He said it was harder to control during peak hours.

Councilor Dominguez said the synchronization would have to change with the Railrunner.

Mr. Romero agreed and said it would not be a huge job to do that.

Chair Bushee asked which staff were working on this.

Mr. Romero said it was Jon Bulthuis for transit sites; Chris Ortega and himself on traffic. There might be someone from Land Use also.

Chair Bushee asked if this would go to Council tomorrow. She wondered how many more planning meetings were planned and said they needed to have the time frames for voicing concerns. She wanted to make sure they had public input on it too. She said she heard they might be aligning the Arroyo Chamiso Trail as well.

Mr. Blewitt said there was one portion just north of Zia that had to be realigned. It would stay on the east side of the railtrack. He said they have heard from a lot of users that use that trail that it would help to have a protected crossing at St. Francis. Then to the south, it would go back to normal alignment. A presentation was made on that to the group and in a public hearing.

Chair Bushee said she chaired that committee. She said it would be a good committee to hold the public hearing. They were concerned about what happens out there. She asked what the time frames were.

Mr. Blewitt said it was currently on their web site. It described it in detail and he would be putting more information up there. He said they scheduled a public meeting for Oct 30. It was difficult for people to sit through a 2 hour session but sometimes that was needed to talk through all the issues.

Chair Bushee asked where and what time.

Mr. Blewitt said Genoveva Chávez would be the venue but they had not decided on the time. He thought they might consider 4:00 to 8:00 at night.

Chair Bushee asked about stations.

Mr. Blewitt said the SFMPO initiated the study on station locations. They had a multitude of possible sites and wanted to have a meeting in early November on eight of those. He said he was reluctant to circumvent that process because it seemed to be working well. He said they could take the recommendations of the Santa Fe MPO and work on getting them implemented.

Chair Bushee noted that the resolution just asked for information and that was what they needed so they needed the schedule for public meetings.

Mr. Blewitt said if the City wanted to put forth a station location, it could be incorporated at some time. He said the two locations they looked at were out on I-25 at NM-599 and Richards Avenue.

Mr. Bulthuis clarified the separation of tasks. The City had a parallel process for where stations would be within the City. He said the City published an RFP for something at St. Michael's, the pumice plant, on and Rodeo Road and the intent was to have a dialogue. He said the track was being laid but station locations might take a year or so. It would be a more involved process.

Chair Bushee felt the Chair of Public Safety should probably respond also. She asked them to please come back and share more information.

Mr. Guerrerortíz said they would always keep themselves available. He suggested they might have a couple of open houses at DOT.

Chair Bushee expressed her confidence in his cooperation.

Mr. Guerrerortíz said they wanted to work with the City and keep them involved.

Councilor Dominguez does this go to Finance?

Chair Bushee said she assumed it would also go to Public Safety.

Councilor Dominguez moved to send the Resolution to the Finance Committee without recommendation because one of the sponsors was not here. Councilor Trujillo seconded the motion.

Councilor Calvert asked that the old resolution also be included in the packet.

Chair Bushee said the motion was to forward the resolution without recommendation and have the old resolution available to Council.

The motion passed by unanimous voice vote.

PUBLIC HEARING

6. 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 CHÁVEZ) (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)**

Chair Bushee asked about the Mayor's General Obligation Bond request. Mr. Romero said he didn't have any information on it.

Mr. Romero said the resolution for CIP Bonds had added sponsors, Councilors Chávez, Wurzbarger, and Mayor Coss.

Mr. Romero said the information was in the packet about the possible \$10 million in GO bonds. Also \$2-3 million in there based on the last Public Works meeting and, for the sidewalks, there was a preliminary \$10 million bond.

Chair Bushee asked him to make more copies of it for the public.

Mr. Romero briefly explained the spreadsheet columns for the Committee. The total was \$24 million and the City had \$21 million capacity right now.

Chair Bushee said there would be at least one more public hearing. She invited the public to provide input.

Mr. Richard Ellenberg 1714 Canyon, Pres. of Canyon Road Preservation Association and member of Canyon Neighborhood Assn. spoke first. He said the Power House project was near Cristo Rey Catholic Church and was once the power station for electricity and water supply for the City. He said the Committee had a report on the proposed restoration. It was an exciting project and could house a water museum and a real generation project as the water line met the water tank there. The grounds were gorgeous and an amazing tourist place. We want to open up to the public. He said they have had meetings with neighbors; raised \$24,000 so far. They had a meeting for everyone nearby and had 50 people show up. He showed

the plans for the park, an aerial picture; and old pictures of how it used to work.

He said they wanted to restore the building and the Committee had Vic Johnson's budget of \$555,000 to restore and another \$400,000 to do the rest of the buildings. He pointed out that at the public meeting there was opposition to that other structure. Some felt an added building would not be conducive to this area and nothing at this point to justify spending the \$400,000.

Chair Bushee asked if he were suggesting the building and not the park.

Mr. Ellenberg said they proposed at least the building but hoped for funding for the park too. The priority was the building right now. He said they could raise some money from the irrigation system to keep the trees alive and, if not now, would look at other sources for the park. He thought they had some access to private funds for it. He explained that their coalition was a group of small organizations and they were looking at a 100-year project. He said there would be volunteers to help with the project. But overall operation should be under the City.

Mr. Rad Acton, President of Canyon Neighborhood Association, said he was chagrined that they had to pick one of the two for restoration. It was pristine and now was dying. It was falling down and trees were dying so they needed to intervene. So if the Council was generous in the allocation, they would be grateful.

Chair Bushee asked if this was a city park.

Mr. Romero agreed.

Chair Bushee asked why there was no irrigation for it.

Mr. Romero said it was being considered as part of the GO Bond.

Chair Bushee asked, aside from that, just about cleaning it up.

Mr. Romero said they would have to evaluate that.

Chair Bushee asked if it was master planned at all. She noted that the trees were old.

Mr. Fabian Chávez said the park property was part of open space and the Parks Advisory Committee did not have the power plant on that list. He said if the Governing Body directed staff to do it, they would estimate what would be needed to get the irrigation system going. He added that if trees were in serious decline, it would not make sense to put more money in there.

Chair Bushee asked if there was money to do that.

Mr. Chávez said there was not in the current budget.

Chair Bushee asked if it could be in the master plan.

Mr. Chávez said it could.

Mr. Ellenberg said they had a bid for irrigation and an expert on the trees but the Water Dept was exercising jurisdiction over irrigation.

Mr. Mac Watson, Upper Canyon, said he was a volunteer in preservation and on the Board of the Old Santa Fe Association and State Cultural Review Committee. He said this property was very unusual and for the first time, they would be doing a project of living history of the development of water system for Santa Fe. The building and site were so closely connected, it would be a shame not to do both. At this very site, Santa Fe changed from acequias to public water. It has been in private hands for many years. The building was very significant and was owned by the City of Santa Fe.

He said the City ordinances require us to maintain them and up to now, the City had not done a good job of it.

He said there was not enough money to go very far on it but he wanted to explain the importance of it.

Chair Bushee said it was interesting history. She thanked the folks for bringing this to the Board and agreed that the City truly had forgotten it.

Councilor Calvert asked Mr. Ellenberg how much of the budget was for the building itself and how much was for the park.

Mr. Ellenberg said the estimated price from Vic Johnson was \$552,000 for the building and then \$394,000 for the park. The park was a looser figure and they were at a rough planning process. He said they were working on a Long Range Plan for this park, as well as working on security and access. The building, if the City could fund that, it would be more successful.

Councilor Calvert asked if they were looking at the City funding the whole thing but contemplating any matching formula sources.

Mr. Ellenberg said it was a statutory responsibility of the City to maintain the building. The spillway and other parts were interrelated. It was easier to raise money for the park but he felt strongly the City must maintain it.

Mr. Ellenberg explained to Councilor Trujillo that this was a passive park and for a different purpose than most other parks. He said they wanted to restore the trees landscape, grass, etc.

Ms. Gayla Bechtol, 511 Agua Fria, said she was present to support the Railyard. She said she had been working on it since 1995 as a volunteer. She briefly described her volunteer work there, Farmer's Market, and Warehouse 21, throughout the last 12 years. She thanked the City for the \$2.5 million on the budget and encouraged the Committee to keep it at that level.

Ms. Gail Ryba said she was also a supporter of the Railyard. She urged the Committee to maintain some discipline on the core of it; to keep the trails feeding into it and also support the sidewalk bond. Two

main reasons she gave were that the City needed to plan with water in focus. People from southside, Agua Fria alignment, into the railyard. She said they would attract more friends and have a greater community.

Mr. Richard Czoski with the Railyard, said he was proud to tell the Committee that the private sector part of the project was going very well and was here to ask the Committee to help with the public part. All of the groups there have worked diligently and the City's effort would help them get the ball over the goal line.

Mr. Matt Romero, President of Farmer's Market Institute, spoke on support for the CIP funds for the Farmer's Market. He shared their accomplishments in raising money elsewhere. Gifts totaling \$83,000 with a grand total of \$1.2 million. He felt the City support would help them at the legislature. He said they had broken ground and would have a market there.

Mr. Phil Loomis, Board Chair for Farmer's Market, said they had a 40-year track record and this was an exciting project.

Mr. Brian Drypolcher, working on trust lands and with the City on the Plaza, thanked the Council for support and Frank Romero, Chris Ortega, Bill Hon and other staff for their help. He said this was a great partnership to get public lands built for the City. It would be a great new plaza. He said it would provide a great gathering place for the community and was also in the midst of the city-owned commercial development. Those areas right around it would benefit greatly. It was a great dynamic asset here.

Chair Bushee asked him how much more they would raise.

Mr. Drypolcher said they raised over \$10 million, including city and county money. They had good momentum on private support and planned to raise over \$5 million more as their goal. .

Chair Bushee said she didn't want construction to stop.

Mr. Drypolcher said they wanted it to continue. Some funds were dedicated in certain ways such as transportation support. So there were specific earmarks. He said it would all happen with the City's support.

Carol Raymond, President of Santa Fe Southern said they were major donors to the project and wanted to echo what Mr. Drypolcher said. She said there had been so much effort to make this happen. A little bit more with CIP would help leverage a lot more support. She recalled that early in the process, a consultant came in and said the City would look back and see how successful they were with the value of transportation hub, parks, and museums and here, they had all three.

Mr. Ted Weston said he worked 12 years ago to acquire this property as part of a team. Most of the assessments that they would make this a vital project were skeptical. He urged the Committee to support these CIP projects. The tears and cheers that were part of the community planning 12 yrs ago and since, were deeply honored by the Committee's commitment here. He thanked them for their support. He noted that "the people who have lived and died were watching us and celebrating our accomplishments."

Ms. Kathryn Santee from Youth and Families said she was here to request the Committee's support for Zona del Sol. She said this would triple the amount for kids after school and expand the teen program.

They had more kids than they could serve, and, as a consortium of non-profits, were short on space. She identified the partners.

She explained that one of their greatest aims here was to be in partnership with SFPS. Many of the schools were overcrowded and a lot of it had to do with ratings of schools through "no child left behind." It means that for many kids, activities such as art were the things that got cut first. On the south side, they had a high number of people under 18. All those children were growing up.

She said recent studies - showed that 30% of the residents in Tierra Contenta were under 18. 28% in poverty; 20% learning English. These were based on census tract data. The whole idea of Zona del Sol which was also a private/public partnership that the City and foundations were helping with to build this site with good programs. She hoped they would support it.

Mr. Jason Salan, Director of the Children's Museum wanted to say how important Zona del Sol was to their community. He said it was a good chance for great programs to be provided in the place where kids could walk and participate. This was a big deal, providing their kids with positive opportunities and good education. He said they had a generous offer from the Tierra Contenta Association to help build a park. Not a typical park but a gathering positive place for those kids. They had a great coalition behind this project. The \$750,000 would allow them to create a second building. He said right now, they could not handle all of them.

Ms. Shelly Robinson, member of BTAC, was present on behalf of the Railyard Park. She said the BTAC had been working hard on the trails. There were 14 trails in the entire system and some were related to the railyard. She said three would be constructed and finished in 2008. She urged the Committee to help them work together to complete them.

Mr. Bob Sarr - Santa Fe Southern Project Manager, said he had been working on the Railyard since 1992. He said he worked for Carol Raymond, his wife. He shared two thoughts: 1) He was trying to retire and thought his wife would let him do that once the park was done. 2) He wanted to remind the Committee that it was balloon fiesta time in Albuquerque. There was a train station next to Balloon Park and he saw all those SUVs coming down from Santa Fe to that festival. Two years from now, they would ride the train to the festival. And those tourists there would come to Santa Fe by train and visit their city. It was good for all of us and fun for a lot of people. Thank you.

Councilor Ortiz arrived at this time.

Mr. Burrows Utton spoke on behalf of the arts pavilion. He said he really appreciated how much the staff and all volunteers have worked at the Railyard to make this vision come alive. When done it would be a fantastic place.

Councilor Miguel Chávez highlighted some information on the indoor arts market and pointed the Committee to added information in the packets. He said a document was left out of the Railyard Master Plan and he noted two letters of support from potential user organizations.

He noted that on page 7, there was a paragraph addressing the youth component. He felt the Council

needed to "connect the dots and fill in the missing components."

There were no other speakers from the public regarding this request.

Councilor Dominguez asked Mr. Romero about the legislative priorities, specifically about the money allocated for police and fire station. He asked if the full cost was listed in item #18.

Mr. Romero said the funding for capital outlay was about 40% what it was last year. \$ 2 million was appropriated out of 2008 CIP and then they had a request for an extra \$1.5 mil from the legislature. He said they hoped the legislature would fund part of those projects.

Councilor Dominguez asked if the Santa Fe River and trail improvements were city-wide.

Mr. Romero agreed.

Councilor Dominguez was disappointed that they didn't discuss this earlier. He noted that the \$1.3 million asked for didn't show any program associated with it.

Councilor Dominguez asked what happened with the back up generator.

Mr. Perry Thomas said the Homeland Security funds were all only for regional systems.

Councilor Calvert wondered on some of these items where it would result in cost savings. He thought maybe the City could get some of it done without CIP.

Mr. Romero said they could work with Kathryn Raveling on it. He said they were implementing these systems and needed a couple of positions on it.

Councilor Calvert said they had all these files sitting around now that they would have scanned and had them available. He said he knew they were paying a lot for storage. He believed there would be cost savings there.

Mr. Romero said maybe they could identify where the savings would be, like the LED lights - savings on paper, etc.

Councilor Calvert said he read the memo on the fire station and the staff recommendation that they stick with the original proposition and asked if none of the others were feasible.

Fire Chief Rivera said he could not tell if the building was a John Gaw Meem designed building. He said they had tried to present several options for it. He felt it probably would be best to just add on to it. He explained that it was hard to back up the trucks on Cerrillos Road and was a dangerous position to be in. He thought he forgot to attach the attachment and handed it out to the Committee.

He explained that it was just a bubble diagram of the station, where it would be located, the square footage of each of the rooms. etc. He said this was the busiest station they had. He said this would improve

parking, keeping access and they believed this was the best option.

Chair Bushee asked if it was in bad shape.

Chief Rivera said it was. He didn't know who would want to take it over but they might be able to use it for storage and not as a fire station.

Chair Bushee thought the big price tag was high if they didn't have any use of it.

Chief Rivera said they would have to get SHPO involved even if it was just as a courtesy. They said they would have to take a harder look at it.

Councilor Dominguez asked about the gallery costs. He said he was looking at their operating budget and how much it would cost to operate this facility and whole program. He saw it showed art sales and asked how that was established.

Ms. Pratt said it was based on what a standard gallery would charge.

Councilor Dominguez asked if the budget was for the entire vendor program or just this facility.

Ms. Pratt said it was just this facility.

Councilor Dominguez asked if they were just estimates.

Sabrina agreed. She said they needed more research on how many artists were interested, etc. There would have to be more done on it.

Councilor Dominguez had a question about Farmers' Market. He recalled they had talked about the space in front of the market and thought there was a commitment to make some indoor space available to artists as well.

Mr. Phil Loomis said that was correct and it was for times other than Farmers Market.

Councilor Dominguez if he had talked with them.

Mr. Loomis said they had not talked in specifics.

Councilor Ortiz said he looked at the draft and read the letter from the landlord on the concerns with the partnership. He said it gave him some pause in approving it now, given that the owners of the building wanted to make sure the City would have the finances to operate it and the City didn't have that now. The second thing she talked about was the requirement that the space have a high quality of art. He said he understood they would have space at Civic Center for private artists and would come up with criteria for them. He presumed they could use that here also. But, given what they had, he was not prepared to support that. He said he would move the \$300,00 down to the IT department which was not to receive anything.

Councilor Ortiz moved to adopt the CIP budget as amended with the \$300,000 for the artist' market moved down to IT. Councilor Trujillo seconded the motion.

Chair Bushee said she wanted to thank Ms. Utton for her generous offer of railyard space.

Chair Bushee said she had some of the same concerns Councilor Ortiz mentioned. They were offering a 99-year lease at \$5 per square foot and it said there were concerns about maintenance and she also had concerns about high quality art. She clarified that she was not saying the concept would not fly but had concerns with the money for a position and \$31,000 for monthly expenses.

She added that there were some huge projected income here that she didn't think could happen, that the projected art sales were unrealistic. She felt it was too new, too undeveloped, with no business plan. She thought maybe if the program were developed as part of the farmers' market, it might work but she just could not justify the huge expenses monthly. There were no guarantees on income and it created more questions for her.

Councilor Calvert said regarding the quality issue, that there were procedures for the Civic Center that would apply to this space as well; juried art. Their new development would be finalized by the time this came on board. He felt that part was easily doable. He said the real commitment was on artists; a business plan would take some fine tuning. He thought they owed it to that community to make that effort.

Chair Bushee asked where staff came up with \$77,000 for the position.

Ms. Pratt said it was based on state scales. She added that there would be two floors and would need more than one person. She said Creative Santa Fe expressed an interest if they put out an RFP.

Chair Bushee told her they needed to come up with a plan. She didn't think they would have \$371,000 income annually.

Chair Bushee said they could have other amendments and suggested reviewing it in blocks.

There were none for the first block.

Chair Bushee noted in the second block, they had questions with the police issue.

Councilor Ortiz said it appeared to him that the appropriation would only build half of each of the facilities.

Mr. Romero said they could each be built for \$3 million or total of \$6 million.

Councilor Ortiz asked if they could put both together and be assured they could build at least one of them.

Chair Bushee said they would seek other funding to complete it.

Chair Bushee said the next section was where IT was with the \$300,000.

Councilor Ortiz said they had \$500k000 to work with. He said if they allocated \$500,000 for the sewer line (next to last items) and \$300,000 for IT, the total would be \$21million.

Chair Bushee asked if this would go on to Finance

Mr. Romero agreed and said it didn't require another public hearing, so it would go to Council on the 29th.

The motion passed by unanimous voice vote.

The Committee then considered the second part of this request.

When asked, Mr. Buller said the Mayor didn't give him any instruction.

Councilor Ortiz moved to the request for General Obligation Bonds forward without a recommendation. Councilor Calvert seconded the motion and it passed by unanimous voice vote.

INFORMATIONAL AGENDA

7. UPDATE ON THE CITY OF SANTA FE SNOW REMOVAL PLAN (DAVID CATANACH) (ROBERT ROMERO)

Chair Bushee asked if the snow removal plan could wait.

Mr. Romero agreed that it could. He said he had a summary.

Chair Bushee asked if it could be moved to the end.

Councilor Calvert moved to put this item at the end of the agenda. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

CONSENT AGENDA LISTING

8. REQUEST FOR CONCEPTUAL AND FINAL APPROVAL OF CONSTRUCTION/MAINTENANCE EASEMENT – NEW MEXICO HISTORIC MARKER AT SOUTH SIDE OF EAST ALAMEDA AND WEST OF OLD SANTA FE TRAIL, STATE OF NEW MEXICO DEPARTMENT OF TRANSPORTATION (ROBERT SIQUEIROS)

9. REQUEST FOR APPROVAL OF A MEMORANDUM OF AGREEMENT BETWEEN THE MID-

REGION COUNCIL OF GOVERNMENTS AND THE CITY OF SANTA FE TO APPROPRIATE THE FY 07/08 TEMPORARY ASSISTANCE FOR NEEDY FAMILIES FUNDS (TANF) IN THE AMOUNT OF \$50,000. THESE FUNDS WILL BE MATCHED BY \$50,000 OF FEDERAL TRANSIT ADMINISTRATION SECTION 3037 FUNDS (DONALD MARQUEZ)

- 10. CIP PROJECT #852A-II – OLD PECOS TRAIL PROJECT**
 - REQUEST FOR APPROVAL OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH GANNETT FLEMING WEST, INC. IN THE AMOUNT OF \$22,465.51 PLUS APPLICABLE NMGR (JOHN ROMERO)**
- 11. SANDOVAL STREET BRIDGE DECK REPLACEMENT PROJECT**
 - REQUEST FOR APPROVAL TO USE A STATE PROFESSIONAL SERVICES AGREEMENT FOR BRIDGE STRUCTURAL ENGINEERING SERVICES (PROJECT NO. BR-7700(189), CONTROL NO. CF725, NMDOT CONTRACT NO. C05017) WITH PB AMERICAS, INC. IN THE AMOUNT OF \$127,693.69 INCLUSIVE OF NMGR (ERIC MARTÍNEZ)**
- 12. CIP PROJECT #879A, SILER ROAD EXTENSION PROJECT**
 - REQUEST FOR APPROVAL OF A MEMORANDUM OF AGREEMENT WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION FOR RIGHT-OF-WAY ACQUISITION SERVICES (ERIC MARTÍNEZ)**
- 13. CIP PROJECT #646A – FINANCE DEPARTMENT RENOVATION**
 - REQUEST FOR APPROVAL TO PURCHASE OFFICE FURNISHINGS VIA STATE PRICE AGREEMENT – GSA SCHEDULE #GS-28F-0016N WITH CREATIVE INTERIORS IN THE AMOUNT OF \$219,755.11**
 - REQUEST FOR APPROVAL TO PURCHASE CARPET VIA STATE PRICE AGREEMENT – GSA SCHEDULE #GS-27F-0032P WITH DIMENSIONS FLOORING SERVICES LLC IN THE AMOUNT OF \$68,392.01 (CHIP LILIENTHAL)**
- 14. CIP PROJECT #692 – POLICE IMPOUND YARD**
 - REQUEST FOR APPROVAL OF CHANGE ORDER NO.2 WITH V.P. CONSTRUCTION IN THE AMOUNT OF \$86,061.16 (CHIP LILIENTHAL)**
- 15. REQUEST FOR APPROVAL OF AN ORDINANCE CREATING A NEW SECTION 7-15 SFCC 1987 REQUIRING THE POSTING OF HOME ENERGY RATING SCORES FOR ALL NEW RESIDENTIAL UNITS (COUNCILOR CALVERT) (JACK HIATT)**

DISCUSSION AGENDA

16. REQUEST FOR CONSIDERATION OF A 99-YEAR LAND LEASE WITH THE CIVIC HOUSING AUTHORITY FOR PROPERTY LOCATED ON WEST ALAMEDA (KATHY MCCORMICK)

Councilor Ortiz asked if there was an opinion on ownership.

Mr. Frank Katz said he understood that the city owned that land and the buildings on the land. There was, however, a restrictive deed filed pursuant to the funding provided every year. One condition of the contract was that the properties continued to be used for Affordable Housing for forty years and as long as the contract runs. So we were obligated to use it for public housing and Affordable Housing for forty years into the future.

Councilor Ortiz asked how this would affect having public housing, senior housing, Affordable Housing, if the restrictive deed would go away.

Mr. Katz said he was not speaking to what they were having there.

Ms. McCormick said Civic Housing made a request to HUD to meet the 40-year requirement. She said the demolition disposition required it to be disconnected; to go through that process.

Councilor Dominguez said to Ed Romero that one of his biggest concerns was how they would bring back those people displaced. He asked Mr. Romero to explain their specific plan and if there would be monthly follow up to assure they would be brought back and improve things.

Mr. Ed Romero said part of the demolition plan required them to track those residents, to inform them of their rights, to share the requirements if they desired to return. He said that part of the funding required that 67% of them or others in their same boat come back. He said that around the country, an average of 30% go back after displacement. But they would make another 30% available to similar persons.

Councilor Dominguez asked if they would have a relocation specialist. He asked if they had goals regarding relocation. He said he knew they have said that other places would be available.

Mr. Ed Romero said that residents could go where they were comfortable but they were encouraging them to go to the neighborhoods Civic Housing managed or to take vouchers. He said they didn't want to overload other sites but there were other vacant units out there and they would rent them to someone.

Councilor Dominguez asked how many Affordable Housing units would there be.

Mr. Ed Romero said there were 9% taxpayers and 4% taxpayers. The 4% pays about 30 percent. The 9% allowed them to do more AH units. He said he had a \$2.5million hole on this site. The 9%'s come up in January. With 9% they would have 10-20 AH units.

Councilor Dominguez thanked him for taking the time to come and present. He said it was not easy to understand and knew it was rough there now and he wouldn't want anyone to have to live there. He hoped they could make a real effort to accommodate those that needed this housing.

Councilor Calvert said in the memo, they addressed specific sectors. One of the things he didn't see was for people with disabilities or special needs. He wanted to make sure they were accommodating them.

Mr. Ed Romero said they were using the Universal Design on as many of these units as possible. Their commitment was to have their ADA units meet the standard "a reasonable amount".

Councilor Calvert said he was more concerned with the relocation of them. He agreed they did need to have those.

Mr. Ed Romero said right now they had 2 units required to be ADA accessible and would have at least 5 units built.

Councilor Calvert said the Council had asked for specific provisions and it would be helpful to have those in this lease where they were covered.

Mr. Ed Romero reviewed all of them in the lease.

Councilor Ortiz suggested a new section D that had the issues set forth and then it would be clear what they were expecting and what Civic Housing was expected to do. He thought those 10-11 conditions were in the Finance Committee minutes and then they could move it forward. Just say, see Exhibit D and attach the minutes.

Mr. Ed Romero said he didn't have an objection to that.

Councilor Ortiz said they would be conditions of the lease. They were not just these three.

Mr. Ed Romero said a lot were covered by the relocation plan they had in place.

Chair Bushee said they increased the percentage of public housing.

Councilor Ortiz agreed that was one and it was not covered in here.

Mr. Ed Romero said what he would like to make a statement. "If I get 9%, I would have 20 AH" units. I am getting all my clients a place to go. A voucher was a replacement for public housing and it was what HUD wants. HUD would continue to strangle us on it. And I don't have the financial ability to pull this off. I am going up against 43 other applications. If I get the application in January and if I don't get it, I cannot do public housing."

Councilor Ortiz said he already agreed to all of it but he could understand what Mr. Romero was saying now. He agreed that public housing was assisted housing. Some people who were in public housing would go to the market place. Landlords also have market power. Some of their concerns were and comments from residents were "when we get kicked out of their homes, would we be able to come back to their homes." And Mr. Romero was saying only if they had a voucher, otherwise public housing would be gone.

Mr. Ed Romero said the 104 they had were guaranteed to have a site.

Ms. McCormick said the 99-year lease would probably be redeveloped 40 years from now and 67% would always have to be affordable.

Councilor Ortiz said they had specific conditions. He saw the lease here but not those conditions.

Ms. McCormick said they were incorporated into the relocation plan. She said it would not be valid until approved by HUD. She suggested it be in a separate MOU.

Councilor Ortiz was agreeable to having an MOU and that would be the same as having an exhibit. He said he knew time was of the essence, but this committee had serious objections to it.

Ms. McCormick said she would put in the reference to the MOU with all the conditions within it and then bring it back.

Councilor Ortiz moved approval of the lease with that amendment MOU referenced.

Chair Bushee agreed they didn't want to hold it up. **She said she would like the requirement to work with SFPS for coordination of student relocations not to overtax any particular school.**

Councilor Ortiz said that was acceptable to the maker of the motion.

Chair Bushee said it needed to be the best effort by city staff and Civic staff.

Councilor Calvert said his memory was that we did not have a specific number in there.

Councilor Calvert seconded the motion and it passed by unanimous voice vote.

19. REQUEST FOR APPROVAL OF THE CONVERSION OF WESTSIDE PARKING ON DON GASPAR TO BIKE LANE (ROBERT ROMERO)

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

18. REQUEST FOR APPROVAL OF THE 2008 LEGISLATIVE PRIORITIES (ROBERT ROMERO)

Chair Bushee asked where this was coming from and how they started with these.

Mr. Romero said some of them were already in the pipeline.

Mr. Mark Asher addressed the priorities. He said he felt the best process was to put into perspective the amount of funding available this year versus the last two years. He said for the last two years there was

a billion dollars each year. This year it was \$580million for thee capital outlay projects. \$220 million would be set aside on those projects and would get cut out of that \$580 million. The good news was that some would be in the GO bonds.

Then about \$150 million was required for GRIP projects. Pure capital outlay was only \$168 million because of previous commitments. Three were left with \$200 million for capital outlay projects this year. (About 20%).

He said the Richardson administration was talking about water, health, and safety as priorities and funding outside of those priorities would be very difficult this year.

Chair Bushee asked about the \$1 million for the 400th anniversary.

Mr. Asher said the Mayor wanted it on there.

Chair Bushee asked about Creative Cities, if it wasn't received last year.

Mr. Romero said they got it as operating last year. He wasn't sure they would get it this year.

Mr. Asher said he felt they would get that again.

Chair Bushee noted there was nothing here for Affordable Housing. All of the roads and bridges but nothing here.

Mr. Romero said that was the reason they left this small. He suggested they could use this as a starting point. If they wanted to add more. On roads, they were approved by GRIP 2. There might be a GRIP 3 for 09. That's why there wasn't much here for roads and bridges.

Chair Bushee asked about plans for the Anniversary.

Mr. Maurice Bonal said this was being raised from private and public sources. About half was private and this was where they were headed. He said he had gotten commitments. They had the projections in place for the lodgers tax for PR, promotions and operations. The Lodgers industry came to him and volunteered to help support it with free PR and marketing. Paul Margetson guaranteed \$70,000 from Hotel Santa Fe and Joe Schepps was right behind him. He thought they could raise \$7 million in next three years.

He commented that Jamestown raised \$130 million and spent \$80 million to recreate what it should have been in a theme park.

Chair Bushee said Santa Fe didn't want a theme park.

He mentioned their foci would be the Spain visit, cultural, archeological and historic.

He explained that they would be commemorating Santa Fe as the capital city in 2010 but would have events starting in March next year and share stories with the schools.

He said that, so far, the City had given \$50,000.

Chair Bushee said there was in-kind from city staff.

Mr. Bonal said they had been very frugal.

He said they were getting a 501(c)3 and then could go get lots of funds.

Chair Bushee asked about support from State tourism.

Mr. Bonal said they didn't have much.

Chair Bushee asked if the committee thought they might devote 1% lodgers' tax to the anniversary.

Mr. Bonal said he would see what they could do. He said there should soon be a strategic plan.

Councilor Ortiz moved for approval with the understanding that Council would meet and come up with 2-3 top priorities. Councilor Calvert seconded the motion.

Chair Bushee said there was no money in here for any new construction.

Councilor Chávez commented that under park improvements it said the park was off Alameda but it was really on Agua Fria.

Mr. Asher said it would go to Finance and then Council and then they would have a legislative roundtable breakfast.

The motion passed by unanimous voice vote.

20. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO STUDY THE EXISTING HIGH DENSITY ZONING IN EXISTING NEIGHBORHOODS AND THE CUMULATIVE IMPACTS OF THE CHANGES IN THE CITY'S LAND USE LAWS AND PREPARE A REPORT AND RECOMMENDATIONS FOR THE GOVERNING BODY'S CONSIDERATION (COUNCILOR CALVERT) (KATHY MCCORMICK)

Councilor Ortiz moved to approve the request. Councilor Calvert seconded the motion.

Ms. McCormick said they had not put together a time frame yet.

Chair Bushee asked if this would be enough.

Ms. McCormick said she and Reed Lirning talked about using City staff. She said this was a study to understand the implications of changing zoning and it didn't recommend any action as a result of the study.

Councilor Calvert said the study should bring back recommendations. There were changes they had made on top of old zoning that increased density. They had RM-1 zoning around historic districts. He said they adopted the land use but not the zoning.

Councilor Ortiz said his suggestion was to look where discrepancies were evident and use that as a test of what needed to be done or could be done. The intent was to deal with some of the petitions they had received.

Chair Bushee said the action step didn't make sense to her. She read it and asked what were the cumulative effects.

Ms. Jeannie Price said they were as Councilor Calvert had mentioned: rounding up 40% coverage, etc.

Chair Bushee said it would impact the community but not the land use law.

Ms. Price said it was the cumulative impact of all the changes they had made to the laws.

Chair Bushee thought it should be what the impact of the law changes has had on the city. She felt the wording was just not right. It could also go further in being proactive at recommending changes going forward on overlay zones, etc.

The motion passed by unanimous voice vote.

21. REQUEST FOR APPROVAL OF AN ORDINANCE CREATING ARTICLE 18-19 OF THE SANTA FE CITY CODE IMPOSING A REAL ESTATE TRANSFER TAX (COUNCILORS WURZBURGER, CHÁVEZ, CALVERT, AND HELDMEYER) (KATHY MCCORMICK)

Councilor Ortiz said the same issues he had before were the issues he had now. He said they went through an extensive process with needs assessments and then a public meeting. They had a tentative number to take to the voters on what it would take. They had never had a sense of how much would be collected here because this was a tax that was much harder to explain than the parks tax. He said he was skeptical of it then and it failed and has been resurrected.

Councilor Dominguez thought that in the very beginning, he could support the concept to provide funding for Affordable Housing. But during the time, he was hoping to have more detail on how the money would be spent. The ordinance just said they would put it in a trust fund. He was concerned that no program was in here. How would it be used. He said there was no clear program for it.

He said his other concern was that the threshold was too low. He thought it should be at least \$600,000.

His last concern was that this would seriously compete with the parks issue and they needed to have places for people to recreate.

Councilor Calvert said it would raise what it raised and they would spend it according to the priorities of the legislation. It would be work force and housing that were the two priorities of this legislation. He added that some might be spent on water because they had to have that. He didn't know how much more specifics were needed. He said Ms. McCormick should summarize what she would like.

Ms. McCormick pointed out some more detail on it: Housing Goals, Policies and Programs She said the needs assessment was completed in April and identified a need for 6,500 local homes for people who had to live elsewhere but would live here if Affordable Housing existed for them.

She said it was first to be housing for city employees. But it was broad enough that others could get assistance for purchase of their own home. It was for those who were moving to Rio Rancho to afford a place to live. It would be a low interest loan available to them.

She thought 30% of them could be for critical workers such as medical field workers.

Chair Bushee said they had not had a full discussion on this.

Ms. McCormick said that was correct.

Councilor Ortiz said if this gets on Finance Committee agenda or Planning Commission, they had the Mayor's task force on homeless. He said it was one thing to say they had a particular need and therefore it was so important that they needed to pass a tax. It was another thing to say they had a need and it was recognized as a need and still another thing to say they were going to collect the tax. Some would say it was for eradicating the homeless problem. Others would say it was for other housing or other social services. It was a problem bringing it forward now when they could not tell the taxpayers what it was for. It was putting the cart before the horse.

He said there were other philosophical ordinances to put forward. They had never talked as a governing body where this money would be spent. He said he understood the arguments for putting it forward but it was too speculative for him, given that they had not debated it.

Councilor Trujillo also had questions about it. He asked if they were going to let the parks die. He wanted to see these parks come back from the dead. He said he could not support this at this time.

Chair Bushee said she thought they could decide on a reasonable threshold and at the meeting they took it up and down when it was considered before. Then a group of people said there would be a plan and the discussion had changes in how the money would be used. At this late juncture when the market has taken a turn in this community, the mayor has said, well we could send it out to the voters. She said if there was not a clear majority on the Council, what was the point.

She said they had been unable to make a clear recommendation on it so it would not be passed by the voters. And if Councilors were not clear, how could the voters be clear. She felt it was inappropriate to send a mixed message to the voters. She said she resented the mixed message they would send. She didn't think it would pass and would like to preserve it as an essential tool.

Councilor Dominguez moved to deny the request. Councilor Trujillo seconded the motion and it passed by majority voice vote with all voting in favor of denial except Councilor Calvert who voted against.

17. UPDATE AND REQUEST FOR DIRECTION ON THE PARKS MASTER PLAN

- **REQUEST FOR APPROVAL OF GENERAL OBLIGATION BONDS FOR PARKS, TRAILS AND OPEN SPACES IMPROVEMENTS IN AN AMOUNT TO BE DETERMINED (FABIAN CHÁVEZ)**

Mr. Chávez presented the request. A handout showed a summary of the Parks Master Plan and he reviewed it for the Committee.

The Chair of the Parks Advisory Committee shared the process for these recommendations. She said Parks Staff had done an incredible job putting together this Master Plan. She explained that each committee member divided up parks and they covered all the parks. She said she went to all of them and took pictures and talked with people in the parks who were there at the time.

Then at the committee, they showed the pictures and compared them with the Master Plan and decided which options were needed with each one. She said they also looked at equity among districts.

She noted that two things came to the surface: 1) we love our parks. We see lots of stuff about graffiti and gangs but the bottom line was that Santa Feans love their parks. The Plaza was once the hub but now there were 75 parks pumping out energy. The committee wholeheartedly supported this initiative and would actively advocate for them. 2) The Parks Division was under staffed and under funded. The Committee was surprised at how good they looked given the low resources.

Councilor Ortiz said he hadn't participated in any of these meetings but could say that the Committee took the initiative on their own and walked those parks, and they saw what was needed. They recommended that some just be open space. He said he really wanted to thank the Parks Advisory Committee for their work.

Councilor Ortiz moved to approve the Master Plan for Parks as amended, taking \$500,000 out of Pueblos and putting it in the Power Plant Park, then adding \$4 million for open space acquisition, bringing the total up to \$25 million.

While \$25 million was pretty high, he felt it was doable and could be explained to voters.

Chair Bushee thought that it should relate to open space and trails.

Mr. Chávez noted that trails acquisition was already built in.

Councilor Ortiz said he hoped they could someday run a marathon on the trails and described a loop on the river trail, Tierra Contenta, Arroyo Chamiso, the Rail Trail, etc. from the Plaza and back to the Plaza.

The Committee discussed whether maintenance could be included.

Councilor Calvert felt the planning here was good, but tacking on \$4 million was not part of the study or justified there.

Councilor Ortiz said he was very solid on the \$21 million if the Committee wanted to move it back down.

Councilor Calvert asked about the GCCC part.

Mr. Chávez briefly explained it. He said the Parks Advisory Committee felt that GCCC and MRC were available to everyone city-wide, that they would refer it back to Council. He asked how much the Governing Body wanted to put into those facilities. He said the Committee's recommendation was basically to ask for the Governing Body to address those facilities.

Mr. Chávez said the Committee got bogged down on what should be done on each specific park. They had an individual fact sheet that spoke to each one. Then they adjusted all the figures on all those parks based on their recommendation. He said they knew they would continue to need to work on the specifics within the budget.

Chair Bushee suggested they let them come back with specifics on each park. She noted the Railyard had zero.

Mr. Chávez explained that the Committee and staff recommendation was that it should not be addressed in this plan. He briefly reviewed the staffing for it.

Mr. Chávez said the first year would take \$1.2 million for the 22 personnel, trucks, etc. The following years after the second year, that figure would be reduced significantly and the remainder would be reoccurring expense. He said they probably would have to address it again in four or five years,

Chair Bushee asked what percentage would have to be addressed again in 4-5 years.

Mr. Chávez said that was not a question he could answer so he would have to get back to the Committee on it.

Mr. Chávez said the trails from the BTAC committee were on the very first page.

Mr. Romero said all the BTAC trails were on page 11 or 12. He said those were all the projects identified by BTAC as top priorities. They were all being designed right now. The total cost was \$15.8 and the existing fund was \$6.7 million so the cost would be \$9 million to finish them.

Councilor Ortiz asked if it wouldn't be better to go back to Councilor Calvert's issue to fund the trails including the right of way costs.

Mr. Romero said the right of way costs were there.

Councilor Ortiz said that was where the open space acquisition would happen.

Chair Bushee noted the City didn't have much open space left. She said some of these shouldn't have to connect to anything.

Councilor Ortiz asked if they were going to be like the County and offer it up to neighborhoods as anti-development. Should the City buy land for open space or to placate neighborhoods. He asked how they would make rational use of the space available. He felt, either way, the public would reap the benefits.

Chair Bushee thought there were places you would have open space but didn't want to just pick a number out of her head.

Councilor Ortiz said his preference was to see all the trails fully funded and the parks as recommended by the Parks Commission and then if they had money for other open space, that would be okay.

Chair Bushee asked if staff could do a survey on potential open space now, noting that it would all disappear before long.

Mr. Romero asked if she was talking about identifying undeveloped land. He didn't think they could do anything like that.

Chair Bushee said that, by ordinance, they had to do that kind of mapping.

Mr. Chávez said there were already maps of city-owned but Chair Bushee was asking if there was other land out there.

Mr. Romero said he would check to see what was available.

Councilor Ortiz said if this would pass, they would have funds to shift from general fund to long-term maintenance because they had been trying to play catch up. And they would have the chance to move those funds and make better allocation of them and would have more efficient parks and park crews that would have better equipment to use. There would be savings if they put this initiative forward.

He said this was the first time he had heard they could accomplish those goals in five years.

Mr. Chávez said they didn't have a time line on that. They were okay in having it be in a time frame of five years but were not suggesting they could do that.

Mr. Romero said they could with contracted crews. .

He suggested they could have the edited lists by the next meeting.

Chair Bushee asked what was there for new parks.

Mr. Romero said that a lot of these were undeveloped parks, including a few they decided to leave as open space. He said they would make it clear.

Councilor Calvert asked if the improvements would upgrade irrigation systems so it would pay for itself.

Mr. Chávez agreed. He said they had six criteria. One was the ability to have an irrigation system to be run by a satellite system. There were exceptions like in pocket parks.

Councilor Calvert said they needed to be as conservation minded as possible.

Mr. Chávez agreed and said they were not going to turn the water off.

Councilor Trujillo asked about the baseball park.

Chair Bushee said it was only a practice park and they didn't use it for leagues any more.

Mr. Chávez said it was not used out of respect for the neighborhood. He said the current philosophy was that Parks controls the use and scheduling of parks. He said last year was their largest for park renovation and they didn't see that happening again soon.

Chair Bushee asked about MRC.

Mr. Chávez said they had \$1.4 million on this sheet. Staff did some work and they would probably cut that figure down.

Chair Bushee thought this should be considered at the next meeting early on the agenda since there were several questions remaining.

Councilor Ortiz said it would hit finance next week and Public Works would meet on the 22nd with these answers.

Councilor Ortiz withdrew his motion in order to consider it at the next meeting. The motion passed by unanimous voice vote.

23. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 14-9.2(F)(1) SFCC 1987 REGARDING THE GENERAL REQUIREMENTS FOR SIDEWALKS (COUNCILOR HELDMEYER) (JACK HIATT)

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

24. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO PREPARE NEW CITY STREET STANDARD DETAILS FOR ADOPTION BY THE GOVERNING BODY (COUNCILOR

HELDMEYER) (JACK HIATT)

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

25. MATTERS FROM STAFF

None.

26. MATTERS FROM THE COMMITTEE

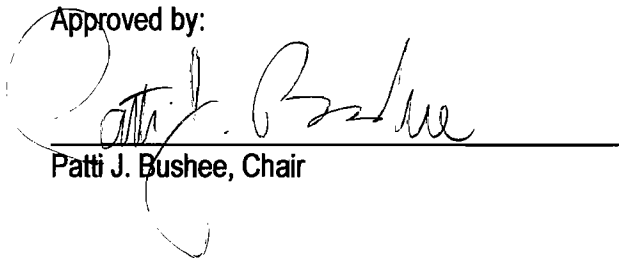
None.

27. NEXT MEETING: OCTOBER 22, 2007

28. ADJOURN

Having completed the agenda and with no further business to come before the Committee, the meeting was adjourned at approximately 10:00 p.m.

Approved by:



Patti J. Bushee, Chair

Submitted by:



Carl Boaz, Stenographer