



Agenda

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**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
CITY COUNCIL CHAMBERS
MONDAY, MARCH 26, 2012
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 FEBRUARY 27, 2012 PUBLIC WORKS COMMITTEE MEETING

INFORMATIONAL AGENDA

6. UPDATE ON BBER REPORT (**ROBERT ROMERO**)
7. PUBLIC WORKS, CIP/LAND USE COMMITTEE OVERVIEW (**ISAAC PINO**)
8. UPDATE ON CIP BOND ISSUES (**ISAAC PINO**)

CONSENT AGENDA

9. REQUEST FOR APPROVAL OF SANTA FE UNIVERSITY OF ARTS AND DESIGN (SFUAD) SCHOLARSHIPS SELECTION REVISIONS (**SEAN MOODY/JOHN GRIEGO**)

Committee Review:

Finance (Scheduled)	04/02/12
Council (Scheduled)	04/11/12

10. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING ARTICLE 23-6 SFCC 1987 TO ESTABLISH REGULATIONS FOR EVENT SPONSORS WHO HAVE BEEN AUTHORIZED TO USE A CITY PARK WHEN THE SALE AND CONSUMPTION OF ALCOHOL IS PERMITTED (**COUNCILOR DOMINGUEZ**) (**ALFRED WALKER**)

Committee Review:

Finance (Scheduled)	04/02/12
Council (Request to publish)	04/11/12
Public Safety (Scheduled)	04/17/12
Council (Public hearing)	05/09/12

11. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO INITIATE NEGOTIATIONS WITH SANTA FE COUNTY FOR THE PURPOSE OF AMENDING THAT CERTAIN SETTLEMENT AGREEMENT BETWEEN THE CITY AND COUNTY AS IT RELATES TO THE PHASING OF CERTAIN CITY AND COUNTY SERVICES **(COUNCILORS BUSHEE AND CALVERT) (REED LIMING)**

Committee Review:

Finance (Scheduled)	04/02/12
Council (Scheduled)	04/11/12

12. REQUEST FOR APPROVAL OF A RESOLUTION AMENDING THE DESIGNATED FUNDING FOR INTERIM BRIDGE REHABILITATION, APPROVED BY THE GOVERNING BODY ON NOVEMBER 30, 2011, SO THAT ALL SUCH DESIGNATED FUNDING BE USED, IN CONJUNCTION WITH OTHER LOCAL, STATE AND FEDERAL FUNDING MECHANISMS, TO REPLACE THE DEFOURI STREET BRIDGE **(COUNCILORS BUSHEE AND CALVERT) (ISAAC PINO)**

Committee Review:

Finance (Scheduled)	04/02/12
Council (Scheduled)	04/11/12

13. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SUBSECTIONS 14-3.10(B) SFCC 1987 AND 14-3.10(C) SFCC 1987 RELATING TO DEVELOPMENT IN SPECIAL FLOOD HAZARD AREAS; AMENDING SECTION 14-8.3 RELATING TO FLOOD REGULATIONS; AMENDING ARTICLE 14-12 SFCC 1987 TO REPEAL THE DEFINITION OF "FLOODPLAIN" AMEND VARIOUS DEFINITIONS FOR "FLOOD INSURANCE RATE MAP" AND "WAIVER"; AND MAKING OTHER CHANGES AS ARE NECESSARY **(MAYOR COSS) (MATTHEW O'REILLY)**

Committee Review:

Finance (Scheduled)	04/02/12
Planning Commission (Scheduled)	04/05/12
Council (Request to publish)	04/11/12
Council (Public hearing)	05/09/12

14. MATTERS FROM STAFF

15. MATTERS FROM THE COMMITTEE

16. NEXT MEETING: **MONDAY, APRIL 9, 2012**

17. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6520 five (5) working days prior to meeting date

**SUMMARY INDEX FOR
PUBLIC WORKS/CIP & LAND USE COMMITTEE
March 26, 2012**

ITEM	ACTION	PAGE
1. Call to Order	Convened at 5:15 p.m.	1
2. Roll Call	Quorum Present	1
3. Approval of Agenda	Approved as presented	1
4. Approval of Consent Agenda	Approved as amended	2
5. Approval of Minutes February 27, 2012	Approved as presented	2
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6. Update on BBER Report	Presentation/Discussion	6-12
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9. SFUAD Scholarship Selection Revisions	Approved	3
10. Alcohol in Parks Ordinance Amendment	Approved with revisions	3-5
11. Annexation Settlement Agreement	Approved resolution as amended	5-6, 12-13
12. DeFouri Bridge Resolution	Approved	6
14. Matters from Staff	None	13
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16. Next Meeting	Set for April 9, 2012	14
17. Adjournment	Adjourned at 6:50 p.m.	14

MINUTES OF THE
CITY OF SANTA FÉ
PUBLIC WORKS/CIP & LAND USE COMMITTEE
MONDAY, MARCH 26, 2012

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 Rebecca Wurzburger at approximately 5:15 p.m. in City Council Chambers, City Hall, 200 Lincoln, Santa Fé, New Mexico.

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Councilor Rebecca Wurzburger, Chair
Councilor Christopher Calvert
Councilor Chris Rivera
Councilor Ronald S. Trujillo

MEMBERS ABSENT:

Councilor Peter Ives [excused]

STAFF PRESENT:

Mr. Isaac Pino, Public Works Director
Ms. Bobbi Mossman, Public Works Staff

Also present: Councilor Dominguez

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

Chair Wurzburger welcomed Councilor Dominguez to the meeting.

3. APPROVAL OF AGENDA

Mr. Pino suggested moving item #8 to the next Public Works meeting. Chair Wurzbarger agreed.

Councilor Calvert moved to approve the agenda as amended with item #8 postponed to the next Public Works meeting. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Calvert asked to pull items 9, 10, 11 and 12 for discussion.

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

5. APPROVAL OF MINUTES FROM FEBRUARY 27, 2012 PUBLIC WORKS COMMITTEE MEETING

There were no changes to the minutes.

Councilor Trujillo moved to approve the minutes from February 27, 2012 meeting. Councilor Calvert seconded the motion and it passed by unanimous voice vote.

Chair Wurzbarger requested to revise the agenda to consider the items pulled from the Consent Agenda prior to the informational agenda.

Councilor Calvert moved to revise the agenda to consider the pulled consent items before informational items. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

CONSENT AGENDA LISTING

- 13. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SUBSECTIONS 14-3.10(B) SFCC 1987 AND 14-3.10(C) SFCC 1987 RELATING TO DEVELOPMENT IN SPECIAL FLOOD HAZARD AREAS; AMENDING SECTION 14-8.3 SFCC 1987 RELATING TO FLOOD REGULATIONS; AMENDING ARTICLE 14-12 SFCC 1987 TO REPEAL THE DEFINITION OF "FLOOD PLAIN" AMEND VARIOUS DEFINITIONS FOR "FLOOD INSURANCE RATE MAP" AND "WAIVER"; AND MAKING OTHER CHANGES AS ARE NECESSARY (MAYOR COSS) (MATTHEW O'REILLY)**

Committee Review:

Finance (Scheduled)	04/02/12
Planning Commission (Scheduled)	04/05/12
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CONSENT ITEMS PULLED FOR DISCUSSION

9. REQUEST FOR APPROVAL OF SANTA FÉ UNIVERSITY OF ARTS AND DESIGN (SFUAD) SCHOLARSHIPS SELECTION REVISIONS (SEAN MOODY/JOHN GRIEGO)

Committee Review:

Finance (Scheduled)	04/02/12
Council (Scheduled)	04/11/12

Councilor Calvert asked if it was true that there was no longer any financial limitation or minimum GPA requirement.

Mr. Moody agreed and said those would still be considered by the selection committee but the hard requirement was no longer there.

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

10. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING ARTICLE 23-6 SFCC 1987 TO ESTABLISH REGULATIONS FOR EVENT SPONSORS WHO HAVE BEEN AUTHORIZED TO USE A CITY PARK WHEN THE SALE AND CONSUMPTION OF ALCOHOL IS PERMITTED (COUNCILOR DOMINGUEZ) (ALFRED WALKER)

Committee Review:

Finance (Scheduled)	04/02/12
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Council (Public hearing)	05/09/12

Councilor Calvert noted the short title said "when the sale and consumption of alcohol is permitted." So this only applied to things the City already permitted and not to any new ones. He asked if that was the correct interpretation of if it should be amended to read "when" and not "if."

Mr. Walker said there was an added provision at 23-6.3 that applied these when the Council had passed a specific resolution allowing alcohol for a particular event. It was not creating new events that had not already been in the ordinance.

Councilor Calvert surmised that if Council amended this ordinance, e.g., to allow another event, then this would apply to that. Mr. Walker agreed.

Councilor Calvert referred to page 4 of the ordinance it said, "Verify the age of each person appearing to be under the age of 30" which sounded very subjective. He thought at the grocery store they asked everyone and didn't leave it to a subjective decision on their appearance. He felt that was a dangerous area and might backfire.

Councilor Dominguez said they could apply it to everyone if that was desired.

Chris thought it should not be based on the judgment of the person standing there.

Chair Wurzbarger referred to Item B line 3 that was the subject of the discussion. Many people were of an age they thought they didn't have to worry about it. But if changed to everyone it would cover people who thought they didn't need to present their age verification.

Councilor Calvert said the signs would say "ID required" anyway.

Chair Wurzbarger disagreed.

Councilor Dominguez said servers were trained for that.

Chair Wurzbarger clarified that if the City had a law that says you must do it, then servers must do it and had no discretion in the matter.

Mr. Walker was not fully familiar with the server training but believed at grocery stores they were required to check all ID's.

Councilor Trujillo said this was the ordinance for Fort Marcy, the Santa Fé Airport and Marty Sanchez Links. On page 5 of the ordinance and page 6 of the packet section 2 line ii the total number of drinks would not exceed the limit in Section A. This should say three drinks instead of two. They had the discussion with the baseball league and came up with 3 beers. He asked if that would apply when someone rented the venue for a wedding. With those other locations there had been no limit so he asked if this would impose the limit for all places.

Mr. Walker said this provision specifically applied to locations where the Council adopted a resolution or amendment allowing the sale or consumption of alcohol at a particular event to happen at a city park.

Councilor Trujillo concluded this had nothing to do with the Convention Center or Marty Sanchez links.

Councilor Dominguez agreed that was correct.

Councilor Trujillo then requested that the total consumed would be limited to three 12oz drinks.

Councilor Trujillo moved to change ii from 2 to 3 12 ounce drinks. The motion died for lack of a second.

Councilor Calvert moved to approve the request with an amendment that they would verify the age of each person and striking "each person appearing to be under 30." Councilor Rivera seconded the motion and it passed by unanimous voice vote.

11. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO INITIATE NEGOTIATIONS WITH SANTA FÉ COUNTY FOR THE PURPOSE OF AMENDING THAT CERTAIN SETTLEMENT AGREEMENT BETWEEN THE CITY AND COUNTY AS IT RELATES TO THE PHASING OF CERTAIN CITY AND COUNTY SERVICES (COUNCILORS BUSHEE AND CALVERT) (REED LIMING)

Committee Review:

Finance (Scheduled)

04/02/12

Council (Scheduled)

04/11/12

Councilor Calvert noted on the cover page it said "fiscal impact - none" which he found hard to believe. He thought this would get into the information item but couldn't believe the fiscal impact was none because they had discussions with the County on the fiscal impacts.

And it should have included in the list of services Public Works - Roads. It should also be included in the whereas statements on page 2, line 16 with Fire Protection, Public Works/Land Use/Code Enforcement and even Solid Waste should be in there. Those all needed to be included in the resolution.

Chair Wurzburger took that to be a motion to change line 16. Councilor Trujillo seconded the motion.

Councilor Rivera asked Mr. Liming if there were current agreements that stated the County Sheriff and County Fire would remain in those areas for at least three years once annexation occurred.

Mr. Liming said it was only for law enforcement and not fire for those three years in Phase 2.

Councilor Rivera asked what it would cost if this was delayed one, three or five years.

Mr. Liming didn't know. In part that was what the resolution was getting at.

Councilor Calvert said that was why he was questioning it because it said there was no fiscal impact.

Mr. Liming noted in the FIR he put it at \$4.5 million each year but didn't fill out all of the columns there.

Councilor Rivera asked if the residents being governed by the City were represented by this body somehow. He asked if Code Enforcement will go out and tell county businesses that they had to follow City rules. He asked if they were allowed to vote in city elections.

Mr. Liming clarified that the City would take over land use authority in those areas but not at this time. The agreement by County and City indicated the City would take over in the presumptive city limits but were not now within corporate city limits so they would have no vote in city elections.

Chris asked if the Committee could wait to vote on this until after the information presented by BBER.

Councilor Calvert withdrew his motion.

Councilor Calvert noted in the resolution on page two, line 6 it said the City would file a petition by the end of 2011. Mr. Liming said they had not filed the petition so they were behind.

Councilor Calvert recalled that in Phase One road improvements were holding it up. The County was to have done that but instead gave joint GRT funds to the City for Gonzales Road and the Airport road improvement projects.

Chair Wurzbarger pointed out that this obviously was not a quick discussion as she thought at the beginning so she directed the Committee to move on to Item 12 and come back to this after the presentation.

12. REQUEST FOR APPROVAL OF A RESOLUTION AMENDING THE DESIGNATED FUNDING FOR INTERIM BRIDGE REHABILITATION, APPROVED BY THE GOVERNING BODY ON NOVEMBER 30, 2011, SO THAT ALL SUCH DESIGNATED FUNDING BE USED, IN CONJUNCTION WITH OTHER LOCAL, STATE AND FEDERAL FUNDING MECHANISMS, TO REPLACE THE DEFOURI STREET BRIDGE (COUNCILORS BUSHEE AND CALVERT) (ISAAC PINO)

Committee Review:

Finance (Scheduled)

04/02/12

Council (Scheduled)

04/11/12

Councilor Calvert said this formalized the staff intent. He didn't think there was a fiscal impact here because it was already budgeted but questioned the term "Replacement of DeFouri Street Bridge."

Mr. Pino explained that the bridge rating was bad enough that it needed a total redo.

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

INFORMATIONAL AGENDA

6. UPDATE ON BBER REPORT (ROBERT ROMERO)

Chair Wurzburger explained this was not a public hearing nor on the agenda for action but a presentation.

Mr. Romero said this report could be used as a beginning point for annexation [attached as Exhibit 1].

Dr. Reynis said she was delighted to be here.

Chair Wurzburger explained this was their primary item so she didn't have to rush.

Dr. Reynis said they were asked to look at fiscal impacts of phase 2 and 3 annexations and to look at revenue that might be raised if annexed and what it would cost to serve the areas. They were tasked with five service areas - police, fire, roads, land use and also at solid waste. She was talking now on the first 4 that impacted general revenues and probably the greatest concern.

She showed the first table in the revenue summary. Most important was GRT which they estimated for a list of businesses they understood were operating in the annexation areas and from that came up with the GRT revenue estimation.

The City of Santa Fé was complicated in how it went about distributing the revenues from GRT. There were certain portions that came into the General Fund including state and the special quarter cent GRT tax. Those were designated for specific purposes so she tried to parse those out.

The police got a piece and further down there was GRT for CIP projects and also a variety of other funds - some went to solid waste and some went to the water fund. She tried to respect that the allocation was done on a monthly basis.

Regarding property tax, some operating levy came into the General Fund but also pieces went to police and fire. So this money could help them with their costs. She also picked out the gasoline tax that went to Streets.

Together these were substantial - almost \$800,000. So that was the way they did the estimates.

Some distributions couldn't be used for services in the annexation areas - one was solid waste but presumably it was available to solid waste.

But there was also a debt service levy from bonds approved by the voters. So that money was pledged to those bonds.

There was a fairly large amount (\$350,000) for various other specified purposes.

Putting it all together they found additional revenues of \$3.2 million. About \$2.4 million was associated with phase 2 and over \$800,000 for phase 3. The total useable amount for these services was about \$2.3 million and for capital outlay was the revenue generated by CIP GRT and impact fees.

Then they looked at the specific requirements to serve this area. A version of it was in the report. This was basically the next two tables in the executive summary that provided the same types of revenue and how it might be funded. This was the result of an iterative process where departments came with information for her and then with a revised sense of what they needed these numbers were from the second iteration to serve these areas.

For fire, phase 2 asked for a new station and staff needed to operate it. 28 FTE's included two crews for a tanker truck. The City already acquired the tanker truck but now needed another for areas where there were no hydrants. The Mutt Nelson area and north of that didn't have hydrants. She spoke with staff to understand the need for tanker trucks and agreed they were needed.

Then there were recurring costs and also some one-time costs associated with the fire academy, equipment and uniforms.

The major one-time expense was for the station and heavier vehicles for phase 2 and renovation of a station in phase 3. That area abutted the national forest so it had a wildlands interface to be protected. The proposal for phase 3 dealt with providing that fire department response in the area by the national forest.

The remodeled station was on the east side and close to the national forest. These crews would only be there during the high risk months.

Police and Animal Control were close to the numbers they came up with and what the department submitted that would be required - 27 FTE's @ \$2.8 million; 25 cars and less expensive items for training and equipping officers. There were no facilities in that area.

For Public Works she had some estimates both from traffic and streets and drainage as both of these units would be affected with the annexations.

The road miles maintained by the County were relatively small and the numbers of the County were reflected in the report.

Having driven the area many times she thought there were concerns with the condition of the roads. Then they had a whole series of costs on traffic control/operations - maintenance of signals, painting on roads, etc.

For Land Use the land use was already agreed on with the County. Their estimate was 10 FTE's and 4 vehicles for these people.

Altogether at these non-enterprise departments for both phase 2 and phase 3 recurring expense would total \$6.5 million and non-major one-time was \$2 million and major one-time totaled \$4.4 million. So it was quite a bit of money.

To compare the revenues and expenses she prepared a gap analysis. She briefly went over it with the Committee and concluded the gap was a negative \$4.5 million. These were all in the long tables in the executive summary.

Then she shared the non-major one-time costs of \$1.8 million in both annexed areas. Police and Fire for public roads had some dedicated revenues that could be tapped so she put in just those revenues that totaled about \$332,000 per year and then showed the gap. Delaying for 3 or 5 years would make it come much closer. So it appeared to be manageable and her estimate didn't tap CIP GRT.

The major one-time costs would total \$4.4 million. The GRT and impact fees generated about \$350,000 per year so it would take quite about 14 years to cover them.

She also showed the average revenue for a \$300,000 home in GO Bonds which would be \$8 per year under phase 2 and \$3.50 for phase 3.

She summarized a lot of the options in the executive summary. One would be to postpone annexations. Perhaps they could do phase 2 and delay phase 3 but the costs were high in phase 2.

Another option would be to delay providing services for 3 years (police). Or maybe also fire. Another option would be to review the positions requested. They might not be needed right away. It might be something for which the City could bring on some additional staff but wait to see how it worked before bringing all of them on. One area for waiting to hire would be in Land Use because there was still lots of sluggishness in construction. But there might be lots of code enforcement in some of the areas.

As she looked at what was happening out there and those who were involved directly in construction it had looked grim. The City should design a financing plan that covered the one-time hits and then the more major projects to be funded over time either through bonds or other revenues.

She provided copies of her summary spreadsheet [attached as Exhibit 2].

It was also feasible to consider alternative financing vehicles. One she thought was particularly attractive would be a revenue district in an area geographically concentrated rather than putting the burden on all of Santa Fé. This seemed particularly appropriate for Wildlands fire crews. On the map it was evident that the risk was much higher than others.

The next option was for property tax as a revenue source - selling GO bonds for some of the major projects or, since the City used very little of its property tax, would be a small mil levy.

Another one would involve City GRT. This was a favored revenue source since lots of people visit

Santa Fé and they could help pay for it. But she worried about how high it was right now. She would prefer to see something else used.

Finally, they had experienced the worst recession probably since the great depression. Santa Fé did not escape. Clearly there was evidence the economy was now improving and the City would be climbing out slowly. GRT receipts were already up \$3.3 million vs. what was budgeted year-to-date. But it was still about \$4.5 million below 2007.

She finished her presentation and agreed to respond to questions.

Councilor Dominguez asked if he was reading the gap analysis correctly. He heard the gap was \$4.5 million.

Dr. Reynis said that was recurring and she was just looking at the General Fund projection.

Councilor Dominguez asked if there were components he needed to add because he saw \$3.2 million in phase 2.

Councilor Calvert explained that \$4.5 million was the total of phases 2 and 3.

Dr. Reynis agreed. The need was about \$6.5 million and projected revenue was about \$2 million.

Councilor Calvert asked Mr. Romero if the City might want to do phase 3 before phase 2 because there were fewer needs there.

Dr. Reynis said to some extent the costs for phase 3 might be underestimated because some were imbedded in phase 2, especially police and land use.

Councilor Calvert asked if anyone had discussed that with the County.

Mr. Romero said they had some preliminary meetings with the County and talked about some of this last year. Phase 2 required \$2.3 million from the County and phase 3 required \$4.3 million. For the roads in phase 1 the roads were going to cost about \$500,000 and they used some of the joint GRT. They gave the City some of the joint GRT for the Airport Road. It was \$6 million altogether which was significant.

Councilor Chris said that was the intent in the resolution of item #11. Both the County and the City were finding themselves not able to afford what was needed to move forward.

Mr. Romero was not sure they had the \$2.3 million for the roads. They sent the letter asking to discuss the RECC and BDD and other things. Those discussions got stalled.

Councilor Calvert agreed they held up phase 1 until they got the money. He thought the County was in a renegotiating mood these days on what the City should pay. He didn't think the City should move

forward on any of these phases until the County met their obligation and it would be hard to enforce that with them if the annexations took place first.

Mr. Romero thought the Board of County Commissioners might be discussing it tomorrow.

Chair Wurzbarger hoped they would receive this report and this presentation and then roll up their sleeves to decide what to do. This would be a primary thing to do and would have the whole finance team to help work it out. They had further work to do to understand it. It would be on the Public Works agenda for a while and at the next meeting she planned to have staff respond to this report. That was where they should start.

Councilor Calvert added that given the fact of the agreement - the City was behind and it had ramifications for the budget and they didn't have a lot of time to work on it.

Councilor Rivera asked Mr. Romero about his comment about renegotiations with county that other agreements would have to be reopened.

Mr. Romero said the County Manager asked for a joint meeting of Council and Commission to discuss annexation and other issues like RECC and BDD. He asked the County Manager for more explicit detail for the discussions. The County felt the agreement was not fair for RECC and would like to review it. The discussion had been stuck.

They were working on reverse 911 service and GPS in all public service vehicles and that would be a significant cost (\$80-100,000). The RECC budget was about \$3.3 million when the RECC took over three years ago and now the budget was \$3.1 million so it had not gone up much. He had agreed to bring up city participation during the budget discussions.

Chair Wurzbarger felt the City needed to get quite clear about the annexation details before negotiating with the County. That didn't need to slow down the resolution but the Committee needed to get clear on preferred options.

Councilor Rivera asked Dr. Reynis about the costs for delaying annexation. He wondered if a one year delay would make the cost worse or better.

Dr. Reynis clarified that she assumed away inflation and here peoples' incomes would go up. So she thought the City would get hit on one side and gain on the other.

Councilor Dominguez thanked the Committee for allowing him to sit in and thanked Dr. Dr. Reynis for her work. It was very valuable. He asked her if the estimates for GRT revenue were done by taking a sample. He also asked about the impact of zoning on GRT revenues.

Dr. Reynis said she used population growth. They went with what was there at the time. There was a little fear whether what had been there was still there. They talked with developers to find what might come

along. And it seemed to be out in the future. Also, every project they looked at happened to be just outside the annexation boundaries. The big problem was timing since most developers were just waiting for things to improve.

Councilor Dominguez asked if there were other services that were not considered essential that were included in the report such as lack of quality of life. Those with multiple jurisdictions would have quality of life problems.

Dr. Reynis said that was not included in the report. She understood the confusion on political authorities effect but they didn't look at that. It would be difficult. It would require qualitative as well as quantitative analysis and she didn't have the methodology in her head.

Chair Wurzburger thanked Dr. Reynis for her wonderful advice and asked if sometime soon in terms of policy options she could give some perspective on what might be the preferred options.

11. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO INITIATE NEGOTIATIONS WITH SANTA FÉ COUNTY FOR THE PURPOSE OF AMENDING THAT CERTAIN SETTLEMENT AGREEMENT BETWEEN THE CITY AND COUNTY AS IT RELATES TO THE PHASING OF CERTAIN CITY AND COUNTY SERVICES (COUNCILORS BUSHEE AND CALVERT) (REED LIMING) – (continued)

Councilor Calvert continued to recommend that the Committee pass this resolution. Council needed to be talking with the County on the options while the Councilors tried to figure out the best choice for the City.

Councilor Calvert moved for approval of this resolution. Councilor Trujillo seconded the motion.

Councilor Rivera had concerns about sending staff to initiate negotiations for the City without knowing where we want to go. The streets issue might delay annexation for one or two years. He didn't think it was fair to put staff in that position.

Councilor Calvert said the resolution wording could change "negotiations" to "discussions" but clearly they needed to have something discussed.

Chair Wurzburger agreed with Councilor Rivera. She didn't have the language yet but the issue was clarification of where the City stood on all the issues.

Councilor Calvert suggested they could limit it only to annexation and no other issue. The difference here was that neither side was prepared to move forward given the economics. Both County and City had problems and issues about whether to move forward. To substitute discussions for negotiations might be the change needed.

Chair Wurzburger said they should be clarifying who could do and what it should be. By doing that they

would eliminate options.

Chair Wurzbarger asked Mr. Zamora for his comment on the purpose of the resolution to amend the settlement agreement. Before amending it, she wanted to sit down and consider what should be amended.

Councilor Calvert said they might say possibly amending the settlement agreement. He felt they should have at least one more meeting to discuss the settlement agreement and the phasing that was outlined. It was already late and he didn't know what the County could do when they have a six million dollar hurdle and the City had the same. He was not in favor of asking staff to go into discussions on amending other agreements. It was strictly about annexation.

Mr. Zamora suggested the motion could say, **"directing staff to inventory annexation items and issues to be discussed between the governing bodies of the city and the county."** That would direct staff to find out what issues had agreement now and what needed to be discussed. It didn't necessarily mean the settlement agreement would be reopened for those purposes but would inventory those issues that were necessary to then bring the governing bodies together.

Councilor Calvert agreed with that.

Chair Wurzbarger agreed to cosponsor.

Mr. Zamora said staff would prepare memos for that.

Chris moved to accept the resolution with that amendment provided by Mr. Zamora. Councilor Rivera seconded the motion and it passed by unanimous voice vote.

7. PUBLIC WORKS, CIP/LAND USE COMMITTEE OVERVIEW (ISAAC PINO)

Chair Wurzbarger noted they just jumped into work without an orientation. She asked that item 7 and 8 be postponed to be first on the next agenda.

Councilor Calvert moved to postpone items 7 and 8 to be the first on the next agenda. Councilor Rivera seconded the motion and it passed by unanimous voice vote.

8. UPDATE ON CIP BOND ISSUES (ISAAC PINO)

This item was postponed to the next meeting.

14. MATTERS FROM STAFF

There were no matters from staff.

15. MATTERS FROM THE COMMITTEE

Chair Wurzburger asked for matters from the chair in future.

She asked to change the meeting time to 5:00 and by consensus the Committee agreed.

16. NEXT MEETING: MONDAY, APRIL 9, 2012

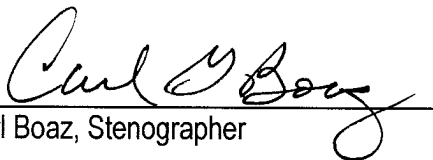
17. ADJOURN

The meeting was adjourned at 6:50 p.m.

Approved by:

Rebecca Wurzburger, Chair

Submitted by:



Carl Boaz, Stenographer