



Agenda

CITY CLERK'S OFFICE

DATE 4/22/15 TIME 11:40am

STAMPED BY Bobbie Huserman

RECEIVED BY Elisia Hartley

**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
COUNCIL CHAMBERS
MONDAY, APRIL 27, 2015
5:00 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM APRIL 6, 2015 PUBLIC WORKS COMMITTEE MEETING

CONSENT AGENDA

6. REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF SANTA FE AND THE SANTA FE RAILYARD COMMUNITY CORPORATION (SFRCC) TO FUND THE RAILYARD EVENTS MARKETING, PLAZA STAGE, SOUND AND LIGHTING EQUIPMENT AND DIGITAL MOVIE PROJECTION RENTAL IN THE AMOUNT OF \$49,500 **(ROBERT SIQUEIROS)**

Committee Review:

Finance Committee (Scheduled)

05/04/15

Council (Scheduled)

05/13/15

7. SILER BUILDING 'C' – FOAM ROOF RESTORATION AND REPAIR
 - REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY AND MIKE LOPEZ ROOFING LLC, UTILIZING SANTA FE COUNTY CONTRACT AGREEMENT (#2014-0212-C-HO/PL) IN THE AMOUNT OF \$75,731.26 **(RYAN MORTILLARO)**

Committee Review:

Finance Committee (Scheduled)

05/04/15

Council (Scheduled)

05/13/15

8. CIP PROJECT #518A – FORT MARCY RECREATION COMPLEX FRONT ENTRY REMODELING AND RELATED WORK
 - REQUEST FOR APPROVAL OF AWARD OF CONSTRUCTION SERVICES SCOPE WITH COOPERATIVE EDUCATIONAL SERVICES (CES)/ESA CONSTRUCTION, INC. (ESA) TOGETHER WITH THE ASSOCIATED AIA AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR AN AMOUNT OF \$139,965.19 INCLUSIVE OF NMGR (JASON KLUCK)

Committee Review:

Finance Committee (Scheduled) 05/04/15
Council (Scheduled) 05/13/15

9. REQUEST FOR APPROVAL OF AWARD OF BID NO. 15/20/B – GENOVEVA CHAVEZ COMMUNITY CENTER NATATORIUM DEHUMIDIFICATION SYSTEM REMODELING AGREEMENT BETWEEN OWNER AND CONTRACTOR AND CONSTRUCTION SERVICES AGREEMENT WITH B & D INDUSTRIES, INC. IN THE AMOUNT OF \$1,172,747 **(JASON KLUCK)**

Committee Review:

Finance Committee (Approved) 04/17/15
Council (Scheduled) 04/29/15

10. REQUEST FOR APPROVAL TO ACCEPT GRANT AWARD FOR FY 2014/2015 RIDEFINDERS PROGRAM WITH THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL TRANSIT ADMINISTRATION
- REQUEST FOR APPROVAL OF A BUDGET ADJUSTMENT REQUEST – INCREASE **(KEN SMITHSON)**

Committee Review:

Finance Committee (Scheduled) 05/04/15
Council (Scheduled) 05/13/15

11. REQUEST FOR APPROVAL TO TRANSFER AND BUDGET \$50,000 IN 2012 CIP BOND FUNDS ALLOCATED TO TRANSIT FROM FUND 5400 TO FUND 5409 **(KEN SMITHSON)**

Committee Review:

Finance Committee (Scheduled) 05/04/15
Council (Scheduled) 05/13/15

12. REQUEST FOR APPROVAL TO ACQUIRE ADA-ACCESSIBLE REPLACEMENT VEHICLES FOR SANTA FE PICK-UP SERVICE FROM STATE OF NEW MEXICO GENERAL SERVICES DEPARTMENT PURCHASING DIVISION PRICE AGREEMENT #50-805-14-11788
- REQUEST FOR APPROVAL TO TRANSFER AND BUDGET \$100,000 IN 2014 CIP BOND FUNDS ALLOCATED TO TRANSIT FROM FUND 5400 TO FUND 5416 **(KEN SMITHSON)**

Committee Review:

Finance Committee (Scheduled) 05/04/15
Council (Scheduled) 05/13/15

13. REQUEST FOR APPROVAL OF AN ORDINANCE CREATING A NEW SECTION 7-16 SFCC 1987 TO REQUIRE THAT SINGLE-OCCUPANT PUBLIC OR EMPLOYEE RESTROOMS IN ANY COMMERCIAL FACILITY BE GENDER NEUTRAL AND IDENTIFIED AS SUCH BY APPROPRIATE SIGNAGE **(MAYOR GONZALES, COUNCILORS LINDELL AND IVES) (GREG SMITH)**

Committee Review:

Finance Committee (Scheduled) 05/04/15
Council (Request to publish) 05/13/15
Council (Public hearing) 06/10/15

14. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 12-6-1.3 OF THE CITY OF SANTA FE UNIFORM TRAFFIC ORDINANCE TO AUTHORIZE THE GOVERNING

BODY TO MAKE SPEED LIMIT ALTERATIONS IN THE CITY OF SANTA FE THROUGH THE ADOPTION OF A RESOLUTION **(COUNCILOR TRUJILLO) (JOHN ROMERO)**

Committee Review:

Public Safety Committee (Scheduled)	04/21/15
Finance Committee (Scheduled)	05/04/15
Council (Request to publish)	05/13/15
Council (Public hearing)	06/10/15

15. REQUEST FOR APPROVAL OF A RESOLUTION REPEALING RESOLUTION NO. 2007-22 REGARDING THE PARKS AND OPEN SPACE ADVISORY COMMISSION; REPEALING RESOLUTION NO. 1998-28 REGARDING THE GCCC ADVISORY COMMISSION; REPEALING RESOLUTION NO. 1999-88 REGARDING THE MARTY SANCHEZ GOLF COURSE ADVISORY COMMITTEE; REPEALING RESOLUTION NO. 2009-130 REGARDING THE MUNICIPAL TREE BOARD AND ESTABLISHING A NEW PARKS AND RECREATION ADVISORY COMMISSION **(MAYOR GONZALES) (ROBERT CARTER)**

Committee Review:

Finance Committee (Scheduled)	05/04/15
Council (Scheduled)	05/13/15

16. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING CITY STAFF TO WORK WITH A QUALIFIED CONSULTANT IN A TRANSPARENT, PARTICIPATORY PROCESS TO DEVELOP A PARKS AND RECREATION TEN-YEAR MASTER PLAN **(COUNCILOR DOMINGUEZ) (ROBERT CARTER)**

Committee Review:

Finance Committee (Scheduled)	05/04/15
Council (Scheduled)	05/13/15

17. REQUEST FOR APPROVAL OF A RESOLUTION ACCEPTING THE "MAYORS CHALLENGE FOR SAFER PEOPLE, SAFER STREETS" AND DIRECTING STAFF TO EXPLORE THE RESOURCES AND PROGRAMS TO PROMOTE SAFE STREETS FOR PEDESTRIANS AND BICYCLISTS **(COUNCILOR BUSHEE) (MELISSA MCDONALD)**

Committee Review:

Bicycle & Trails Advisory Commission (Approved)	04/15/15
Public Safety Committee (Scheduled)	04/21/15
Finance Committee (Scheduled)	05/04/15
Council (Scheduled)	05/13/15

18. REQUEST FOR APPROVAL OF A RESOLUTION RECOGNIZING THE SECOND ANNUAL SANTA FE ADULT SOFTBALL LEAGUE ZOZOBRA BURN-OUT TOURNAMENT AND AUTHORIZING THAT THE TOURNAMENT BE HELD THIS YEAR AND EVERY YEAR THEREAFTER IN COORDINATION WITH THE KIWANIS CLUB AND DIRECTING STAFF TO ASSIST IN FACILITATING THE EVENT **(COUNCILOR TRUJILLO) (JENNIFER ROMERO)**

Committee Review:

Parks and Open Space Advisory Commission (Scheduled)	04/21/15
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19. MATTERS FROM STAFF

20. MATTERS FROM THE COMMITTEE

21. MATTERS FROM THE CHAIR

22. NEXT MEETING: **MONDAY, MAY 11, 2015**

23. 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
April 27, 2015**

ITEM	ACTION	PAGE
1. Call to Order	Convened at 5:00 p.m.	1
2. Roll Call	Quorum Present	1
3. Approval of Agenda	Approved as presented	1
4. Approval of Consent Agenda	Approved as presented	1
5. Approval of Minutes - April 6, 2015	Approved as presented	2
CONSENT AGENDA LISTING	Listed	2-4
CONSENT AGENDA DISCUSSION		
11. 2012 CIP Bonds Transfer	Approved	4
13. Gender Neutral Restrooms	Approved	4-7
17 Parks and Recreation Commission	Approved	7
18. Softball Tournament at MRC	Approved	7-9
19. Matters from Staff	Discussion	8-9
20. Matters from the Committee	Discussion	9
21. Matters from the Chair	None	9
22. Next Meeting:	April 27, 2015	10
23. Adjournment	Adjourned at 6:00 p.m.	10

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

Monday, April 27, 2015

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 Ron Trujillo at approximately 5:00 p.m. in City Council Chambers, City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Councilor Ronald S. Trujillo, Chair
Councilor Christopher M. Rivera, Vice Chair
Councilor Patti J. Bushee
Councilor Bill Dimas
Councilor Carmichael A. Dominguez

MEMBERS ABSENT:

STAFF PRESENT:

Isaac Pino, Public Works Director
Bobbi Mossman, Public Works Staff

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.

3. APPROVAL OF AGENDA

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

4. APPROVAL OF CONSENT AGENDA

Mr. Pino requested to remove #7 from the agenda.

Councilor Dominguez requested discussion on item #11.

Councilor Bushee requested discussion on items #13 and #15.

Councilor Rivera requested discussion on item #18.

Councilor Rivera moved to approve the consent agenda as amended. Councilor Dimas seconded the motion and it passed by unanimous voice vote.

5. APPROVAL OF MINUTES FROM APRIL 6, 2015 PUBLIC WORKS COMMITTEE MEETING

Councilor Rivera moved to approve the minutes of April 6, 2015 as presented. Councilor Dominguez seconded the motion and it passed by unanimous voice vote.

CONSENT AGENDA LISTING

- 6. REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF SANTA FE AND THE SANTA FE RAILYARD COMMUNITY CORPORATION (SFRCC) TO FUND THE RAILYARD EVENTS MARKETING, PLAZA STAGE, SOUND AND LIGHTING EQUIPMENT AND DIGITAL MOVIE PROJECTION RENTAL IN THE AMOUNT OF \$49,500 (ROBERT SIQUEIROS)**

Committee Review:

Finance Committee (Scheduled)
Council (Scheduled)

05/04/15
05/13/15

7. REMOVED.

- 8. CIP PROJECT #518A – FORT MARCY RECREATION COMPLEX FRONT ENTRY REMODELING AND RELATED WORK**
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Council (Scheduled)

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04/29/15

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Finance Committee (Scheduled)
Council (Request to publish)
Council (Public hearing)

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Committee Review:

Bicycle & Trails Advisory Commission (Approved)	04/15/15
Public Safety Committee (Scheduled)	04/21/15
Finance Committee (Scheduled)	05/04/15
Council (Scheduled)	05/13/15

CONSENT AGENDA DISCUSSION

11. REQUEST FOR APPROVAL TO TRANSFER AND BUDGET \$50,000 IN 2012 CIP BOND FUNDS ALLOCATED TO TRANSIT FROM FUND 5400 TO FUND 5409 (KEN SMITHSON)

Committee Review:

Finance Committee (Scheduled)	05/04/15
Council (Scheduled)	05/13/15

Councilor Dominguez asked if this was to create a new fund to house the bus pass rebate money in.

Mr. Smithson said no. Santa Fé Trails has expended those funds for the rebate program and the CIP Bond Fund from 2012 was to be designated for that (5409). So this will just transfer it into the correct line item so we can expend it.

Councilor Dominguez concluded that it is \$50,000 from the 2012 CIP to use for the bus pass rebate program.

Mr. Smithson agreed. It replaces the funds Santa Fé Trails expended already from its own funds so now they can use those funds for capital expenditures.

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

13. REQUEST FOR APPROVAL OF AN ORDINANCE CREATING A NEW SECTION 7-16 SFCC 1987 TO REQUIRE THAT SINGLE-OCCUPANT PUBLIC OR EMPLOYEE RESTROOMS IN ANY COMMERCIAL FACILITY BE GENDER NEUTRAL AND IDENTIFIED AS SUCH BY APPROPRIATE SIGNAGE (MAYOR GONZALES, COUNCILORS LINDELL AND IVES) (GREG SMITH)

Committee Review:

Finance Committee (Scheduled)	05/04/15
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Councilor Bushee didn't have an issue with it but wanted to add that the City needs a public bathroom on the Plaza and asked for an amendment to add such a resolution to this ordinance.

Councilor Bushee moved to approve the request with that amendment.

She noted that the Council has talked about this need for years and needs to explore the alternatives.

Chair Trujillo thought the City could not put a public restroom there.

Councilor Bushee said she meant somewhere nearby.

Councilor Dominguez seconded the motion.

Councilor Rivera pointed out that there has not been much discussion on this. We regulate businesses so much. Businesses already are doing this as they can and they can make the decision on their own. He didn't think the City should dictate this and it should be based on their space. It should be left up to them.

Mayor Gonzales stated that this is an important policy for Santa Fé and important for cities all across our country when you want to assure that everyone feels safe. It is hard to imagine a policy where gender neutral rest rooms that already exist cannot be provided to people who are transgendered. Unless you know a person from the transgender community you don't understand the fear factor for them in going into restrooms when they must identify themselves differently that what is on the door. For multiple stalls, they will stay gendered. On every plane there are gender neutral restrooms. This policy would be limited to those that have a single toilet, one sink and one door and mean that the business would only need to put up an appropriate sign. That's all. The need to walk into a restroom labeled with one gender is a challenge. A parent with a child may have that same problem. Just from a practical standpoint it allows public access to them.

Mayor Gonzales said he brought this forward because he believes there are people who don't feel equal before the law and need a place to go to the restroom in a safe way. The Chamber of Commerce is not opposed to this. And we would want our Land Use Department to provide for a period of time to phase in. They should give the businesses time to work it through. Certainly the businesses he talked with understand that putting up a sign is minimal and no inconvenience.

Chair Trujillo commented that when the Mayor first brought it up, a lot of people called him. He didn't understand that it excluded multi stall rest rooms. Now he understood. But the City is putting the cost of the sign on the businesses. And he was previously concerned that they would have to build a gender neutral bathroom.

Mayor Gonzales said that isn't the case with this ordinance.

Councilor Rivera asked about businesses that would prefer to stay the way they are. He asked if they could explore that option.

Mayor Gonzales said they couldn't. The City Ordinance would say a business that has a bathroom for single individuals to use would be gender neutral. The sign wouldn't say transgendered. It is just a family bathroom and just for bathrooms with single toilet and sink.

Councilor Rivera said he had daughters and the Mayor does too. Sometimes you have to put a daughter in a men's restroom but some of the men's rooms are gross. And businesses may want to maintain that separation. Those were his concerns. If it is a locked room with a private stall, it doesn't matter.

Mayor Gonzales appreciated that and what Chair Trujillo mentioned. His Mom was concerned with what he proposed also.

The public automatically assumes every rest room in Santa Fé is a transgendered rest room. He agreed we don't want children going into a restroom for the other gender. But every airplane and doctor's office has but one. He didn't want to under-emphasize the needs of people in our population to be recognized and feel safe.

Councilor Bushee thought the City should offer to provide the signs. But with the Plaza issue, she would like to have a public restroom available. She would like to consider an order to pay for the signs. Every cosmopolitan city is going this way. She also wanted them to have diaper changing stations in rest rooms. With gender neutral restrooms, they will have to be cleaner. She didn't see it as a big hardship, especially if we come forward with family restroom signs.

Councilor Dimas said he was not even sure why this issue is before the Council. He didn't know why the City needed an ordinance to do this. He was confused about it. He knew businesses were not going to contest this. He questioned if there was a commercial business that wouldn't allow transgender people in their restrooms. As far as he knew, He'd never seen one that discriminated.

Mayor Gonzales understood and it was the way he felt when he first met with transgender community. But they think about it on a daily basis and could cause even more confusion for them. At a time when they are trying to address their orientation or who they are, this would not be a handicap. For them. It is hard to understand but it is real

Councilor Bushee moved to approve the request with her amendment. Councilor Dominguez seconded the motion.

The roll call vote resulted in a 2-2 tie with Councilor Dominguez and Councilor Bushee voting in favor and Councilor Dimas and Councilor Rivera voting no. Chair Trujillo vote yes to break the tie and the motion passed by a vote of 3-2.

15. REQUEST FOR APPROVAL OF A RESOLUTION REPEALING RESOLUTION NO. 2007-22 REGARDING THE PARKS AND OPEN SPACE ADVISORY COMMISSION; REPEALING RESOLUTION NO. 1998-28 REGARDING THE GCCC ADVISORY COMMISSION; REPEALING RESOLUTION NO. 1999-88 REGARDING THE MARTY SANCHEZ GOLF COURSE ADVISORY COMMITTEE; REPEALING RESOLUTION NO. 2009-130 REGARDING THE MUNICIPAL TREE BOARD AND ESTABLISHING A NEW PARKS AND RECREATION ADVISORY COMMISSION (MAYOR GONZALES) (ROBERT CARTER)

Committee Review:
Finance Committee (Scheduled)

05/04/15

Councilor Bushee pointed out an error in the proposal where it said the term for the Chair is five years (on line 4). She was told by Bette Booth that the chair's term is to be no more than 2 years and that all other terms would remain the same. From the e-mail from Ms. Booth, it stated that two sentences got combined into one.

Councilor Bushee moved to approve the request as corrected. Councilor Dominguez seconded the motion.

Councilor Rivera added that also, in the resolution, there was nothing that specified that the current POSAC members would transition to the new Parks and Recreation Commission so he requested a friendly amendment to move POSAC members to that Commission retaining their current terms.

Mr. Robert Carter reported that four of the current five member terms will be up in June. This is really just renaming the Commission and he would make sure that gets adjusted. The plan is to have the present Commission members stay on until their terms end.

Councilor Bushee and Councilor Dominguez said the amendment is friendly. The motion passed by unanimous voice vote.

18. REQUEST FOR APPROVAL OF A RESOLUTION RECOGNIZING THE SECOND ANNUAL SANTA FE ADULT SOFTBALL LEAGUE ZOZOBRA BURN-OUT TOURNAMENT AND AUTHORIZING THAT THE TOURNAMENT BE HELD THIS YEAR AND EVERY YEAR THEREAFTER IN COORDINATION WITH THE KIWANIS CLUB AND DIRECTING STAFF TO ASSIST IN FACILITATING THE EVENT (COUNCILOR TRUJILLO) (JENNIFER ROMERO)

Committee Review:

Parks and Open Space Advisory Commission (Scheduled)
Finance Committee (Scheduled)
Council (Scheduled)

04/21/15
05/04/15
05/13/15

Councilor Rivera noted that they used to have these tournaments at Ragel and there it was easier for the police to tend to the event.

Ms. Romero said Staff didn't get into that. With the ordinance, they would tend to focus on adults at MRC and youth elsewhere.

Chair Trujillo said Ragel is configured for baseball; not softball.

Councilor Rivera was sure the holes were there for softball.

Chair Trujillo disagreed.

Councilor Rivera asked if it could be used for both.

Ms. Romero said she would have to take it to Parks.

Councilor Rivera thought maybe it was too late. He explained that there were concerns that came to him about lights late at night out there. Also the loudness of the music from midnight to 2 a.m. So if that can be kept at a reasonable level and also the loud parties to 3 a.m. it would be okay. We need to do what we can to have an event that can be embraced by the neighbors.

Councilor Dominguez said he was there until 2 am last year and it was wonderful. He also wanted to make sure everyone understood the FIR and the account for overtime staff costs.

Councilor Dominguez asked how many people were expected.

Ms. Romero said they would have two rounds on Saturday and five on Sunday. A report was provided and breaks out the costs.

Councilor Dominguez asked if the budget request included utilities.

Ms. Romero said it didn't but it did include trash bags and other supplies

Councilor Dominguez said the revenue showed \$519.

Ms. Romero said that is based on 50 teams.

Councilor Dominguez asked if that revenue goes to the MRC and not General Fund or the golf course.

Ms. Romero agreed it wouldn't go to the General Fund. The fees are specific to the sports complex but there are no line items for expenses just for MRC.

Mr. Pino thought those fine lines could be drawn.

Councilor Dominguez asked if it was mandated that the tournament be reported out each year.

Ms. Romero said that was put in last year - a post tournament report would detail the overall success.

Councilor Bushee asked if the tournament makes any money. She thought that might have been why the report was required.

Ms. Romero said it brought in \$300 for the City.

Councilor Bushee understood but the City's cost is \$756 so it is not quite a wash.

Ms. Romero agreed.

Councilor Rivera commented that last year they had 42 teams and this year 50 and he hoped for more.

Mr. Paul Rodriguez said there is a limit because of time slots but instead of four fields they would have six fields. They are shooting for 100 teams. Las Cruces has over 300 teams and it is a great economic benefit for them.

Councilor Rivera said it would be quite a night for 100 teams.

Councilor Rivera pointed out that if Kiwanis ever changes Zozobra to Friday night, emergency services would have a big challenge to handle both events.

Chair Trujillo said the whole point is to bring something to Santa Fé that we've never had before. It is a good thing. He understood the music complaints and the lights we have to deal with. It should have happened a long time ago. The volunteers are making it work and it will get better.

Councilor Dominguez asked what kind of staffing is needed.

Mr. Rodriguez said they use lots of volunteers with concessions during the day on each shift. They are up around the clock for trash, etc.

Chair Trujillo agreed to forward the volunteer list to the Committee.

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

19. MATTERS FROM STAFF

There were no matters from Staff.

20. MATTERS FROM THE COMMITTEE

Councilor Dominguez announced that budget hearings start tomorrow. CIP will be a separate exercise and require involvement of this Committee and be discussed appropriately.

Councilor Bushee said she was still looking for painting of the pedestrian bridge and now the railing down Paseo looks tacky and needs painting and also at St. Francis at Albertsons - using brown paint.

Mr. Pino said the paint should be here this week.

Councilor Bushee reminded staff that it is the law that we not use Roundup in the City.

Mr. Carter agreed.

Chair Trujillo said he had never once asked staff to use Roundup in the parks but he thought it would be okay to use it in the medians on Cerrillos Road. The other cities use Roundup and they look beautiful. We need to keep our community clean. Using weed eaters can break widows.

21. MATTERS FROM THE CHAIR

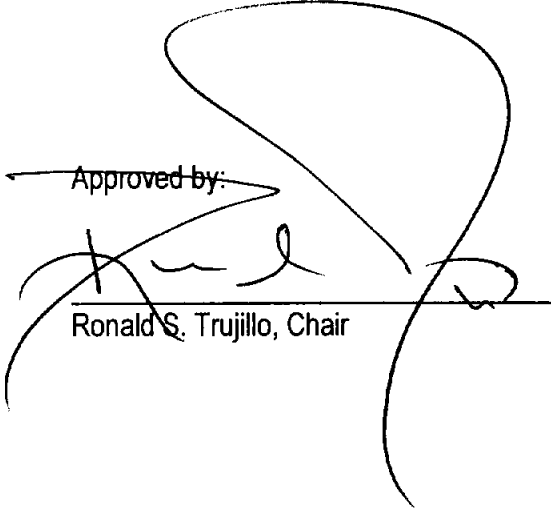
There were no matters from the Chair.

22. NEXT MEETING: MONDAY, MAY 11, 2015

23. ADJOURN

The meeting was adjourned at 6:00 p.m.

Approved by:



Ronald S. Trujillo, Chair

Submitted by:



Carl Boaz for Carl G. Boaz Inc.