



Agenda

**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
CITY HALL COUNCIL CHAMBERS
MONDAY, SEPTEMBER 24, 2018
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 JULY 23, 2018, AND SEPTEMBER 10, 2018 PUBLIC WORKS COMMITTEE MEETING

CONSENT AGENDA

6. REQUEST FOR APPROVAL OF THE TENTATIVE 2019 PUBLIC WORKS, CIP AND LAND USE COMMITTEE MEETINGS (**REGINA WHEELER, PUBLIC WORKS DIRECTOR, RAWHEELER@SANTAFENM.GOV, 955-6622**)
7. REQUEST FOR APPROVAL OF AWARD OF BID #18/16/B FOR THE SNOW REMOVAL EQUIPMENT WITH MB COMPANIES, INC. IN THE AMOUNT OF \$701,877 PLUS GROSS RECEIPTS TAX (**MARK BACA, AIRPORT MANAGER, MDBACA@SANTAFENM.GOV, 955-2901**)

COMMITTEE REVIEW

Finance Committee (Scheduled)	09/17/18
Council (Scheduled)	09/26/18

8. REQUEST FOR APPROVAL OF AGREEMENT FOR THREE YEARS WITH IPS GROUP, INC FOR MONITORING AND MAINTENANCE OF CITY'S SINGLE-SPACED PARKING METERS IN THE AMOUNT OF \$426,000 (**NOEL CORREIA, PARKING DIVISION DIRECTOR, NPCORREIA@SANTAFENM.GOV, 955-6611**)

COMMITTEE REVIEW

Finance Committee (Scheduled)	10/01/18
Council (Scheduled)	10/10/18

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: 9/18/18
TIME: 11:23 AM

9. REQUEST FOR APPROVAL OF AGREEMENT VIA COOPERATIVE EDUCATION SERVICES (CES) WITH KEERS REMEDIATION, INC. FOR QUARTERLY CLEANINGS OF THE MECHANICAL ROOFS AT GENOVEVA CHAVEZ COMMUNITY CENTER (GCCC) IN THE AMOUNT OF \$52,050
**(JERRY SCHILLING, RECREATION SECTION MANAGER,
JLSCHILLING@SANTAFENM.GOV, 955-4075)**

COMMITTEE REVIEW

Finance Committee (Scheduled) 10/01/18
Council (Scheduled) 10/10/18

10. REQUEST FOR APPROVAL OF A LEASE AGREEMENT FOR TELECOMMUNICATION USE OF AN EXISTING, CITY-OWNED ROOF STRUCTURE LOCATED AT THE SANTA FE COMMUNITY CONVENTION CENTER AT 201 W. MARCY STREET CONSISTING OF APPROXIMATELY 100 SQUARE FEET OF ROOFTOP SPACE AND ASSOCIATED AIR RIGHTS BY VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS **(SEAN MOODY, ASSET DEVELOPMENT MANAGER,
SXMOODY@SANTAFENM.GOV, 955-6123)**

COMMITTEE REVIEW

Finance Committee (Scheduled) 10/01/18
Council (Scheduled) 10/10/18

11. REQUEST FOR APPROVAL OF A LEASE AGREEMENT FOR TELECOMMUNICATION USE OF AN EXISTING, CITY-OWNED PARKING DECK LOCATED AT THE CITY'S PARKING GARAGE STRUCTURE AT 220 W. SAN FRANCISCO STREET CONSISTING OF APPROXIMATELY 115 SQUARE FEET OF PARKING DECK SPACE AND ASSOCIATED AIR RIGHTS BY VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS **(SEAN MOODY, ASSET DEVELOPMENT MANAGER,
SXMOODY@SANTAFENM.GOV, 955-6123)**

COMMITTEE REVIEW

Finance Committee (Scheduled) 10/01/18
Council (Scheduled) 10/10/18

12. REQUEST FOR APPROVAL OF A LEASE AGREEMENT FOR TELECOMMUNICATION USE OF A PROPOSED REPLACEMENT LIGHT POLE TO BE LOCATED AT FORT MARCY PARK BEHIND FIRE STATION NO. 1 AT 200 MURALES ROAD CONSISTING OF APPROXIMATELY 204 SQUARE FEET OF GROUND SPACE AND ASSOCIATED AIR RIGHTS BY VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS **(SEAN MOODY, ASSET DEVELOPMENT MANAGER,
SXMOODY@SANTAFENM.GOV, 955-6123)**

COMMITTEE REVIEW

Finance Committee (Scheduled) 10/01/18
Council (Scheduled) 10/10/18

13. REQUEST FOR APPROVAL OF A LEASE AGREEMENT FOR TELECOMMUNICATION USE OF A PROPOSED REPLACEMENT SIGN STRUCTURE FOR THE GENOVEVA CHAVEZ COMMUNITY CENTER TO BE LOCATED AT 3217 RODEO ROAD CONSISTING OF APPROXIMATELY 237 SQUARE FEET OF GROUND SPACE AND ASSOCIATED AIR RIGHTS BY VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS **(SEAN MOODY, ASSET DEVELOPMENT MANAGER,
SXMOODY@SANTAFENM.GOV, 955-6123)**

COMMITTEE REVIEW

Finance Committee (Scheduled) 10/01/18
Council (Scheduled) 10/10/18

14. REQUEST FOR APPROVAL OF AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF SANTA FE, NEW MEXICO SENIOR LIEN GROSS RECEIPTS TAX IMPROVEMENT REVENUE BONDS, SERIES 2018A IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$20,000,000 FOR THE PURPOSE OF DEFRAYING THE COST OF CONSTRUCTING, PURCHASING, FURNISHING, EQUIPPING, REHABILITATING, MAKING ADDITIONS TO OR MAKING IMPROVEMENTS TO PUBLIC BUILDINGS AND FACILITIES OR PURCHASING OR IMPROVING ANY GROUND RELATING THERETO, OR ANY COMBINATION OF THE FOREGOING PURPOSES, AND RECONSTRUCTION, RESURFACING, MAINTAINING, REPAIRING OR OTHERWISE IMPROVING EXISTING ALLEYS, STREETS, ROADS OR BRIDGES OR ANY COMBINATION OF THE FOREGOING; PROVIDED THAT ANY OF THE FOREGOING IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO ACQUISITION OF RIGHTS OF WAY; PROVIDING THAT THE BONDS WILL BE PAYABLE AND COLLECTIBLE FROM CERTAIN GROSS RECEIPTS TAX REVENUES DISTRIBUTED TO THE CITY; DELEGATING AUTHORITY TO THE MAYOR OR, IN THE MAYOR'S ABSENCE, THE CITY MANAGER OR FINANCE DIRECTOR, TO APPROVE THE FINAL PRINCIPAL AMOUNT INTEREST RATES AND OTHER DETAILS OF THE BONDS WITHIN THE PARAMETERS SET FORTH IN THIS AUTHORIZING ORDINANCE, AND TO EXECUTE AND DELIVER A BOND PURCHASE AGREEMENT AND AWARD CERTIFICATE FOR THE SALE OF THE BONDS TO WINNING BIDDER FOR THE BONDS; PROVIDING FOR THE COLLECTION OF CERTAIN GROSS RECEIPTS TAX REVENUES; APPROVING CERTAIN OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION WITH THE BONDS; RATIFYING ACTION PREVIOUSLY TAKEN IN CONNECTION WITH THE BONDS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND RELATED MATTERS **(MAYOR WEBBER, COUNCILORS HARRIS, IVES, ABEYTA, AND VIGIL COPPLER) (MARY MCCOY, FINANCE DEPARTMENT DIRECTOR, MTMCCOY@SANTAFENM.GOV, 955-6171)**

COMMITTEE REVIEW

Council (Request to publish) 09/26/18
Finance Committee (Scheduled) 10/15/18
Council (Public hearing) 10/31/18

15. REQUEST FOR APPROVAL OF AN ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987; AMENDING SECTIONS 14-10.2 AND 14-10.3 TO PROVIDE EXCEPTIONS FOR LEGAL NONCONFORMING SINGLE FAMILY DWELLINGS; AND MAKING SUCH OTHER CHANGES THAT ARE NECESSARY TO CARRY OUT THE PURPOSE OF THIS ORDINANCE **(COUNCILOR VILLARREAL) (GREG SMITH, PLANNING DIVISION DIRECTOR, GTSMITH@SANTAFENM.GOV, 955-6957)**

COMMITTEE REVIEW

Planning Commission (Approved) 09/06/18
Finance Committee (Scheduled) 10/01/18
Council (Request to publish) 10/10/18
Council (Public hearing) 10/31/18

16. REQUEST FOR APPROVAL OF A RESOLUTION SUPPORTING A STATE CONSTITUTIONAL AMENDMENT PROVIDING FOR A PUBLIC BANK IN NEW MEXICO, AND APPOINTING A CITY REPRESENTATIVE TO SERVE AS A LIAISON FOR THIS EFFORT' (**COUNCILORS VILLARREAL AND RIVERA**) (**JESSE GUILLEN, LEGISLATIVE LIAISON, JBGUILLEN@SANTAFENM.GOV, 955-6518**)

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

09/17/18
09/26/18

DISCUSSION AGENDA

17. REQUEST FOR DIRECTION ON THE STORMWATER MANAGEMENT STRATEGIC PLAN (**MELISSA MCDONALD, RIVER, WATERSHED & TRAILS SECTION MANAGER, MAMCDONALD@SANTAFENM.GOV, 955-6840**)
18. MATTERS FROM STAFF
19. MATTERS FROM THE COMMITTEE
20. MATTERS FROM THE CHAIR
21. NEXT MEETING: **TUESDAY, OCTOBER 9, 2018**
22. 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
September 24, 2018**

ITEM	ACTION	PAGE
1. Call to Order 1	Convened at 5:00 p.m.	
2. Roll Call	Quorum Present	1
3. Approval of Agenda 1	Approved as presented	
4. Approval of Consent Agenda 2	Approved as amended	
5. Approval of Minutes - a. July 23, 2018	Not considered 2	
b. September 10, 2018	Approved as presented	2
CONSENT AGENDA LISTING	Listed	2
CONSENT AGENDA DISCUSSION		
6. On-Call Road Construction Contract	Approved	2-4
7. Impact Fee Capital Improvements Plan 2020	Approved	4-6
8. MATTERS FROM STAFF	Comments	6-7
9. MATTERS FROM THE COMMITTEE	Comment	22
10. MATTERS FROM THE CHAIR	None	22

11. NEXT MEETING:

Monday, October 9, 2018

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12. ADJOURNMENT

Adjourned at 8:00

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MINUTES OF THE
CITY OF SANTA FÉ
PUBLIC WORKS/CIP & LAND USE COMMITTEE
Monday, September 24, 2018

1. CALL TO ORDER

A regular meeting of the Public Works/CIP & Land Use Committee was called to order on the above date by Councilor Peter Ives, Chair at approximately 5:00 p.m. in the City Council Chambers, 200 Lincoln Avenue, Santa Fé, New Mexico.

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Councilor Peter N. Ives, Chair
Councilor Roman "Tiger" Abeyta
Councilor Mike Harris
Councilor Renee D. Villarreal
Councilor JoAnne Vigil Coppler

MEMBERS EXCUSED:

STAFF PRESENT:

Regina Wheeler, Public Works Director

OTHERS PRESENT:

Carl Boaz, Stenographer

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

MOTION: Councilor Harris moved, seconded by Councilor Abeyta, to approve the agenda as presented.

VOTE: The motion passed by unanimous (3-0) voice vote with Councilors Abeyta,

Harris, and Villarreal voting in favor and none voting against. Councilor Vigil Coppler was not present for the vote.

Councilor Vigil Coppler arrived after the vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Abeyta requested discussion on Item #15

Councilor Villarreal requested discussion on Items #13 and #16

Councilor Harris requested discussion on Items #8, #10, #14 and #16.

Councilor Vigil Coppler requested discussion on Items #15 and #16.

MOTION: Councilor Harris moved, seconded by Councilor Villarreal, to approve the Consent Agenda as amended with items 8, 10, 13, 14, 15, and 16 removed for discussion.

VOTE: The motion passed by unanimous (4-0) voice vote with Councilors Abeyta, Vigil Coppler, Harris, and Villarreal voting in the affirmative and none voting against.

5. APPROVAL OF MINUTES FROM JULY 23, 2018 AND SEPTEMBER 10, 2018 PUBLIC WORKS COMMITTEE MEETINGS

a. Minutes of July 23, 2018

Councilor Vigil Coppler said she didn't get the red-line for July 23, 2018 in her email but had no further comment.

Ms. Wheeler said the red-line was placed on the website earlier in the day.

MOTION: Councilor Harris moved, seconded by Councilor Villarreal to approve the minutes of July 23, 2018 as presented (as previously amended by Councilor Villarreal).

VOTE: The motion passed by unanimous (3-0-1) voice vote with Councilors Abeyta, Harris, and Villarreal voting in the affirmative, none voting against, and Councilor Vigil Coppler abstaining.

b. Minutes of September 10, 2018

Councilor Villarreal requested a change on page 5, 3rd line from the bottom where “Councilor Villarreal asked when the project is added to the impact fee list or is it moved up as a priority project on that list?”

She also requested a change on page 6, 4th paragraph from the bottom where it should say, Councilor Villarreal understood each of these have a Neighborhood Association close to Walgreens.

MOTION: Councilor Villarreal moved, seconded by Councilor Harris, to approve the minutes of September 10, 2018 as amended.

VOTE: The motion passed by unanimous (4-0-1) voice vote with Councilors Abeyta, Harris, Ives, and Villarreal voting in the affirmative and none voting against, and Councilor Vigil Coppler abstaining.

CONSENT AGENDA LISTING

6. REQUEST FOR APPROVAL OF THE TENTATIVE 2019 PUBLIC WORKS, CIP AND LAND USE COMMITTEE MEETINGS (**REGINA WHEELER, PUBLIC WORKS DIRECTOR, RAWHEELER@SANTAFENM.GOV, 955-6622**)

7. REQUEST FOR APPROVAL OF AWARD OF BID #18/16/B FOR THE SNOW REMOVAL EQUIPMENT WITH MB COMPANIES, INC. IN THE AMOUNT OF \$701,877 PLUS GROSS RECEIPTS TAX (**MARK BACA, AIRPORT MANAGER, MDBACA@SANTAFENM.GOV, 9552901**)

COMMITTEE REVIEW

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COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

10/01/18
10/10/18

11. REQUEST FOR APPROVAL OF A LEASE AGREEMENT FOR TELECOMMUNICATION USE OF AN EXISTING, CITY-OWNED PARKING DECK LOCATED AT THE CITY'S PARKING GARAGE STRUCTURE AT 220 W. SAN FRANCISCO STREET CONSISTING OF APPROXIMATELY 115 SQUARE FEET OF PARKING DECK SPACE AND ASSOCIATED AIR RIGHTS BY VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS (**SEAN MOODY, ASSET DEVELOPMENT MANAGER, SXMOODY@SANTAFENM.GOV, 955-6123**)

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

10/01/18
10/10/18

12. REQUEST FOR APPROVAL OF A LEASE AGREEMENT FOR TELECOMMUNICATION USE OF A PROPOSED REPLACEMENT LIGHT POLE TO BE LOCATED AT FORT MARCY PARK BEHIND FIRE STATION NO. 1 AT 200 MURALES ROAD CONSISTING OF APPROXIMATELY 204 SQUARE FEET OF GROUND SPACE AND ASSOCIATED AIR RIGHTS BY VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS (**SEAN MOODY, ASSET DEVELOPMENT MANAGER, SXMOODY@SANTAFENM.GOV, 955-6123**)

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

10/01/18
10/10/18

CONSENT AGENDA DISCUSSION

8. REQUEST FOR APPROVAL OF AGREEMENT FOR THREE YEARS WITH IPS GROUP, INC FOR MONITORING AND MAINTENANCE OF CITY'S SINGLE-SPACED PARKING METERS IN THE AMOUNT OF \$426,000 (**NOEL CORREIA, PARKING DIVISION DIRECTOR, NPCORREIA@SANTAFENM.GOV, 955-6611**)

COMMITTEE REVIEW

Finance Committee (Scheduled)

10/01/18

Council (Scheduled)

10/10/18

Mr. Correia at the podium.

Councilor Harris asked why it is necessary to backdate to March.

Mr. Correia said the previous contract ended in March.

Councilor Harris asked why the contract didn't get done earlier.

Mr. Correia said the changes that were occurring that we normally use to keep track of contracts fell through with this one and they were anxious to get paid and it was past the deadline. Both purchasing and parking were at fault.

Councilor Harris noted that Attachment A says it details the scope of services but only has sales information. Nothing says what they will do to monitor or provide maintenance.

Mr. Correia said there should have been more details in the package. The company deals with the credit card approvals through encryption, so all data is maintained and, in the back end that manages all transactions are monitored by the company.

Councilor Harris advised him to get rid of Attachment A and tell Finance what they are going to do for this contract. There will be questions from Finance who will question what the City gets for their money.

Mr. Correia agreed to do that.

Councilor Vigil Coppler asked why the parking meters don't take debit cards.

Mr. Correia said they do take debit cards.

Councilor Vigil Coppler said it takes all with Visa or Mastercard on the card.

MOTION: Councilor Villarreal moved, seconded by Councilor Vigil Coppler, to approve the Agreement for Three Years with IPS Group, Inc for Monitoring and Maintenance of City's Single-spaced Parking Meters in the Amount of \$426,000 with specifics on scope services, and not Attachment A, to outline exactly what will be done to maintain the meters.

VOTE: The motion passed by 3-2 voice vote with Councilor Villarreal and Councilor Vigil Coppler voting in favor and Councilor Abeyta and Councilor Harris voting against and Chair Ives broke the tie with his vote in favor.

10. REQUEST FOR APPROVAL OF A LEASE AGREEMENT FOR TELECOMMUNICATION USE OF AN EXISTING, CITY-OWNED ROOF STRUCTURE LOCATED AT THE SANTA FE COMMUNITY CONVENTION CENTER AT 201 W. MARCY STREET CONSISTING OF APPROXIMATELY 100 SQUARE FEET OF ROOFTOP SPACE AND ASSOCIATED AIR RIGHTS BY VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS (SEAN MOODY, ASSET DEVELOPMENT MANAGER, SXMOODY@SANTAFENM.GOV, 955-6123)

COMMITTEE REVIEW

Finance Committee (Scheduled)	10/01/18
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Councilor Harris said most of his questions were answered with a second reading. He understood they will remove the equipment within 14 days. He asked if Mr. Moody could create a spreadsheet that showed gross numbers and how he got to those numbers. That should be prepared in time for the Finance Committee meeting. For the locations in 10, 11 and 12, he was fine with them.

Councilor Villarreal thanked him for the visuals. He was trying to understand that these will be implanted in the wall and covered with a screen.

He was informed that Ms. McKenzie could respond to all design issues.

Councilor Villarreal suggested either to drill in or do something to the façade. Maybe that could be explained further.

Ms. Amy McKenzie(Consultant for Verizon Wireless), said they will place radios and other equipment on the roof below the parapet and antennas on both sides. They are six-foot antennas so a cut out to remove stucco will be made because antennas cannot go through stucco. They will install an RF Panel and then color match the stucco, so it will be seamless.

Councilor Villarreal asked why not just put it on the other side.

Ms. McKenzie said they need to be as close to the wall as possible.

Councilor Villarreal asked if having equipment on top won't impede solar panels.

Ms. McKenzie agreed. It is just a very small area.

Councilor Villarreal asked if Verizon would pay for the construction to make the adjustments,

Ms. McKenzie said Verizon will pay for all of them.

Councilor Villarreal asked how Verizon decided where to place them.

Ms. McKenzie said that was done by RF engineers and is more for capacity than area coverage. So many people are trying to get on the network that it gets clogged up. The placement at the Convention Center will open up the capacity. At that location, they will be on the Marcy side and City Hall side. And you won't see any of it. Also, all equipment now on the ground will disappear. It will not be visual at all.

Councilor Harris noted it says it is not anticipated the HDRB would have a problem with it. Will it go to HDRB?

Ms. McKenzie said it will be on the agenda for the second meeting in October. She has already vetted it with the HPD Staff and shared the visuals.

Councilor Harris said the RF Panel will be painted and textured.

Ms. McKenzie agreed. It will be as approved by Staff.

MOTION: Councilor Harris moved, seconded by Councilor Vigil Coppler, to approve Lease Agreement for Telecommunication Use of an Existing, City-owned Roof Structure Located at the Santa Fe Community Convention Center at 201 W. Marcy Street Consisting of Approximately 100 Square Feet of Rooftop Space and Associated Air Rights by Verizon Wireless, subject to HDRB approval.

Chair Ives asked Mr. Moody on page 14 in packet or page 12 of the lease about indemnification with a qualifier to the extent they rise out of breach of agreement. He wondered why we would not include in the indemnification for the lessee's provision of services through the antennas to be located in this spot.

Mr. Moody said he would like to respond to that in writing after consultation with legal staff.

Chair Ives clarified that the City has nothing to do with third-party services, so he would like to have Mr. Moody respond to that as it moves forward to Council.

Mr. Moody agreed.

VOTE: The motion passed by unanimous (4-0) voice vote with Councilors Abeyta, Harris, Vigil Coppler, and Villarreal voting in the affirmative and none voting against.

13. REQUEST FOR APPROVAL OF A LEASE AGREEMENT FOR TELECOMMUNICATION USE OF A PROPOSED REPLACEMENT SIGN STRUCTURE FOR THE GENOVEVA CHAVEZ COMMUNITY CENTER TO BE LOCATED AT 3217 RODEO ROAD CONSISTING OF APPROXIMATELY 237 SQUARE FEET OF GROUND SPACE AND ASSOCIATED AIR RIGHTS BY VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS (SEAN MOODY, ASSET DEVELOPMENT MANAGER, SXMOODY@SANTAFENM.GOV, 955-6123)

COMMITTEE REVIEW

Finance Committee (Scheduled)

10/01/18

Council (Scheduled)

10/10/18

Councilor Villarreal needed a better understanding why we would create a whole new sign to cover this. We have a nice sign already versus utilizing the building at GCCC.

Mr. Moody said he was not here for that. Matt O'Reilly dealt with that and he would defer to Ms. McKenzie.

Ms. McKenzie said the area at the Chávez Center is a very specific area Verizon is trying to cover. The Center is actually lower than Rodeo Road. The design of the building doesn't lend itself to rooftop installation because it is in that bowl. It would have to be 30-40 feet above the roof. We investigated with Matt O'Reilly and Parks and Rec Staff. They were looking to improve the sign which is now about 15 years old and having technical problems with the electric marque software. So for them it is opportunity for replacing the sign with state-of-the-art technology and improve the sign they have. The area in front of GCCC on Rodeo Road is zoned so we could put up a sign 100' above. We were able to reduce it to 30' and allow Verizon to get the coverage and lease it to City for their new sign. We decided with Mr. O'Reilly, to contract for the design of GCCC in the new sign.

Councilor Villarreal observed that the new sign is a lot taller.

Ms. McKenzie agreed, but when you look at it from Rodeo Road, it is only ten feet taller than the existing sign.

Councilor Villarreal asked if it is solely for the Center and leased to GCCC. Ms. McKenzie agreed.

Ms. McKenzie said,- as a courtesy, we had an ENN with notification to all residents that would be affected. Only five individuals showed up. One was in favor, two were neutral and two were against. But at the end of the meeting, they all felt comfortable with a take away requested in the renderings to have top grey rather than white. No emails phone calls or letters and nothing through the LUD came to them.

Councilor Villarreal thought those within 300' is not very many residents.

Ms. McKenzie said they captured the homeowner's association represented at the meeting. 300' is the threshold as it is at Ft. Marcy. It was a 300' radius and followed that at GCCC.

Mr. John Muñoz said they were also made aware of the new sign. Some issues we had with the sign were the technology basis. The old sign takes a lot of steps to change it out now. It has a lot of history and has been hit and abused from time to time. Parks and Rec Staff wanted it repurposed somehow. It would be a definite improvement for our staff and the patrons of GCCC.

Councilor Vigil Coppler said she drives by it all the time, and most of the time, it is not working. She had been around when it had been wrecked. If repurposed, she was not sure what LANB gets out of it. Maybe it doesn't say LANB anymore. She was not opposed to the new sign, but she was not able to get there to the ENN. It has an odd shape and it is not in line with the curved line of GCCC. She was okay with it, but the design could have been much better.

Councilor Abeyta presume they would remove the other sign.

Mr. Moody agreed.

Councilor Abeyta didn't like the design either but it was just his opinion.

Councilor Harris had some of the same questions and comments. At the Convention Center, he was assured all costs are borne by the lessee so the demolition and curb and gutter also is on Verizon.

Ms. McKenzie agreed.

Councilor Harris thought it might be only ten feet taller, but he would like to know the elevation of the existing sign at the top. It looks like the new sign would be far over ten

feet higher. He didn't like the looks of the sign at all and wouldn't vote for it as is. He would like to know more. Three of us were once on the Planning Commission and remembered what Chapter 14 says about signs and would have a hard time believing it is compliant. That will be a problem for us. I know Verizon has service issues for that. I changed providers because of that. And I'd like for Verizon to come up with better service.

He would also like to see a schedule for getting to \$965,000.

Ms. McKenzie asked if there was something in particular he didn't like about the design. We've gone through iterations with the Staff. Is it color or shape or something else?

Councilor Harris said the angle worked well against the building but not free-standing. Councilor Vigil Coppler said it looked like a guard tower and he agreed. It could be a lot better. We take pride on our city and this doesn't make sense.

Chair Ives said when he looked at the elevations, it looked to be about 20' above the old sign. He asked how much further back it would be set.

Ms. McKenzie said it would be 50' back from the roadway.

Chair Ives said it looks like a design of a telecommunications engineer. He didn't know if Verizon could be more creative in the design to imitate stucco or be transparent to the eye. He also hoped an effort to redesign it a bit in keeping with Santa Fe style would be done.

Chair Ives asked Mr. Muñoz when the existing sign lights are turned off during the day.

Mr. Muñoz didn't think we shut it off.

Chair Ives said he was not a fan of big neon signs here. Not even at our schools. And this is a big one sitting up high. He would support greyer and less bright white. He enjoys night skies. He doesn't see as many stars as he once did. There should be a period over the night when it would not be illuminated.

Mr. Muñoz didn't think they turn off the sign, but it might be possible with the new sign. It has red lettering in a smaller compact area.

Chair Ives would love it better if we had that capacity in the wee hours of the morning and ask that it be considered.

Mr. Muñoz agreed.

Councilor Harris asked Ms. McKenzie what other sites they investigated.

Ms. McKenzie said it was just around GCCC and around Rodeo Road - less than a mile. It is a capacity issue rather than coverage.

Councilor Harris said well outside that one-mile radius, there are many questions about Verizon service. Many calls get dropped.

Ms. McKenzie said this is just one component in the whole Santa Fe service.

Councilor Harris surmised it is a relatively small area and asked if there are any other sites there.

Ms. McKenzie said GCCC was our target site. Setbacks wouldn't work, and it needs to be close to Rodeo Road. It lends itself to a new site. If we just did a structure instead of a sign, would you be open to that? It could be much slimmer than with a sign on it. We are not proposing a hundred-foot tower. The sign has been the difficult part of it. We could look at different options .

Councilor Harris wasn't prepared to talk about a tower there.

Councilor Vigil Coppler started thinking about the sign. It will be there for a long time. She didn't want to look at a tower tonight. She didn't know how it would affect Verizon but would like them to take another stab at it. We will get a lot of calls if that tower goes up. What problem would that create for you?

Ms. McKenzie said their license expires in November and it would put a hole in our service which would be problematic. Redesign would take time, as well. I'm concerned about lack of service after November 10.

Councilor Villarreal asked about the County Fairgrounds.

Ms. McKenzie said they considered the fairgrounds, but Matt O'Reilly wanted us to go to the GCCC. Once off Rodeo, it goes downward. It could be repositioned at GCCC also but not as a sign.

Mr. Moody suggested the team could look at other designs and resiting as you wish.

Councilor Villarreal appreciated going back to the drawing board and just use our

existing sign. So it could be affordable for us also. She was not demisting the sign but could just be GCCC in the sign.

Chair Ives thought if they undertook redesign for the timing. We don't want to impede service to the fire station, etc. When could a redesign be done and brought back?

Ms. McKenzie said it would be a priority, but she couldn't give an exact timeline nor whether or not it would be a sign. A sign would be much different than without a sign. She will talk to the architects tomorrow morning.

Chair Ives told her that Public Works will meet in two weeks. He asked if a month is possible.

Ms. McKenzie agreed.

Councilor Harris said we need to figure out an extension for service. He asked if the temporary licensing is that per site or blanket. It would be appropriate to consider extending this site, whatever that may be, you would be well underway. Could Mr. Moody and Ms. Wheeler talk with licensing and explain what Ms. McKenzie is up against with possible redesign. He didn't see a problem to extend the temporary license.

Ms. McKenzie said it would only impact the GCCC.

Ms. McKenzie said it was one contract.

Councilor Harris suggested it could be amended.

Councilor Abeyta asked if there are temporary antennas there now.

Ms. McKenzie agreed.

Councilor Abeyta said maybe the City could make that permanent.

Ms. McKenzie explained it is at the parking covers with a tower right in the middle about 30' high and it has been there since January.

Councilor Abeyta didn't notice it and he takes his sons there all the time.

Ms. McKenzie said the City didn't want a monopole.

Councilor Abeyta said he would like a monopole.

Chair Ives to Mr. Moody suggested, if it was his sense we should postpone to a date certain.

Mr. Moody suggested postponement because he could initiate it on the agenda.

MOTION: Councilor Harris moved, seconded by Councilor Vigil Coppler, to postpone this item to such a time that allows the City and Ms. McKenzie, as agent for Verizon, to consider options for a slim structure and/or redesign of the sign and to discuss extension of the temporary license agreement.

VOTE: The motion passed by unanimous (4-0) voice vote with Councilors Abeyta, Harris, Vigil Coppler, and Villarreal voting in the affirmative and none voting against.

14. REQUEST FOR APPROVAL OF AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF SANTA FE, NEW MEXICO SENIOR LIEN GROSS RECEIPTS TAX IMPROVEMENT REVENUE BONDS, SERIES 2018A IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$20,000,000 FOR THE PURPOSE OF DEFRAYING THE COST OF CONSTRUCTING, PURCHASING, FURNISHING, EQUIPPING, REHABILITATING, MAKING ADDITIONS TO OR MAKING IMPROVEMENTS TO PUBLIC BUILDINGS AND FACILITIES OR PURCHASING OR IMPROVING ANY GROUND RELATING THERETO, OR ANY COMBINATION OF THE FOREGOING PURPOSES, AND RECONSTRUCTION, RESURFACING, MAINTAINING, REPAIRING OR OTHERWISE IMPROVING EXISTING ALLEYS, STREETS, ROADS OR BRIDGES OR ANY COMBINATION OF THE FOREGOING; PROVIDED THAT ANY OF THE FOREGOING IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO ACQUISITION OF RIGHTS OF WAY; PROVIDING THAT THE BONDS WILL BE PAYABLE AND COLLECTIBLE FROM CERTAIN GROSS RECEIPTS TAX REVENUES DISTRIBUTED TO THE CITY; DELEGATING AUTHORITY TO THE MAYOR OR, IN THE MAYOR'S ABSENCE, THE CITY MANAGER OR FINANCE DIRECTOR, TO APPROVE THE FINAL PRINCIPAL AMOUNT INTEREST RATES AND OTHER DETAILS OF THE BONDS WITHIN THE PARAMETERS SET FORTH IN THIS AUTHORIZING ORDINANCE, AND TO EXECUTE AND DELIVER A BOND PURCHASE AGREEMENT AND AWARD CERTIFICATE FOR THE SALE OF THE BONDS TO WINNING BIDDER FOR THE BONDS; PROVIDING FOR THE COLLECTION OF CERTAIN GROSS RECEIPTS TAX REVENUES; APPROVING CERTAIN OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION WITH THE BONDS; RATIFYING ACTION PREVIOUSLY TAKEN IN CONNECTION WITH THE BONDS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND RELATED MATTERS (MAYOR WEBBER, COUNCILORS HARRIS, IVES,****

ABEYTA, AND VIGIL COPPLER) (MARY MCCOY, FINANCE DEPARTMENT DIRECTOR, MTMCCOY@SANTAFENM.GOV, 955-6171)

COMMITTEE REVIEW

Council (Request to publish)	09/26/18
Finance Committee (Scheduled)	10/15/18
Council (Public Hearing)	10/31/18

Councilor Harris was glad to see this brought forward. It is in the Webber administration and hope we can meet the schedule. The hard copy caught most of the many mistakes in the packet, particularly with sites. E.g. SFAUD was identified as some other district although with an address of 405 Griffin Street. Quite a few mistakes like that. It obviously was scrubbed. Are there any others?

Ms. McCoy agreed. The final version was released on Friday afternoon with most up-to-date information we have.

Councilor Harris said on page one is a mistake that carries over. Second line from bottom where instead of below estimate, should say above estimate.

Ms. McCoy agreed.

Councilor Harris apologized that he has been unable to meet on the mechanics of the bond process. The projects are appropriate but for contingencies, \$4.5 million is identified and doesn't include design fees. What percentage of contingency is for the fire setup project.

Ms. Wheeler said capital needs have a contingency between 5 and 10%. We will contract with Amaresco at a set price. The fire station doesn't have contingency in it. The Council didn't feel comfortable with the higher number, so it doesn't have contingency.

Councilor Harris thought the \$4.1 million needs to be looked at closely. What is Ameresco's role?

Ms. Wheeler said they identified critical things in the construction to gain more efficiency.

Councilor Harris asked what the fee is.

Ms. Wheeler said the estimate is within market expectations, so the value is good

Councilor Harris said this is the business he was in for years, but he believed their

scope of work and costs are unclear. It is important to identify what they are going to do and what it will cost.

Ms. Wheeler said it is in each project sheet. We can provide the scope of work.

Councilor Harris said it is not in our sheets.

Ms. Wheeler clarified that it is in the project sheet. We just didn't break out what was by the City and what was Ameresco's.

Councilor Harris was not opposed but would like that information.

Chair Ives thanked our Finance Director and her staff and our Public Works Director and her staff - obviously many hours went into this to tackle these significant works and use our bonding process. It is exciting and glad we are tackling these deep seeds. It is what he calls social infrastructure - where people gather together. It helps build community and does not feel we are strangers but involved in a common purpose.

With Amaresco, it sounds like sole-source and they have been crucial with the process with Amaresco. When we started with them. I thought it was flawed. Obviously, the contracts will come back to us . I hope it is a rigorous process.

Ms. Wheeler said we are already in contract with them and have done many assessments. We focused them on the critical needs. And we cross check as an amendment to their contract.

Chair Ives said the energy audits were done on the assumption the savings would cover the improvements being proposed. That is provided in the project sheets. But I'm less clear on how that relates to the energy audits and the extent of this work. He wanted to understand how this is morphing.

Ms. Wheeler said from the savings, it looks like we could fund \$3 million of work and the overhead of going out to borrow \$2 million and then do the energy audits again and it wouldn't justify that work. So a decision was made to fund it with bonds.

Chair Ives didn't know what the total is to be allocated on Amaresco on the contracts you are contemplating. A savings of \$3 million on a total bond of \$20 million.

Councilor Abeyta complimented staff on their work. The pie charts are appreciated. The 41% for public safety is good. You break it down by department and then by category. It was a pretty good staff memo despite the corrections to be made.

MOTION: Councilor Abeyta moved, seconded by Councilor Harris to recommend

approval to the Governing Body of an Ordinance Authorizing the Issuance and Sale of the City of Santa Fe, New Mexico Senior Lien Gross Receipts Tax Improvement Revenue Bonds, Series 2018a in an Aggregate Principal Amount Not to Exceed \$20,000,000 for the Purpose of Defraying the Cost of Constructing, Purchasing, Furnishing, Equipping, Rehabilitating, Making Additions to or Making Improvements to Public Buildings and Facilities.

VOTE: The motion passed by unanimous (4-0) voice vote with Councilors Abeyta, Harris, Vigil Coppler, and Villarreal voting in the affirmative and none voting against.

15. REQUEST FOR APPROVAL OF AN ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987; AMENDING SECTIONS 14-10.2 AND 14-10.3 TO PROVIDE EXCEPTIONS FOR LEGAL NONCONFORMING SINGLE FAMILY DWELLINGS; AND MAKING SUCH OTHER CHANGES THAT ARE NECESSARY TO CARRY OUT THE PURPOSE OF THIS ORDINANCE (COUNCILOR VILLARREAL) (GREG SMITH, PLANNING DIVISION DIRECTOR, GTSMITH@SANTAFENM.GOV, 955-6957)

COMMITTEE REVIEW

Planning Commission (Approved)	09/06/18
Finance Committee (Scheduled)	10/01/18
Council (Request to publish)	10/10/18
Council (Public Hearing)	10/31/18

Councilor Abeyta to Mr. Smith, said he didn't have a problem with the intent, but it seems there is a conflict with nonconformity. You want the nonconformity to go away and not expand it. By doing this, it won't go away. Rather than amend the nonconformity, maybe it should be allowed. This amendment would encourage their survival. I'm not feeling that strongly to just allow these uses.

Mr. Smith said they did some research on this very limited category and found a range in how communities treat them . In the County it is allowed up to 50% with approval of the board. Should we consider family uses in commercial zones?

Councilor Abeyta thought so in only in two areas.

Mr. Smith agreed - I-1 and C-2 zones.

Councilor Abeyta asked if there were any other reasons where residential is considered nonconforming.

Mr. Smith did not believe so.

I-2 also has a prohibition.

Councilor Abeyta concluded that we are not allowing residential in there as a new dwelling but would allow what exists now.

Mr. Smith agreed.

Councilor Abeyta understood that is why we couldn't change the zoning.

Mr. Smith said that was right - particularly with multi-family uses in I-1 zones.

Councilor Villarreal said, on that point, that she would leave it up to staff to handle a very unfortunate circumstance. In Industrial - we tried to figure out. The staff screwed up in the past and a family thought they could do it because their neighbor did it. It creates a hardship for this family. They wasted a lot of time and we tried to figure out the best way. I'm conflicted about it. That area should not be zoned Industrial with homes already there.

She was willing to move it forward. The other question was what was behind the 2,500 square footage maximum now.

Mr. Smith said it was in the range of 1,500 square feet or less. City-wide, single-family average is 2,500. We had one other in a C-2 district.

Councilor Villarreal understood.

The other thing she was curious about was looking into accessory dwelling units. A change that would not allow accessory units in certain districts would come up again and she had a conflict with this.

Mr. Smith said the regulations are in an R-district. He was not sure you could create an accessory dwelling in these zones.

Councilor Villarreal thought we would need to look at it.

Mr. Smith said the rules apply in R districts - so we are not changing rules for accessory dwellings.

Councilor Villarreal thought those zones should be rezoned. It clarifies her concern. It

is a larger issue for the future.

Councilor Vigil Coppler appreciated Councilor Villarreal's explanation why this came up. It seems very specific and I figured it was to address a hardship of some sort. There are other hardships like this.

Councilor Vigil Coppler said she supports property rights and, to the extent possible, people should be able to carry out the enjoyment of their property and if the City can support it, that would be a good thing.

But she was unsure where these I-1 and C-2 places are.

Mr. Smith said C-2 is generally up and down Cerrillos Road and I-1 and I-2 largely off from Cerrillos Road.

Councilor Vigil Coppler -thanked him. She wanted to make sure the nomenclature was the same .

Chair Ives said it was interesting to see there were 50 such nonconformities. He appreciated the background information on why this is a problem. He was still not totally clear where he stood on it. He thought they would make sure some areas are limited to specific purposes. He had seen the zoning map before but understanding where these problems are is helpful.

MOTION: Councilor Villarreal moved, seconded by Councilor Vigil Coppler to recommend adoption of the proposed ordinance to the Governing Body.

VOTE: The motion passed by unanimous (4-0) voice vote with Councilors Abeyta, Harris, Vigil Coppler, and Villarreal voting in the affirmative and none voting against.

16. REQUEST FOR APPROVAL OF A RESOLUTION SUPPORTING A STATE CONSTITUTIONAL AMENDMENT PROVIDING FOR A PUBLIC BANK IN NEW MEXICO, AND APPOINTING A CITY REPRESENTATIVE TO SERVE AS A LIAISON FOR THIS EFFORT (COUNCILORS VILLARREAL AND RIVERA) (JESSE GUILLEN, LEGISLATIVE LIAISON, JBGUILLEN@SANTAFENM.GOV, 955-6518)

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

09/17/18
09/26/18

Councilor Villarreal clarified that at Finance adjustments were made to this and a copy is on each Councilor's desk, After the first page, it shows what was added. It is to support a constitutional amendment at State Legislature and states what the City did before with a task force to look at a public bank at the state level and to add priorities for a lobbyist to speak at committee hearings. On page 2, the last further resolved statement is that City Manager would appoint someone. It could be different staff people to represent our interests. So, we would have someone to present on our behalf and reach out to other mayors to create a state public bank and then testify as appropriate.

Councilor Harris was not able to support this for several reasons. He thought it is premature and the ask force recommended consideration of a constitutional amendment. He didn't believe that was done. Lots of time and money was put into it for our effort. I think it is to put on our legislative priority that we have others to consider. Staff time and lobbyist costs are not reflected in the FIR. We have other things we have to work on. It doesn't properly document the numbers and if premature, given the effort that has gone on. I know there are many people in support. But, when I talk with people, this is pretty low on the priorities for Santa Fe to accomplish.

Councilor Villarreal said the effort has occurred with the State Treasurer and they worked it out with the Treasurer - so they have investigated it pretty thoroughly. The next step is to get a sponsor. The joint resolution is in draft and shows that research has been done. It is not necessarily a city-wide resolution. It was something we wanted feedback on, and she didn't know how much time it would take. This still needs to happen and be taken to the legislature to determine what makes sense. She didn't agree it is premature. Many things have been done and no FIR is required right now.

Councilor Vigil Coppler's first reaction was it is premature. This is an election year and will have a whole new contingent legislature there. We don't know if it would be their priority. Also a new governor and we don't know those concerns either. If it was such a great thing, I think many other states would have jumped on it already. "I have not heard many legislators say that is the band wagon they would jump on. I was very opposed for the city to establish a public bank in light of our financial troubles. To switch gears, I and the Mayor met with our lobbyist. The city is not ready yet on our legislative game plan. Our meeting was to check in on that. It is time for us to get ready. We have many priorities and we were just sent an email from City Manager to prioritize by our districts. Any lobbyist you do will take you away from the priorities. Public banking will take you away from those priorities. We have only one lobbyist to be at committee meetings. To have only one person is unrealistic. I will not vote on it."

Chair Ives said, "My perspective is that having greater options with investing money back into the state is a healthy thing and to be encouraged. It is fine to ask the state to look into this whether a constitutional amendment should be brought forth. Personally, I

like it and think it is reasonable for the State to consider it. We bring many resolutions over which we have little control. We had an example on death and dying.

MOTION: Councilor Villarreal moved, seconded by Councilor Abeyta, to recommend approval to the Governing Body, support of the state constitutional amendment.

VOTE: The motion resulted in a tie 2-2 voice vote with Councilors Abeyta and Villarreal voting in the affirmative and Councilors Harris and Vigil Coppler voting against. Chair Ives voted in favor. Resulting in a 3-2 vote.

DISCUSSION AGENDA

17. REQUEST FOR DIRECTION ON THE STORMWATER MANAGEMENT STRATEGIC PLAN (MELISSA MCDONALD, RIVER, WATERSHED & TRAILS SECTION MANAGER, MAMCDONALD@SANTAFENM.GOV, 955-6840)

Chair Ives commented this is a great deal of information to digest. It is to provide some direction and to keep the dialogue going.

Ms. Wheeler said she was proud to bring forward this stormwater management plan. We were before Council recently about how we would be prepared. It is extremely timely. You can have an intention to do a plan. This was kicked off a year ago and now we are very focused on learning about our watershed; adding to our tool kit with a lot of good information for this time. Then we will come back to adopt it.

Troy Dorman and Rosemary Romero, consultants, were present.

Ms. McDonald thanked Ms. Wheeler and Councilors and for keeping it ongoing. This is the Stormwater Management Strategic Plan. Troy Dorman from Tetrattech, Rosemary Romero, Mr. Fluetsch and Leroy Pacheco are the people working on it. She said she was also trying this I-phone out for the first time as she showed slides on the monitor.

The organization chart was presented to the Committee last month. The main driver is the model MS4 permit. We broke up the model into Organizational Analysis by departments; the funding mechanism, and then a second module which is the model update to be more adaptable, and third is the EPA Technical Assistance. All of this information generated a project list more proactive for projects and the strategic plan is in your packet and we will summarize a few that are important to develop now. And also a model report.

She went through the slides on EPA work. Two consultants were present from EPA. She recognized their work. To take a real-life project and put low-impact development on them makes the new MS4 work and also on an EPA Guidebook to help with more funding.

Mr. Troy Gorman spoke to the model. He said one model looks at flooding to tell us in a flood, where we will likely have a flooding issue and look at how to solve those problems. The flood in July can help and we can take the rainfall radar map to see how it affects the city and what the rainfall was like and focus on where the storm drains were too small. Maybe some were put in the county and now are too small. And to prioritize the investments to protect our assets.

A result from the model is that quite a few culverts were undersized, and some clogged up a lot. Maybe there is a way to do some changes that decrease the risk. Some have caused a lot of sediment. So the city spends much time cleaning them out. He showed a diagram that showed preferred road design .

Also, look at a rainfall sequence as criteria for the 100-year storm event. Maybe it is time to look at the data. In other parts of the country that analysis has gotten 10-15% improvements.

For land use, these are ideas to reduce stormwater issues. We can see that if we reduce road size and parking lot size, we reduce the runoff volume. There can be land that is incredibly valuable for infiltration.

How do we reduce the impact? Reduce the runoff volume, increase infiltration, stabilize channel design.

For Storm Drain System Management, there are quite a few areas where not enough data is available. To manage and maintain, it is recommended for the city to apply that information to the storm drain system and to put in place a standard process to get the information from private developments.

We identified watershed pilot areas and it is the downtown area where we don't have enough information - where there were flooding issues reported on publicly owned property in four specific areas recommended with at least 2 to start to implement green infrastructure. It leads to an Asset Management Road map.

It starts with completing an asset inventory; and an inventory of programs, etc.

Ms. Romero said three task force members were present - They were folks who had

an interest and we asked them to give feedback on the process, based on their experiences to discuss applicability of the modeling. She listed the 21 members. They went through modeling and gave great feedback and that is in the larger packet.

Mr. Fluetsch dealt with the stormwater fees and the funding mix. \$5.3 million was taken from Gas Tax revenues. We brought from future to now with all of those revenues and started applying it to the plan and about a quarter of the stormwater fees to generate in bond proceeds. At 3% it generates \$4.3 million. We talked with the revolving fund who at the state, gets money from EPA, matched by the state and can borrow at 2.343% interest rate. He compared it to the market which would require a subordinate lien GRT but at these rates, the City could avoid that.

Mr. Leroy Pacheco went to the organization chart for the City. He said Santa Fe doesn't collect impact fees specifically for stormwater. The Water Dept is responsible for some of the management and Streets is for city-owned facilities and Parks for their infrastructure. Over 70 individuals were interviewed for the stormwater report. Currently there is cross-department training and a need for clarifying roles and responsibilities to better coordinate and correct inefficiencies. We found two fundamental drivers are funding and data. There is a need at a higher management level to establish the funding management and with respect to the data, a need to make sure data moved through the process seamlessly. We are encouraged by intergovernmental and other sources to update procedures in the operations module.

Ms. McDonald said next steps should be around several key recommendations. First is an internal team to work with various departments to expand the portfolio and collect data needed. Then to adaptive model the project development with model storm events and adopt design criteria. Third is education and outreach expansion - develop a design manual with engineering standards, community education; staff training and website development. We want to continue neighborhood outreach on each other's responsibilities.

These three sections get to the short-term goals of team building, funding and asset management. That will be in the city's best interest. She stood for questions.

Chair Ives appreciated these efforts that underlies this plan. He was pleased that our assessment followed the same as MS4 to utilize what we are learning on the stormwater side to handle the goals more efficiently. There are components that will engage us significantly as we move forward and also affect Finance. The last time that fee was done was in 2010 with David Coss and tripled the fees. It still was not a huge amount. Great opportunities in the leveraging. We've had quite a few significant flood events and can expect more frequent flooding events. Hopefully we can address those needs. On page 38 there is a revised code of ordinances for changes to our code. My hope is that

as a Committee, we can bring those changes to the Code to deal with stormwater. Much of that is a changed attitude regarding stormwater. We now see it as an opportunity for destructive flows to become beneficial to the City instead of just destructive.

There are many questions.

Councilor Vigil Coppler appreciated the work of Staff. It was so professionally done. It looks like you left no stone unturned and a fantastic plan is ours for the future. On 60 Minutes yesterday they had how the Dutch manage their stormwater. The ingenuity and creativity is unbelievable they came on. They created ponds and made it a recreational area. They created berms and created parking garages under them. You will not be bored. It takes you out of the box. It became much more interesting to me. Great effort - thanks.

Councilor Abeyta also complimented staff. It is very impressive, and he is looking forward to supporting its implementation from the finance side.

Councilor Villarreal thanked the team. She was surprised by this resourceful document and sobering on the chapter on your findings that we have to figure out immediately. In Santa Fe, we need to get on those.

She asked for clarification on Mr. Dorman's statement to still design for 100-year events.

Mr. Dorman explained the 100-year event is much greater rainfall today.

Councilor Villarreal asked if it is specific to this area.

Mr. Dorman said after Hurricane Harvey in Houston, they have adopted a higher rainfall for a 100-year event. And what was FEMA's 500-year event will become the 100-year event. That is how the federal insurance rates are set.

Councilor Villarreal reasoned that for higher rainfall, they would make more sense to us with broader needs and future forecasting.

Ms. McDonald said that is not an immediate thing we could do . We need more data. Our new MS4 permit has 90% retaining standard. We should do those steps and let the permit unfold a little. Just understanding that is essential.

Ms. Wheeler said we have already exercised the ability to make special conditions for specific sites. The modeling will help us do that intelligently.

Councilor Villarreal said it also includes looking at the priority areas. She is anxious about getting the right data for it. There are still other things to observe but not tonight. She asked what the team's next steps are. She didn't see making changes to this document.

Ms. Wheeler said Staff will develop a resolution for the Committee to adopt as policy and map out a plan for you in the nuts and bolts. Certainly more data and an assessment of priority projects and bonding capacity to make it work. And LUD cost.

Councilor Villarreal pointed out that in the GRT bonds which are completed, there is nothing for stormwater.

Ms. Wheeler said the City will do separate bonding for that and make the stormwater fund match that.

Councilor Villarreal said as long as we have funds to collect, all the data across the board should be gathered. Do we need money from this GRT Fund for that planning and data collection?

Ms. Wheeler said no.

Councilor Villarreal asked them just to correct her last name in the document.

Councilor Harris echoed what everyone said about it. He had just done a once over lightly. "I know that Chairman Ives is the real champion of this here and in the Governing Body. We now understand and appreciate how important it is. We have a very good strategic plan now and looking forward to the next steps. I'm curious if Tetra tech has finished their contract.

Ms. McDonald agreed they have met their contract.

Councilor Harris said he spoke earlier about not delving into the financial part. But from his own experience, at Nava Adé, the homes adjacent to phase 2B of the larger subdivision now under construction - they had large ponds and he didn't know how much sediment flowed into them. What steps should we use and not wait for the implementation if there are things we can do now on calculations. Those ponds are in a warranty period and should be restored to the physical condition to the design capacity. What might make sense to avoid problems down the road would be important to identify now. This is a very thoughtful exercise that will continue to be useful.

Mr. Dorman said that was how they approached it for things that could be done now with existing infrastructure, then with changed infrastructure and then long term.

Councilor Harris said it is a thoughtful and impressive document.

Chair Ives said it is wonderful to have a plan in front of us now. Regarding data gathering as a preliminary step, he asked Mr. Dorman what sort of inputs are critical to optimize our use of that and understand movement of stormwater in the future.

Mr. Dorman said one is impervious cover - how much such surface is on each property - identified for a model and an equitable stormwater fee based on actual runoff. Secondly, to understand where the outfalls are (drains) - to model individual areas. Third, to monitor runoff during a storm. The model estimates runoff but monitoring needs to be in place for actual runoff. Arroyo Chamisos has no rain gauges on it. We would recommend water quality sampling and add rain gauges to those stations. That is most cost effective to calibrate and optimize it . But the biggest is impervious surfaces.

Chair Ives noted we have legal capacity to capture and use it. 800 ac/ft for a fifth to a quarter of the City annual usage. That led to an update of green code for greywater systems. Ms. McDonald was very involved in that even before working for the City. This is hopefully a good start here.

Chair Ives provided a handout to give a sense of limited capacity for measurement which is at the airport. But his handout showed other sites. David Silver prepared the data where rain is measured. It is not nearly enough to gather information on rainfall for where in arroyos and Santa Fe River gauges are needed to use the model and expand the network across the city when very localized is needed on the full extent of the rainfall.

He asked when they will have the implementation plan.

Ms. Wheeler said she will come right back with a resolution to be sponsored for that.

Chair Ives said his last thing to say was that the full list of task force members is a joy to see. So many who have been deeply involved in our water issues. All the hardscape in the city and where it intersects with water. Thanks to all who serve on it. It makes for a successful public process across the community to have confidence in how it moves forward. So thanks to all task force. members to make it the report it is.

He hoped it is the consensus of the Committee to move forward with implementation and encourage members to reach out to staff and others for specific questions you have.

18. MATTERS FROM STAFF

Ms. Wheeler pointed out the next meeting is on a Tuesday because of Columbus

Day.

19. MATTERS FROM THE COMMITTEE

There were no matters from the Committee.

20. MATTERS FROM THE CHAIR

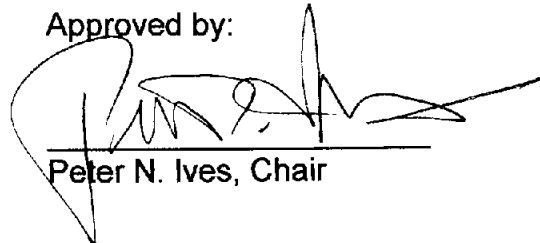
Chair Ives had nothing to add.

21. NEXT MEETING: TUESDAY, OCTOBER 9, 2018

22. ADJOURNMENT

Having completed the agenda and with no further business to come before the Committee, the meeting was adjourned at approximately 8:00.

Approved by:



Peter N. Ives, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.