



Agenda DATE 6/6/17 TIME 8:40
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**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
COUNCIL CHAMBERS
MONDAY, JUNE 12, 2017
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 MAY 30, 2017 PUBLIC WORKS COMMITTEE MEETING

INFORMATION AGENDA

6. ANNUAL REPORT – SANTA FE RIVER TARGET FLOWS (MELISSA MCDONALD)
7. SANTA FE MUNICIPAL AIRPORT TERMINAL SITE SELECTION STUDY REPORT (CAMERON HUMPHRES)

CONSENT AGENDA

8. CIP #454A – RAIL TRAIL EXTENSION PROJECT – ALTA VISTA TO PEN ROAD
 - REQUEST FOR APPROVAL OF AWARD OF BID #17/16/B AND APPROVAL OF CONTRACT WITH G.M. EMULSION LLC OF SANTA FE IN THE AMOUNT OF \$601,907.60 EXCLUSIVE OF NMGR (LEROY PACHECO)

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

06/19/17
06/28/17

9. TRANSIT – CLEANING SERVICES

- REQUEST FOR APPROVAL OF AMENDMENT NO. 2 WITH PRUDENTIAL SERVICES FOR FLEET/MAINTENANCE IN THE AMOUNT OF \$5,520 AND EXTENDING SERVICES TO MARCH 12, 2018 USING STATE PRICE AGREEMENT NO. 70-516-17-05415
- REQUEST FOR APPROVAL OF AMENDMENT NO. 2 WITH PRUDENTIAL SERVICES FOR FIXED ROUTE OPERATIONS IN THE AMOUNT OF \$12,521.60 AND EXTENDING SERVICES TO MARCH 12, 2018 USING STATE PRICE AGREEMENT NO. 70-516-17-05415 (LOIS AMADOR)

COMMITTEE REVIEW

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10. REQUEST FOR APPROVAL OF AWARD (RFP# 17/04/P) FOR CITATION ADMINISTRATION AND REVENUE RECONCILIATION SYSTEM (CARRS) WITH CONDUENT STATE AND LOCAL SOLUTIONS, INC. IN THE AMOUNT OF \$654,000 PLUS APPLICABLE GRT **(NOEL CORREIA)**

COMMITTEE REVIEW

Finance Committee (Scheduled)
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11. REQUEST FOR APPROVAL OF AMENDMENT NO. 2 FOR ELEVATOR MAINTENANCE SERVICE AGREEMENT WITH KONE, INC. EXTENSION OF ONE-YEAR AND IN THE AMOUNT OF \$100,955.81 **(NOEL CORREIA)**

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12. CIP PROJECT #646 – CITY OF SANTA FE STUCCO PROJECT

- REQUEST FOR APPROVAL OF AMENDMENT NO. 1 WITH DAVENPORT CONSTRUCTION MANAGEMENT LLC FOR SANDOVAL GARAGE IN THE AMOUNT OF \$51,541.59 INCLUSIVE OF NMGR T FOR A TOTAL CONTRACT AMOUNT OF \$285,143.19
- REQUEST FOR APPROVAL OF A BUDGET ADJUSTMENT
- REQUEST FOR APPROVAL OF AMENDMENT NO. 2 WITH DAVENPORT CONSTRUCTION MANAGEMENT LLC FOR CITY HALL PAINTING IN THE AMOUNT OF \$39,236.03 INCLUSIVE OF NMGR T FOR A TOTAL CONTRACT AMOUNT OF \$324,379.22 **(LEANN VALDEZ)**

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

06/19/17
06/28/17

13. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING THE CITY MANAGER TO EXPLORE THE CREATION OF LEGISLATION ESTABLISHING AND FUNDING LOCAL ARTS AND CULTURE DISTRICTS **(COUNCILOR MAESTAS) (DEBRA GARCIA-GREIGO)**

COMMITTEE REVIEW

Arts Commission (Approved)
Economic Development Advisory Committee (Scheduled)
Finance Committee (Scheduled)
Council (Scheduled)

05/08/17
06/14/17
06/19/17
06/28/17

14. REQUEST FOR APPROVAL OF A RESOLUTION CALLING FOR THE EXPEDITED IMPLEMENTATION OF ALL PENDING BROADBAND POLICY RECOMMENDATIONS BY THE ECONOMIC DEVELOPMENT DIVISION **(COUNCILOR MAESTAS) (LARRY WORSTELL)**

COMMITTEE REVIEW

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Finance Committee (Scheduled)
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15. REQUEST FOR APPROVAL OF A RESOLUTION ENDORSING THE NORTH CENTRAL REGIONAL TRANSIT DISTRICT'S FY2018 BUDGET PROPOSAL, APPROVING THE FY2018 CITY OF SANTA FE REGIONAL TRANSIT PLAN INCLUDING \$25,000 IN FUNDING, AND SUBMITTING THE CITY'S REGIONAL TRANSIT PLAN FOR FY2018 TO THE NORTH CENTRAL REGIONAL TRANSIT DISTRICT BOARD OF DIRECTORS FOR CONSIDERATION AND APPROVAL (COUNCILOR MAESTAS) (KEITH WILSON)

COMMITTEE REVIEW

Finance Committee (Scheduled)
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06/19/17
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16. MATTERS FROM STAFF
17. MATTERS FROM THE COMMITTEE
18. MATTERS FROM THE CHAIR
19. NEXT MEETING: **MONDAY, JUNE 26, 2017**
20. 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
June 12, 2017**

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 amended	1-2
4. Approval of Consent Agenda	Approved as amended	2
5. Approval of Minutes - May 8, 2017	Approved as presented	2
INFORMATION AGENDA		
6. River Flows Annual Report	Report by Ms. McDonald	2
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10. CARRS Contract	Approved	6-7
16. Matters from Staff	None	7-8
17. Matters from the Committee	Comments	8
18. Matters from the Chair	Comments	9
19. Next Meeting:	June 26, 2017	9
20. Adjournment	Adjourned at 6:30 p.m.	9

MINUTES OF THE
CITY OF SANTA FÉ
PUBLIC WORKS/CIP & LAND USE COMMITTEE
Tuesday, June 12, 2017

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 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 Peter N. Ives, Chair
Councilor Joseph M. Maestas
Councilor Christopher M. Rivera
Councilor Ronald S. Trujillo
Councilor Renee D. Villarreal

MEMBERS EXCUSED:

STAFF PRESENT:

Nick Schiavo, Acting 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 Trujillo moved to approve the agenda as amended. Councilor Rivera seconded the motion and it passed by unanimous voice vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Maestas asked for discussion on item 10.

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

5. APPROVAL OF MINUTES FROM MAY 30, 2017 PUBLIC WORKS COMMITTEE MEETING

MOTION: Councilor Trujillo moved to approve the May 30, 2017 minutes as presented. Councilor Villarreal seconded the motion and it passed by unanimous voice vote except Chair Ives abstained.

INFORMATION AGENDA

6. ANNUAL REPORT – SANTA FE RIVER TARGET FLOWS (MELISSA MCDONALD)

Ms. McDonald said the information is in the packet. We met obligations from last year. She stood for questions.

There were no questions.

7. SANTA FE MUNICIPAL AIRPORT TERMINAL SITE SELECTION STUDY REPORT (CAMERON HUMPHRES)

Mr. Humphres provided the site selection report. This report was delivered in much more detail to Airport Advisory Committee. As background, he said the MP was updated in 2014 and complete but not presented here or to Council yet because of FAA delays.

Mr. Humphres described in detail the inadequacies of the passenger terminal including the location, which doesn't comport with FAA standards. Other locations were identified. He explained the size the facility needs to be to provide adequate service for the growing traffic at the airport. The study was limited to review of the best sites and cost and recommendation. It is not intended as the design.

To accomplish the task, they contracted with KSA, and David Alexander is lead; Molly Waller is the Program Manager. Ross Payton and Sheree Matthews worked on it and they hired Wayne Lloyd Associates as the local architect firm.

Mr. Payton went through the study process and described what went into the terminal planning. He also described the delays the terminal is experiencing and the needs that have been quantified. Then they projected those needs out to 2040, based on the demographics. One option was to expand the current facility and the other option was to build a new facility at a new location on the property. The study favored relocation as the most flexible and cost effective option (\$38 million vs. \$40 million). He also described potential uses for the existing facility if it is relocated.

Councilor Rivera asked what accounts for the big jump in activity.

Mr. Humphres said it was because they have added service to Phoenix with Dallas and Denver before. American Airlines went from a 50 seat to a 70 seat aircraft. Denver will transition to all 70 seat aircraft and have talked of 150 seat aircraft. He also explained that the current location is "bookended" but the gas stations and private aircraft locations, which are the biggest operations. Option B is the only one that meets all FAA standards.

Mr. Humphres said they would repurpose the existing building. It has the control tower that will remain in place and in the design, they can look at other possibilities. They need administrative space for staff and could use existing building for that. It has a large conference room or a community room for meeting space for any community organization for their meetings. It has a wonderful patio out there for viewing airplanes. With no passenger traffic, they could uncover the corbels and beams and enhance its historic value. It is recognized and loved by many people in Santa Fe.

Councilor Trujillo was concerned about getting Santa Fe people to use our airport. It is expensive. It is \$400 cheaper in Albuquerque and families are on a budget. When he flew out for the first time four months ago, it was chaotic and hot. People were getting grouchy. The incentive is that it was wonderful to get in his car and be home in ten minutes.

Councilor Maestas felt this site selection study is a great first step. He was pleased to look at a totally new location and not waste those public dollars. He commented how FHWA triggers funding for airports in close proximity. He asked about other impacts or restrictions for this design.

Mr. Humphres said it is permitted for the boundaries of the airport. However, when we build on the airport, we must clear the air space impact. What would trigger it would be high tension high voltage wires. FAA would fund a lot of Option B but not the full amount and they would look at local options for funding that part of it. The market jump is significant and he thought Santa Fe would get several other destinations. But Councilor Trujillo's point of getting Santa Fe folks to use Santa Fe airport is very important.

Chair Ives hoped Santa Fe could serve as a point of origin for all of northern New Mexico and heard that most are on people coming to Santa Fe. He hoped Santa Fe can be a more robust regional airport outbound. He would love to see the study on the price differentials on how far in advance they are reserved, etc.

Mr. Humphres briefly described the problems with meeting TSA security standards with the current limited space. Their new body scan machines cannot be installed in the limited area.

Chair Ives asked for a companion CIP that matches the 20-year plan. He would also like to have a full copy of the Master Plan here at City Hall.

Mr. Humphres agreed to provide it. He also agreed to give an updated version for the site plans. He now plans to work on the funding. There are some sources identified already.

Chair Ives suggested specific TIDs in the area, considering businesses out there. The economics to that area are significant

Councilor Rivera noticed in Option B no plans for a restaurant. He asked about a concession.

Mr. Humphres said they will definitely have a restaurant at the airport. That is critical part. Also, a news or gift shop in addition to rental cars, etc.

CONSENT AGENDA LISTING

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06/28/17

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Councilor Maestas asked if Mr. Correia is asking us to concur in the award and approve the contract in the packet.

Mr. Correia agreed for the first part. The contract goes through planning review - to make sure it is ready for Finance next week. It was a year going through this process. There were issues that arose - staffing shortages impacted and then priorities. And additional information that was requested. The selection process took longer than we expected.

Councilor Maestas said typically a consultant would say the value is only good for a certain period of time. He asked if they are standing by the amounts shown here.

Mr. Correia agreed. They are committed to that price.

Councilor Maestas asked why they already notified the consultant they were awarded the contract. That seems retroactive.

Mr. Correia said the contract cannot be awarded until the selection is complete and approved by Council.

Councilor Maestas said the notification letter on page 7 doesn't indicate subject to Council approval. He asked if the consultant was notified that they were selected but the contract is still being negotiated.

Mr. Correia said they were asked if they had any issues with the City package to submit that with their proposal. Both contractors did that so we already knew it was things beyond their control and protection for them. What we have here is the final draft. They like to review that and what was incorporated is what they accept.

Councilor Maestas asked if this is within his current budget.

Mr. Correia agreed. It is based on 30,000 reviews a year and they are paid a fixed amount that covers it.

Councilor Maestas pointed out that the Committee takes action on RFPs and when over \$50,000, we approve the actual contract. But this says it is an award. The caption should be a little more accurate to explain what we are acting upon. We are asked to approve the contract. A PSA is a contract. There was some ambiguity there. So, we will eliminate virtually all handwritten citations with this service. We have been maligned about our parking rates. This is something very positive and makes our operations more efficient. I like the streamlining and the transfer of citation data. But in the future, we need to explain why it is taking so long. It is a good project.

Chair Ives asked Staff to check with legal on the caption to see if there is any issue that would require renote or a new caption. We don't want it to be misunderstood.

Councilor Maestas said the award notification letter also needs to be looked at by Legal. Clearly, we are still negotiating the contract and need to make sure we are okay.

Mr. Correia agreed.

Councilor Rivera was a little unclear with so many comments. It needs to be cleaned up before Council. Page 69 called for 3 years with extensions. The City only allows for four yearly extensions. It is our rule but this puts us in a situation for year five.

Mr. Correia said either party can terminate the agreement. The reason we requested a 3-yr contract with possible to 2 year extensions is that the cost of what we are paying them is amortized over five years. Negotiation to four years would increase the payment. That was the decision we made.

Councilor Rivera was curious about the procurement. Item #6 which talked about the first year. He had never seen a contract go beyond four years and then must be renegotiated. Maybe Mr. Schiavo could clarify with Procurement on that.

Mr. Schiavo agreed to check on it.

Councilor Villarreal moved to approve the request. Chair Ives seconded the motion and it passed by majority voice vote with all voting in favor except Councilor Rivera abstained.

16. MATTERS FROM STAFF

There were no matters from Staff.

17. MATTERS FROM THE COMMITTEE

Councilor Villarreal said to Mr. Correia she wanted a timeline for wayfinding signs. Some businesses want to get them soon, as it relates to parking downtown and at the Railyard. We want to have more signs up. She asked Mr. Schiavo to let the Committee know when the signs will go up and what we need to do legally.

Mr. Schiavo agreed.

Councilor Trujillo announced the fishing derby is Saturday at 7 a.m. and asked that to be conveyed to Parks and everyone our thanks for their hard work. They were able to pull it off for this week. It was a lot of work and he was grateful.

Councilor Maestas said regarding Land Use, that adequate resources for enforcement is essential. We need at least a report on FTE's for enforcement. We asked for some kind of status report. I just want a better picture on enforcement of Land Use rules.

Chair Ives said he would continue to work for hiring an enforcement person and to increase those who violate the permit requirements. There has been some disagreement between Land Use and HR about putting those in place. Hopefully, we have those. He asked Mr. Schiavo to reach out to make sure it moves forward.

Mr. Schiavo agreed. So, we are asking for a presentation from Land Use.

Councilor Maestas recalled the whole concept of the ombudsman was to help people navigate the process. Builders were frustrated with the red tape. The Land Use Director gave her phone and asked them to call her. Councilor Maestas thought that was inappropriate. Maybe the ombudsman should be in Land Use to be more responsive to the development community and reduce the red tape.

Councilor Rivera said there was an FIR on the new position. Many of us questioned it and the difficulty for enforcement. We do need to maintain some of these programs.

Chair Ives was in favor of asking her to come in but with discussions earlier today, we need to understand the matrix of people coming to Land Use. He wondered about not having four-plexes go through development planning review. We are on the cusp of having a new ERP System, hopefully to allow some permitting to be done on line. He has gotten calls too. It should be done in a comprehensive way. Maybe two sessions from now, invite Land Use in to address the issues of volume and nature and type of those matters so with a flowchart we can see how they are handled and the time to get through the process and if it takes longer, an additional review to see what fell through the cracks. So, we can solve some of those problems.

Mr. Schiavo agreed.

18. MATTERS FROM THE CHAIR

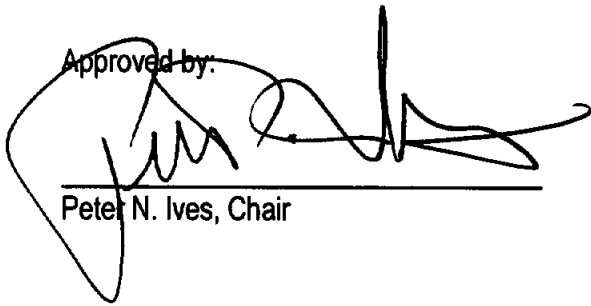
There were no matters from the Chair.

19. NEXT MEETING: MONDAY, JUNE 26, 2017

20. ADJOURN

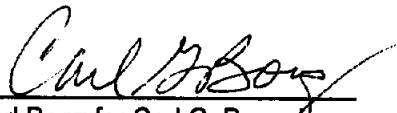
The meeting was adjourned at 6:47 p.m.

Approved by:



Peter N. Ives, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.