



Agenda

**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
CITY HALL COUNCIL CHAMBERS
MONDAY, SEPTEMBER 23, 2019
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 SEPTEMBER 9, 2019 PUBLIC WORKS COMMITTEE MEETING
6. CONSENT AGENDA
 - a) Request for the Conceptual Approval of the Sale of a Portion of a Former Irrigation Ditch Known as "Acequia de Loma" Adjoining the Northerly Boundary of 807 Abeyta Street, Containing Approximately 281.07 Square Feet, by Jay Jay Shapiro and Jack O'Bannon (Edward Vigil, Property Manager, ejvigil@santafenm.gov, 955-6626)

COMMITTEE REVIEW

Finance Committee (Scheduled)

10/21/19

Council (Scheduled)

10/30/19

- b) Request for the Approval of Amendment No. 1 to Lease Agreement By and Between the City of Santa Fe and Wayne S. Colmer and Roberta L. Colmer 1998 Revocable Inter Vivos Trust, As to an Undivided 53% Interest, and Colmer Development Company a California Limited Partnership, As to an Undivided 47% Interest to Extend Term and Amend Provision of Agreement (Edward Vigil, Property Manager, ejvigil@santafenm.gov, 955-6626)

COMMITTEE REVIEW

Finance Committee (Scheduled)

10/21/19

Council (Scheduled)

10/30/19

- c) Request for Approval of RFP#19/59/P to SWCA Environmental Consultants for the National Environmental Policy Act Planner in the Amount of \$129,965.65 inclusive of NMGR (Porfirio Chavarria, Wildland Urban Interface Specialist, puchavarria@santafenm.gov, 955-3119)

COMMITTEE REVIEW

Finance Committee (Scheduled)	10/01/19
Council (Scheduled)	10/08/19

- d) Request for Approval of a Resolution Opposing Public Service Company of New Mexico's ("PNM") Investment in Nuclear Energy at Palo Verde Nuclear Power Plant; Urging the New Mexico Public Regulation Commission ("PRC") to Require That PNM's Replacement Power Plan Include as Much Renewable Energy as Possible; Urging the PRC to Hold Ratepayers Harmless for PNM's Cost Recovery; and Evaluating Intervening on Behalf of City of Santa Fe Ratepayers in Cases Before the PRC Involving Palo Verde Nuclear Power Plant (Councilor Villarreal) (Regina Wheeler, Public Works Department Director, rawheeler@santafenm.gov, 955-6622)

COMMITTEE REVIEW

Public Works Committee (No Recommendation)	08/26/19
Finance Committee (Postponed)	09/03/19
Public Works (Postponed)	09/09/19
Finance Committee (Postponed)	09/16/19
Council (Scheduled)	09/25/19

7. PUBLIC COMMENT

8. MATTERS FROM STAFF

9. MATTERS FROM THE COMMITTEE

10. MATTERS FROM THE CHAIR

11. NEXT MEETING: MONDAY, OCTOBER 7, 2019

12. ADJOURN

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five (5) working days prior to meeting / date

RECEIVED AT THE CITY CLERK'S OFFICE	
DATE:	September 19, 2019
TIME:	6:58 AM

**SUMMARY OF ACTION
PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
CITY HALL, COUNCIL CHAMBERS
MONDAY, SEPTEMBER 23, 2019, 5:00 PM**

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE</u>
CALL TO ORDER		1
ROLL CALL	QUORUM	1
APPROVAL OF AGENDA	APPROVED	1
APPROVAL OF CONSENT AGENDA	APPROVED	2
APPROVAL OF MINUTES	APPROVED	2
<u>CONSENT AGENDA</u>		
REQUEST FOR THE CONCEPTUAL APPROVAL OF THE SALE OF A PORTION OF A FORMER IRRIGATION DITCH KNOWN AS "ACEQUIA DE LOMA" ADJOINING THE NORTHERLY BOUNDARY OF 807 ABEYTA STREET, CONTAINING APPROXIMATELY 281.07 SQUARE FEET, BY JAY JAY SHAPIRO AND JACK O'BANNON.	APPROVED ON CONSENT	2
REQUEST FOR THE APPROVAL OF AMENDMENT NO. 1 TO LEASE AGREEMENT BY AND BETWEEN THE CITY OF SANTA FE AND WAYNE S. COLMER DEVELOPMENT COMPANY, A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 47% INTEREST TO EXTEND TERM AND AMEND PROVISION OF AGREEMENT.	APPROVED	2-3
REQUEST FOR APPROVAL OF RFP #19/59/P TO SWCA ENVIRONMENTAL	APPROVED AS AMENDED	3

**CONSULTANTS FOR THE NATIONAL
ENVIRONMENTAL POLICY ACT
PLANNER IN THE AMOUNT OF
\$129,965.65 INCLUSIVE OF NMGRT.**

**REQUEST FOR APPROVAL OF A
RESOLUTION OPPOSING PUBLIC
SERVICE COMPANY OF NEW MEXICO
(PNM) INVESTMENT IN NUCLEAR
ENERGY AT PALO VERDE NUCLEAR
POWER PLANT; URGING THE NEW
MEXICO PUBLIC REGULATION
COMMISSION (PRC) TO REQUIRE
THAT PNM'S REPLACEMENT POWER
PLAN INCLUDE AS MUCH RENEWABLE
ENERGY AS POSSIBLE; URGING THE
PRC TO HOLD RATEPAYERS
HARMLESS FOR PNM'S COST
RECOVERY AND EVALUATING
INTERVENING ON BEHALF OF THE
CITY OF SANTA FE RATEPAYERS IN
CASES BEFORE THE PRC INVOLVING
PALO VERDE NUCLEAR POWER PLANT.**

POSTPONED

3-4

PUBLIC COMMENT

NONE

4

MATTERS FROM STAFF

INFORMATION/DISCUSSION

4-5

MATTERS FROM THE COMMITTEE

INFORMATION/DISCUSSION

5-7

MATTERS FROM THE CHAIR

NONE

7

NEXT MEETING

OCTOBER 7, 2019

7

ADJOURN

ADJOURNED

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**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
CITY HALL, COUNCIL CHAMBERS
MONDAY, SEPTEMBER 23, 2019, 5:00 PM**

1. CALL TO ORDER

A regular meeting of the Public Works/CIP & Land Use Committee was called to order on Monday, September 23, 2019, by Councilor Peter Ives, Chair, at approximately 5:05 PM 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 Ives, Chair
Councilor Roman Abeyta
Councilor Renee Villarreal
Councilor Michael Harris

MEMBERS EXCUSED:

Councilor JoAnne Vigil Coppler

STAFF PRESENT:

Regina Wheeler, Public Works Director

OTHERS PRESENT:

Mark Baca, Santa Fe Municipal Airport Manager
Elizabeth Martin, Stenographer

3. APPROVAL OF AGENDA

Ms. Wheeler said item D is postponed.

MOTION A motion was made by Councilor Harris, seconded by Councilor Villarreal, to approve the agenda as amended.

VOTE The motion passed unanimously by voice vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Villarreal pulled items B and C for discussion.

MOTION A motion was made by Councilor Villarreal, seconded by Councilor Harris, to approve the consent agenda as amended.

VOTE The motion passed unanimously by voice vote.

5. APPROVAL OF MINUTES SEPTEMBER 9, 2019

Councilor Villarreal said the minutes should say Wine and Chile, with an e, throughout the minutes.

MOTION A motion was made by Councilor Harris, seconded by Councilor Villarreal, to approve the minutes as amended.

VOTE The motion passed unanimously by voice vote.

6. CONSENT AGENDA

- A. REQUEST FOR THE CONCEPTUAL APPROVAL OF THE SALE OF A PORTION OF A FORMER IRRIGATION DITCH KNOWN AS "ACEQUIA DE LOMA" ADJOINING THE NORTHERLY BOUNDARY OF 807 ABEYTA STREET, CONTAINING APPROXIMATELY 281.07 SQUARE FEET, BY JAY JAY SHAPIRO AND JACK O'BANNON.
Edward Vigil**

Approved on consent.

- B. REQUEST FOR THE APPROVAL OF AMENDMENT NO. 1 TO LEASE AGREEMENT BY AND BETWEEN THE CITY OF SANTA FE AND WAYNE S. COLMER DEVELOPMENT COMPANY, A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 47% INTEREST TO EXTEND TERM AND AMEND PROVISION OF AGREEMENT.
Edward Vigil**

Councilor Villarreal said she pulled this for clarification. Do we need to state anywhere that this lease will be contingent on the passage of the Fresh Foods IRB.

Mr. Vigil said yes and no. They have asked initially that this lease be included in the transaction, but this is not totally contingent on that.

Councilor Villarreal asked if the IRB does not pass does this lease still go forward.

Mr. Vigil said yes.

Councilor Villarreal said on page 2 of the lease agreement it says the lease term is to July 28, 2019. How do we handle that. The lease is up currently.

Mr. Vigil said the reference to dates is for the initial term of the agreement. On page 3 there is an additional five year term available with written request 60 days prior to expiration. They have done that.

Councilor Villarreal asked so that covers us.

Mr. Vigil said yes.

MOTION A motion was made by Councilor Abeyta, seconded by Councilor Villarreal, to approve the request.

VOTE The motion passed unanimously by voice vote.

C. REQUEST FOR APPROVAL OF RFP #'19/59/P TO SWCA ENVIRONMENTAL CONSULTANTS FOR THE NATIONAL ENVIRONMENTAL POLICY ACT PLANNER IN THE AMOUNT OF \$129,965.65 INCLUSIVE OF NMGRT. Porfirio Chavarria

Councilor Villarreal said she spoke with Mr Chavarria today. We felt it would be better to explicitly state in this that the planner will be working for the Santa Fe Mountains Landscape Resiliency Project.

Mr. Chavarria said item A 1 is where language would be added.

Councilor Villarreal said this is so there is no confusion for contractors or the public.

MOTION A motion was made by Councilor Harris, seconded by Councilor Villarreal, to approve the request as amended.

VOTE The motion passed unanimously by voice vote.

D. REQUEST FOR APPROVAL OF A RESOLUTION OPPOSING PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) INVESTMENT IN NUCLEAR ENERGY AT PALO VERDE NUCLEAR POWER PLANT;

URGING THE NEW MEXICO PUBLIC REGULATION COMMISSION (PRC) TO REQUIRE THAT PNM'S REPLACEMENT POWER PLAN INCLUDE AS MUCH RENEWABLE ENERGY AS POSSIBLE; URGING THE PRC TO HOLD RATEPAYERS HARMLESS FOR PNM'S COST RECOVERY AND EVALUATING INTERVENING ON BEHALF OF THE CITY OF SANTA FE RATEPAYERS IN CASES BEFORE THE PRC INVOLVING PALO VERDE NUCLEAR POWER PLANT.
Councilor Villarreal

Postponed.

7. PUBLIC COMMENT

None.

8. MATTERS FROM STAFF

Ms. Wheeler said she wanted to alert the Committee that we usually make a capital projects report to the Public Works Committee, but we are going to make the report to the full Council at the next meeting. We will also be making a special presentation on the fire station with detailed information. We will also talk about the Teen Center as well. We will provide hard copies in advance.

Councilor Harris said he thinks it is a good practice to look closely at the end of the design development of the project.

Ms. Wheeler said we have a buildable project that meets the community goals.

Ms. Wheeler said three of our capital project managers are changing positions. Sam Burnett has accepted a position in Stormwater. Curt Temple is at the Airport and Jason Kluck is at Land Use as Deputy Director. We are all working closely together on transition plans. These guys are completely committed to giving their attention to projects through the end of the year. Nothing will get dropped. We are going to concentrate on the on-call process for projects. We already have one new project manager. She is sure we will be fine. There may be a bit of a slow down while we get new people in.

Chair Ives said for the \$90 million of projects how many project managers do we have.

Ms. Wheeler said the \$90 million includes road projects as well. Some of those don't start construction until June 2021. We do not have enough project managers at the moment. John Romero is short one on his team. Curt is taking \$15 million of that with him to the Airport.

Chair Ives said it sounds like a big challenge.

Ms. Wheeler said it is, but we are up for it. We will bring updates to you.

Councilor Harris said it demonstrates to him that you are telling this Committee what you are up against, but also that it is organized properly. He appreciates the update and the honesty. He looks forward to the October report. In response he had a long conversation with County Manager Miller and she said project management was by far her biggest problem. Tony Flores, the Public Works Director and Mike Kelly the Deputy resigned on Friday. We should be thankful that we have stability at the top. It is a tough market place to find people in right now.

9. MATTERS FROM THE COMMITTEE

Councilor Harris said he got an email from Director Wheeler this afternoon and he thought it would be useful to have a quick update on it. We continue to have to work on our relationship with FAA and TSA. It is ongoing. With the Board there has always been a discussion about let's just build a new terminal. What we have heard pretty consistently is that FAA wants us to focus on air side improvements before they will talk about that. He got a brief email from Director Wheeler and thought it would be good for her to explain the recent meeting with FAA.

Ms. Wheeler said at the Council meeting on Wednesday there is an item to fund an emergency repair project required by FAA. It is a million dollar project. FAA's perspective on the safety of a runway has changed. The runway has not changed. We raised the red flag. Mr. Baca has pursued several options with FAA and it was time for the City to step up.

Councilor Harris said he and Ms. Wheeler met and agreed that we needed to reach out to the Mayor and Ms. McCoy. FAA was telling us consistently that the City had to take care of the maintenance if they are putting money in. This condition has been there for 30 years, but now the inspector has put in writing that it has to change and we have got to get it done. You will hear the plan on Wednesday.

Ms. Wheeler said from that came the telephone call with FAA and the Mayor.

Mr. Baca said what spurred this was other airports that have received extra money for terminals. FAA is hesitant to give funds to us because they have not seen much support from the City in providing support for emergencies like this. Ignacio Flores, the Southwest Regional Director for FAA called and said he wanted to talk to him, the Director and the Mayor to hammer out things. It was a good call. We talked about a number of issues that happen annually. Our striping for instance. He showed him that we bought a striping machine this year and we are working on training our staff to touch up the striping. We are doing trainings now every month. He was happy about that and

was super excited to hear that we are coming up with the \$1 million to fix this runway issue. They are looking at the possibility of this being reimbursable. They are willing to do that since they see a give and take and more interest from Council. We are moving in the right direction and they see it and appreciate it. What he owes them now is a plan. Molzen Corbin will do the design. That will take three weeks then we will come up with timeline and will report it to you all and Mr. Flores. He is willing to give us a 4 to 5 month leeway to get it fixed. They are more comfortable with what we have to do.

Councilor Harris said that is all great news. If we did not deal with this runway safety area we would have to shorten our runway by 400 feet and that was a significant issue. It had to be dealt with. This is great news. Did we reach out to him or did he reach out to us.

Mr. Baca said he has been in constant communication with the FAA Safety Director. He asked to speak with Mr. Flores to let him know we were doing the best we could. He reached out to us.

Councilor Harris that is very good news. We will do what we say we are going to do.

Ms. Wheeler said another thing coming your way is that Molzen Corbin has developed a terminal expansion plan for the next 20 years. They presented to the Airport Advisory Board and in a meeting with the Mayor. Now it will be for public presentation. They are thinking for us about how can we use this Legislative appropriation to expand the terminal and what does it buy us as to gates, passengers and flights. They are mapping it to the Master Plan as well. We will share it with you.

Councilor Harris said we are pretty far along in the design of the parking lot, but until we have a higher level of information on the terminal we hit the pause button on the parking lot until we know where we are headed with terminal.

Chair Ives said he is curious to know about the May letter that talks about the runway safety area not being maintained.

Mr. Baca said the inspector noticed ruts. That was after a big rainfall. She said it was not maintained. We closed the arroyo and it found its way to open again. She said the grade is too much.

Chair Ives asked what is a runway safety area.

Mr. Baca said the rectangle around the runway. 500 feet out and 1,000 feet on each end. It is supposed to be compact and graded.

Chair Ives said if the complaint was with the arroyos how did we satisfy that issue.

Mr. Baca said we are on regular maintenance schedule to grade it and compact it. Now with this project it will raise the grade from 6% to less than 5% which will drain slower and move the drainage to the edges. It will be easier to maintain with that grade.

Chair Ives said it says the certificate holder failed to inspect the Airport.

Mr. Baca said we are obligated to inspect the Airport twice a day, five days a week. One of our employees inspected, but failed to record it. That has been part of our training. Now we have one maintenance worker checking the other maintenance worker to be sure it was recorded. A system is in play now.

Chair Ives said very good thank you.

Councilor Harris said thank you for the report.


10. MATTERS FROM THE CHAIR

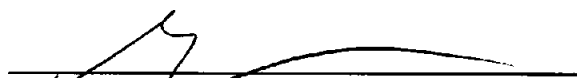
None.

**11. NEXT MEETING
OCTOBER 7, 2019**

12. ADJOURN

There being no further business before the Committee the meeting adjourned at 5:35 pm.



Councilor Peter Ives, Chair

Elizabeth Martin, Stenographer