



Agenda

**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
CITY HALL COUNCIL CHAMBERS
MONDAY, OCTOBER 28, 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 OCTOBER 7, 2019 PUBLIC WORKS COMMITTEE MEETING
6. PRESENTATIONS
PNM Business Energy Star Awards for Railyard Municipal Garage Retrofit Project
7. INFORMATIONAL AGENDA
 - a) City of Santa Fe Snow Plan (Javier Martinez, Streets and Drainage Division Director, jmartinez2@santafenm.gov, 955-2402)
8. CONSENT AGENDA
 - a) Request for the Approval of Proposed 2020 Public Works, CIP and Land Use Committee Meetings (Regina Wheeler, rawheeler@santafenm.gov, 955-6622)
 - b) Request for the Approval of Acceptance of Amendment No 2 to a Memorandum of Agreement With the County of Santa Fe for the Accountable Health Community Navigation Initiative in the Amount of \$55,800 for a Total Amount of \$175,800 for Navigation Services: County of Santa Fe (Andres J. Mercado, Battalion Chief/Mobile Integrated Health Office, ajmercado@santafenm.gov, 955-3604)

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

12/02/19
12/11/19

- c) Request for Approval of Amendment #2 to the Professional Service Agreement (Munis Contract #3200932) with Wilson & Company to Increase Compensation in the Total Amount of \$303,196.31 Plus Applicable Gross Receipts Taxes to Provide Additional Design and Right of Way Services for CIP #801B – Guadalupe Street Reconstruction from Agua Fria Street North to Paseo de Peralta (Sarah Anderson, PW Engineer Supervisor, smanderson@santafenm.gov, 955-6722)

COMMITTEE REVIEW

Finance Committee (Approved)
Council (Scheduled)

10/21/19
10/30/19

- d) Request for Approval of the First Amendment to the Professional Services Agreement (PSA) with Santa Fe Engineering Consultants (Munis Contract #3201252) to Increase Compensation \$292,946.75 Plus Applicable Gross Receipts Taxes to Provide Design Services for the Agua Fria Street and South Meadows Road Intersection Improvements Project – CIP #853C (Sarah Anderson, PW Engineer Supervisor, smanderson@santafenm.gov, 955-6722)

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

11/04/19
11/13/19

- e) Request for Approval of Amendment to Lease Agreement #18-0935 By and Between the City of Santa Fe and Santa Fe Recovery Center, Inc. to Extend Term and Amend Provision of Agreement to Add an Additional Six (6) Month Optional Tenancy Period, 60-Day Termination Provision and to Expand the Premise to Allow for Additional Beds for Recovery Program Participants (Kevin Kellogg, Asset Development Manager, kkellogg@santafenm.gov, 955-6213)

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

11/04/19
11/13/19

- f) Request for Approval of the CenturyLink Optical Wavelength Service Agreement (WAVE); This will Replace Part of the City's Existing Quest Metro Optical Ethernet (QMOE) that Provides for City Data Networks and Internet Services Across CenturyLink's Fiber Network. New Monthly Fee will be \$3,500 per Month for 48 Months the Length of the CenturyLink Contract. CenturyLink is Defined as a City Utility and is Therefore Procurement Exempt per City Ordinance 11-13(B) (Larry Worstell, ITT Infrastructure Manager, lfworstell@santafenm.gov, 955-5580)

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

11/04/19
11/13/19

- g) Request for Approval of the CenturyLink GEOMAX Service Agreement (GEOMAX); This will Replace the City's Existing QMOE Network that Provides for City Data Networks and Internet Services Across CenturyLink's Fiber Network this Agreement Provides 10 times the Bandwidth (up to 1000 Mb for each Fiber Attached City Facility. New Monthly Fee will be \$31,562.40 per Month for 48 Months the Length of the CenturyLink Contract. CenturyLink is Defined as a City Utility and is Therefore Procurement Exempt per City Ordinance 11-13(B) (Larry Worstell, ITT Infrastructure Manager, lfworstell@santafenm.gov, 955-5580)

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

11/04/19
11/13/19

- h) Request for Approval Maintenance Agreement in the Total Amount of \$66,130.54 for City of Santa Fe Library's Integrated Library System (ILS) with Innovative Interfaces Inc. (III) (Maria Tucker, Library Division Director, metucker@santafenm.gov, 955-6788)

COMMITTEE REVIEW

Finance Committee (Scheduled)	12/02/19
Council (Scheduled)	12/11/19

- i) Request for Approval of Professional Services Agreement (PSA) in the Total Amount of \$290,000 for SGR Media, Inc. dba 5 Words Media (Randy Randall, TSF Executive Director, rrandall@santafenm.gov, 955-6209)

COMMITTEE REVIEW

Finance Committee (Scheduled)	12/02/19
Council (Scheduled)	12/11/19

- j) Request for Acceptance of NMDOT Aviation Division Grant SAF#20-01 in the Amount of \$72,000 to Fund the Design of New Airfield Electrical Vault and Precision Approach Path Indicator (PAPI). Grant Will Be for The Santa Fe Regional Airport, 121 Aviation Drive (Curt Temple, Santa Fe Regional Airport Project Administrator, cctemple@santafenm.gov, 955-2906)

COMMITTEE REVIEW

Finance Committee (Scheduled)	12/02/19
Council (Scheduled)	12/11/19

- k) Request for Acceptance of FAA Grant #3-35-0037-049-2019 to Fund 90.75% of Taxiway Delta Construction
- Request for the Acceptance of NMDOT Aviation Division Grant SAF 18-01 to Fund 3.5% of Taxiway Delta Construction
 - Request for Approval of Contract for Services Using RFB #20/02/B for New Construction of Approximately 2,400 Linear Feet of Taxiway Delta, and Taxiway Lighting. Construction Services Will be at the Santa Fe Regional Airport, 121 Aviation Drive with Albuquerque Asphalt, Inc. for the Total Amount of \$2,289,019.44 Inclusive of NMGR (Curt Temple, Santa Fe Regional Airport Project Administrator, cctemple@santafenm.gov, 955-2906)

COMMITTEE REVIEW

Finance Committee (Scheduled)	12/02/19
Council (Scheduled)	12/11/19

- l) Request Approval for the Recommendation of Award for CIP 500C, Santa Fe River at La Joya Street, River Bank Stabilization and Flood Damages Repair at Ricardo Bridge to Don Jose Storm Drain Outfall to Kimo Constructors, Inc. in the Amount of \$540,102.57 Exclusive of NMGR (Melissa McDonald, River & Watershed Manager, mamcdonald@santafenm.gov, 955-6840)

COMMITTEE REVIEW

Finance Committee (Scheduled)	11/04/19
Council (Scheduled)	11/13/19

- m) Request for Approval of Project Scope of Services and Service Contract Between the City of Santa Fe and Pool Pro LLC (Procured Under CES Contract #17-011AB-C121-ALL) in the Amount of \$201,245.40 for Pool Liner Removal and Pool Plaster Reconditioning at the Salvador Perez Recreation Building (Anson Rane, Project Administrator, rerane@santafenm.gov, 955-5935)

COMMITTEE REVIEW

Finance Committee (Scheduled)

12/02/19

Council (Scheduled)

12/11/19

- n) Request for Approval of a Resolution Urging the New Mexico Legislature to Pass an Extreme Risk Protection Bill and an Appropriation to Fund Research on the Causes of Gun Violence and Solutions to End Gun Violence Amongst New Mexico Youth During the 2020 Legislative Session; and Urging the New Mexico Legislature to Propose a Constitutional Amendment to Allow Municipalities to Adopt Their Own Public Safety Measures if the Legislature Fails to Act (Mayor Webber, Councilors Harris, Abeyta, and Ives) (Jesse Guillen, Legislative Liaison, jbg Guillen@santafenm.gov, 955-6518)

COMMITTEE REVIEW

Council (Scheduled)

10/30/19

- o) Request for Approval of a Resolution Establishing City of Santa Fe Legislative Priorities for Consideration by the New Mexico State Legislature During the 54th Legislature – State of New Mexico – Second Session, 2020 (Mayor Webber) (Jesse Guillen, Legislative Liaison, jbg Guillen@santafenm.gov, 955-6518)

COMMITTEE REVIEW

Finance Committee (Scheduled)

11/04/19

Public Utilities (Scheduled)

11/06/19

Council (Scheduled)

11/13/19

- p) Request for Approval of a Resolution Supporting the Protection of Wildlife Corridors in the Upper Rio Grande Basin (Councilor Villarreal) (Jesse Guillen, Legislative Liaison, jbg Guillen@santafenm.gov, 955-6518)

COMMITTEE REVIEW

Council (Scheduled)

10/30/19

- q) Request for Consideration of Bill No. 2019-27: An Ordinance Amending Various Sections of the Santa Fe Home Program, Section 26-1 SFCC 1987, to Revise the Requirements for Multifamily Rental Housing Development So that Developers Can Choose From a Menu of Compliance Options; Removing the Sunset Home Program, Section 26-1 SFCC 1987, to Revise the Requirements for Multifamily Rental Housing Provision and Increasing the Fee-In-Lieu As Determined by an "Affordability Gap Calculation" ; Determining the Requirements for "Low-Priced Dwelling Units" as They Apply to Multifamily Rental Housing Units; Determining the Requirement for Subsidized Rental Units Included On-Site in Market-Rate Rental Housing; Clarifying Developer Incentives and Terms of Compliance So They Correlate with Degree of Affordability; Prohibiting Market Rate Properties That Receive Incentives From Discriminating on the Basis of Income Source When Qualifying Tenants; Amending Section 26-2 SFCC 1987 to Clarify the Requirements for Rental Low- Priced Dwelling Units That Comply With the Santa Fe Housing Program; Amending Section 26-3 SFCC 1987 to Permit Alternative Funding Cycles for Administration of the Affordable Housing Trust Fund; and Other Such Changes to the Santa Fe Homes Program as Needed (Mayor Webber, Councilor Ives) (Alexandra Ladd, Director, Office of Affordable Housing, agladd@santafenm.gov, 955-6346)

COMMITTEE REVIEW

Community Development Commission (Approved)	10/16/19
Economic Development Advisor Committee (Approved)	10/22/19
Council (Request to Publish) (Scheduled)	10/30/19
Finance Committee (Scheduled)	11/04/19
Council (Public Hearing) (Scheduled)	12/11/19

- r) Request for Consideration of Bill No. 2019-35: An Ordinance Amending Exhibit A of Section 13-15 to Increase the Stormwater Utility Service Charge (Councilor Ives) (Melissa McDonald, River and Watershed Coordinator, mamcdonald@santafecmn.gov, 955-6840)

COMMITTEE REVIEW

Finance Committee (Scheduled)	11/04/19
Public Utilities Committee (Scheduled)	11/06/19
Council (Request to Publish) (Scheduled)	11/13/19
Council (Public Hearing) (Scheduled)	12/11/19

9. PUBLIC COMMENT

10. MATTERS FROM STAFF

11. MATTERS FROM THE COMMITTEE

12. MATTERS FROM THE CHAIR

13. NEXT MEETING: TUESDAY, NOVEMBER 12, 2019

14. 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

RECEIVED AT THE CITY CLERK'S OFFICE	
DATE:	October 24, 2019
TIME:	10:51 AM

**SUMMARY OF ACTION
PUBLIC WORKS, CIP & LAND USE COMMITTEE
CITY COUNCIL CHAMBERS
MONDAY, OCTOBER 28, 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	1-2
APPROVAL OF MINUTES	APPROVED	2

PRESENTATION

PNM BUSINESS ENERGY STAR AWARDS FOR RAILYARD MUNICIPAL GARAGE RETROFIT PROJECT	INFORMATION/DISCUSSION	2-3
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INFORMATIONAL AGENDA

CITY OF SANTA FE SNOW PLAN	INFORMATION/DISCUSSION	3-5
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CONSENT AGENDA

REQUEST FOR THE APPROVAL OF PROPOSED 2020 PUBLIC WORKS, CIP AND LAND USE COMMITTEE MEETINGS	APPROVED ON CONSENT	5
REQUEST FOR APPROVAL OF ACCEPTANCE OF AMENDMENT NO. 2 TO A MEMORANDUM OF AGREEMENT WITH THE COUNTY OF SANTA FE FOR THE ACCOUNTABLE HEALTH COMMUNITY NAVIGATION INITIATIVE IN THE AMOUNT OF \$55,800 FOR A TOTAL AMOUNT OF \$175,800 FOR NAVIGATION SERVICES: COUNTY OF SANTA FE.	APPROVED	5-6

**REQUEST FOR APPROVAL OF
AMENDMENT #2 TO THE
PROFESSIONAL SERVICE AGREEMENT
(MUNIS CONTRACT #3200932) WITH
WILSON & COMPANY TO INCREASE
COMPENSATION IN THE TOTAL AMOUNT
OF \$303,196.31 PLUS APPLICABLE
GROSS RECEIPTS TAXES TO PROVIDE
ADDITIONAL DESIGN AND RIGHT OF
WAY SERVICES FOR CIP
#801B-GUADALUPE STREET
RECONSTRUCTION FROM AGUA FRIA
STREET NORTH TO PASEO DE PERALTA.**

APPROVED ON CONSENT 6-7

**REQUEST FOR APPROVAL OF THE
FIRST AMENDMENT TO THE
PROFESSIONAL SERVICES AGREEMENT
(PSA) WITH SANTA FE ENGINEERING
CONSULTANTS (MUNIS CONTRACT
#3201252) TO INCREASE COMPENSATION
\$292,946.75 PLUS APPLICABLE GROSS
RECEIPTS TAXES TO PROVIDE DESIGN
SERVICES FOR THE AGUA FRIA STREET
AND SOUTH MEADOWS ROAD
INTERSECTION IMPROVEMENTS
PROJECT - CIP #853C.**

APPROVED ON CONSENT 7

**REQUEST FOR APPROVAL OF
AMENDMENT TO LEASE AGREEMENT
#18-0935 BY AND BETWEEN THE CITY
OF SANTA FE AND SANTA FE
RECOVERY CENTER, INC. TO EXTEND
TERM AND AMEND PROVISIONS OF
THE AGREEMENT TO ADD AN
ADDITIONAL SIX (6) MONTH OPTIONAL
TENANCY PERIOD, 60-DAY
TERMINATION PROVISION AND TO
EXPAND THE PREMISE TO ALLOW
FOR ADDITIONAL BEDS FOR THE
RECOVERY PROGRAM PARTICIPANTS.**

APPROVED 7-8

**REQUEST FOR APPROVAL OF THE
CENTURYLINK OPTICAL WAVELENGTH
SERVICE AGREEMENT (WAVE); THIS
WILL REPLACE PART OF THE CITY'S**

APPROVED ON CONSENT 8-9

EXISTING QUEST METRO OPTICAL ETHERNET (QMOE) THAT PROVIDES FOR CITY DATA NETWORKS AND INTERNET SERVICES ACROSS CENTURYLINK'S FIBER NETWORK. NEW MONTHLY FEE WILL BE \$3,500 PER MONTH FOR 48 MONTHS THE LENGTH OF THE CENTURYLINK CONTRACT. CENTURYLINK IS DEFINED AS A CITY UTILITY AND IS THEREFORE PROCUREMENT EXEMPT PER CITY ORDINANCE 11013(B).

REQUEST FOR APPROVAL OF THE CENTURYLINK GEOMAX SERVICE AGREEMENT (GEOMAX); THIS WILL REPLACE THE CITY'S EXISTING QMOE NETWORK THAT PROVIDES FOR CITY DATA NETWORKS AND INTERNET SERVICES ACROSS CENTURYLINK'S FIBER NETWORK THIS AGREEMENT PROVIDES 10 TIMES THE BANDWIDTH (UP TO 1000 MB FOR EACH FIBER ATTACHED CITY FACILITY). NEW MONTHLY FEE WILL BE \$31,562.40 PER MONTH FOR 48 MONTHS THE LENGTH OF THE CENTURYLINK CONTRACT AS DEFINED AS A CITY UTILITY AND IS THEREFORE PROCUREMENT EXEMPT PER CITY ORDINANCE 11-13(B).

APPROVED ON CONSENT 9

REQUEST FOR APPROVAL OF MAINTENANCE AGREEMENT IN THE TOTAL AMOUNT OF \$66,130.54 FOR CITY OF SANTA FE LIBRARY'S INTEGRATED LIBRARY SYSTEM (ILS) WITH INNOVATIVE INTERFACES INC.

APPROVED ON CONSENT 9

REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT (PSA) IN THE TOTAL AMOUNT OF \$290,000 FOR SGR MEDIA, INC. DBA 5 WORDS MEDIA.

APPROVED 9-15

REQUEST FOR ACCEPTANCE OF

APPROVED ON CONSENT 15-16

**NMDOT AVIATION DIVISION
GRANT SAF#20-01 IN THE AMOUNT
OF \$72,000 TO FUND THE DESIGN
OF NEW AIRFIELD ELECTRICAL
VAULT AND PRECISION APPROACH
PATH INDICATOR (PAPI). GRANT WILL
BE FOR THE SANTA FE REGIONAL
AIRPORT, 121 AVIATION DRIVE.**

REQUEST FOR ACCEPTANCE OF FAA GRANT #3-35-0037-049-2019 TO FUND 90.75% OF TAXIWAY DELTA CONSTRUCTION.	APPROVED ON CONSENT	16
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REQUEST FOR APPROVAL FOR THE RECOMMENDATION OF AWARD FOR CIP 500C, SANTA FE RIVER AT LA JOYA STREET RIVER BANK STABILIZATION AND FLOOD DAMAGES REPAIR AT RICARDO BRIDGE TO DON JOSE STORM DRAIN OUTFALL TO KIMO CONSTRUCTORS, INC. IN THE AMOUNT OF \$540,102.57 EXCLUSIVE OF NMGR.	APPROVED	16
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REQUEST FOR APPROVAL OF PROJECT SCOPE OF SERVICES AND SERVICE CONTRACT BETWEEN THE CITY OF SANTA FE AND POOL PRO LLC (PROCURED UNDER CES CONTRACT # 17-011AB-C1211-ALL) IN THE AMOUNT OF \$201,245.40 FOR POOL LINER REMOVAL AND POOL PLASTER RECONDITIONING AT THE SALVADOR PEREZ RECREATION BUILDING.	APPROVED ON CONSENT	16-17
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REQUEST FOR APPROVAL OF A RESOLUTION URGING THE NEW MEXICO LEGISLATURE TO PASS AN EXTREME RISK PROTECTION BILL AND AN APPROPRIATION TO FUND RESEARCH ON THE CAUSES OF GUN VIOLENCE AND SOLUTIONS TO END GUN VIOLENCE AMONGST NEW MEXICO YOUTH DURING THE 2020 LEGISLATIVE SESSION; AND URGING THE NEW MEXICO LEGISLATURE	APPROVED ON CONSENT	17
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**TO PROPOSE A CONSTITUTIONAL
AMENDMENT TO ALLOW MUNICIPALITIES
TO ADOPT THEIR OWN PUBLIC SAFETY
MEASURES IF THE LEGISLATURE FAILS
TO ACT.**

**REQUEST FOR APPROVAL OF A
RESOLUTION ESTABLISHING CITY OF
SANTA FE LEGISLATIVE PRIORITIES
FOR CONSIDERATION BY THE NEW
MEXICO STATE LEGISLATURE DURING
THE 54TH LEGISLATURE - STATE OF
NEW MEXICO - SECOND SESSION, 2020.**

APPROVED

17-18

**REQUEST FOR APPROVAL OF A
RESOLUTION SUPPORTING THE
PROTECTION OF WILDLIFE CORRIDORS
IN THE UPPER RIO GRANDE BASIS.**

APPROVED ON CONSENT

18

**REQUEST FOR CONSIDERATION OF
BILL NO. 2019-27: AN ORDINANCE
AMENDING VARIOUS SECTIONS OF
THE SANTA FE HOME PROGRAM,
SECTION 26-1 SFCC 1987, TO REVISE
THE REQUIREMENTS FOR MULTIFAMILY
RENTAL HOUSING DEVELOPMENT SO
THAT DEVELOPERS CAN CHOOSE
FROM A MENU OF COMPLIANCE
OPTIONS; REMOVING THE SUNSET
HOME PROGRAM, SECTION 26-1 SFCC
1987, TO REVISE THE REQUIREMENTS
FOR MULTIFAMILY RENTAL HOUSING
PROVISION AND INCREASING THE
FEE-IN-LIEU AS DETERMINED BY AN
“AFFORDABILITY GAP CALCULATION”;
DETERMINING THE REQUIREMENTS FOR
“LOW PRICED DWELLING UNITS” AS THEY
APPLY TO MULTIFAMILY RENTAL
HOUSING UNITS; DETERMINING THE
REQUIREMENT FOR SUBSIDIZED RENTAL
UNITS INCLUDED ON-SITE IN
MARKET-RATE RENTAL HOUSING;
CLARIFYING DEVELOPER INCENTIVES
AND TERMS OF COMPLIANCE SO THEY
CORRELATE WITH DEGREE OF**

APPROVED

18-21

AFFORDABILITY; PROHIBITING MARKET RATE PROPERTIES THAT RECEIVE INCENTIVES FROM DISCRIMINATING ON THE BASIS OF INCOME SOURCE WHEN QUALIFYING TENANTS; AMENDING SECTION 26-2 SFCC 1987 TO CLARIFY THE REQUIREMENTS FOR RENTAL LOW PRICED DWELLING UNITS THAT COMPLY WITH THE SANTA FE HOUSING PROGRAM; AMENDING SECTION 26-3 SFCC 1987 TO PERMIT ALTERNATIVE FUNDING CYCLES FOR ADMINISTRATION OF THE AFFORDABLE HOUSING TRUST FUND; AND OTHER SUCH CHANGES TO THE SANTA FE HOMES PROGRAM AS NEEDED.

REQUEST FOR CONSIDERATION OF BILL NO. 2019-35: AN ORDINANCE AMENDING EXHIBIT A OF SECTION 13-15 TO INCREASE THE STORMWATER UTILITY SERVICE CHARGE.	APPROVED	21-23
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PUBLIC COMMENT	INFORMATION/DISCUSSION	23
MATTERS FROM STAFF	INFORMATION/DISCUSSION	24
MATTERS FROM THE COMMITTEE	NONE	24
MATTERS FROM THE CHAIR	NONE	24
NEXT MEETING	NOVEMBER 12, 2019	24
ADJOURN	ADJOURNED	24

**PUBLIC WORKS, CIP & LAND USE COMMITTEE
CITY COUNCIL CHAMBERS
MONDAY, OCTOBER 28, 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, October 28, 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
Councilor JoAnne Vigil Coppler

MEMBERS EXCUSED:

STAFF PRESENT:

Regina Wheeler, Public Works Director

OTHERS PRESENT:

Elizabeth Martin, Stenographer

3. APPROVAL OF AGENDA

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

VOTE The motion passed unanimously by voice vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Villarreal pulled items E, O, R and Q for discussion.

Councilor Harris pulled items B, I and L for discussion.

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

VOTE The motion passed unanimously by voice vote.

**5. APPROVAL OF MINUTES
OCTOBER 7, 2019**

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

VOTE The motion passed unanimously by voice vote.

**6. PRESENTATION
PNM BUSINESS ENERGY STAR AWARDS FOR RAILYARD MUNICIPAL
GARAGE RETROFIT PROJECT**

Manual Quintana, PNM Account Manager and Jamie Aranda.

Mr. Quintana said congratulations to the City of Santa Fe Municipal Garage for its outstanding energy efficiency projects and thank you for your commitment to New Mexico's sustainable energy future. We are pleased to recognize the City of Santa Fe Railyard Municipal Garage and its commitment to energy efficiency. The PNM Business Energy Efficiency Star Awards are based on the highest amount of electricity saved for energy efficiency projects completed in 2018. Awards for the business programs are based on five main program categories: New Construction, Retrofit Rebate, Quick Saver, AC Tune-Up and Retro-Commissioning, and are awarded across eleven communities throughout the state. Your outstanding efforts in 2018 to increase the energy efficiency of the Railyard Municipal Garage through the PNM Quick Saver Program has made you an energy efficiency star for going above and beyond with energy savings when you completed the Quick Saver lighting project. This project specifically contributed 273,817 kilowatt hours of savings, enough energy to power 40 homes for a year, and the equivalent to removing 148 metric tons of carbon dioxide from the air and saving 90,140 gallons of water.

Mr. Quintana presented the award.

Ms. Aranda said this is a step forward in climate change. Congratulations.

Councilor Villarreal asked how does this work.

Mr. Quintana said for the Quick Saver Program hundreds of applications came in, a committee reviewed then and in this category, the City of Santa Fe won.

Ms. Wheeler said we applied for a rebate and that qualified us for the award. This project was under the initiative of the Parking Division. Noel is working through all of his facilities to replace all the lights with LED lights. We are also working Mr. Quintana on replacing our street lights with LED. That will be a big energy saver.

Chair Ives thanked PNM for the award and for attending the meeting tonight to present it.

7. INFORMATIONAL AGENDA

A. CITY OF SANTA FE SNOW PLAN Javier Martinez

Mr. Martinez stated that the Snow and Ice Control Plan was passed by Council in 2007. It outlines responsibilities for planned and orderly maintenance of City streets and sidewalks by City buildings. The plan is included in the meeting packet.

Mr. Martinez reviewed the plan.

Councilor Vigil Coppler asked regarding your vacancies, do you see reasons why people are leaving.

Mr. Martinez said the Comp and Class Study did bump up other positions such as in Water where their operators are getting paid significantly more than his operators and even more than some of his Supervisors are making. Streets got a bit of a bump, but as far as safety sensitive positions he is looking at coming forward with a strategy to enhance pay for his workers to enhance his staff.

Councilor Vigil Coppler said that is a good plan. She is glad to know you have enough equipment, but when reality strikes with the City taking over more roads and you are not getting more money it will be tough. Keep an eye on if six plows are enough. Are you doing advertising of the Snow Removal Plan. Many of the calls she gets from people in the winter is due to the fact that they think the City is supposed to plow their residential street. If the public is informed prior to snow that would help.

Mr. Martinez said the map is on the website. He will make sure it is on our page as well.

Councilor Vigil Coppler said it would help as well to put it on Facebook and work with Lilia Chacon to do some communication on that. The more communication the

better so that the public understands. Thank you for your information.

Councilor Abeyta asked the new area of St. Michaels and Cerrillos, what if we do get those roads.

Ms. Wheeler said this was agreed to with DOT a long time ago. The deal was they build 599 and we take over St. Michaels and Cerrillos. We are only getting Cerrillos to St. Michaels. No money comes with it because it was an exchange. We are managing it so that we do not take it over until spring.

Councilor Abeyta said so we will have it this winter.

Mr. Martinez said he has a plan for hiring additional CDL drivers and is working on a contract for coverage if we have a significant storm.

Councilor Abeyta asked in your budget for next year will you have a request for more operators.

Mr. Martinez said yes, correct.

Councilor Villarreal said thank you for the information Mr. Martinez.

Councilor Harris said thank you. He always appreciates the work you do. We had a presentation on Class and Comp at Finance. He asked about the process for correcting the mis-classifications. Are you familiar with that Ms. Wheeler.

Ms. Wheeler said we are familiar with that. That questionnaire process is extremely cumbersome.

Councilor Harris said it seemed that way to him as well.

Ms. Wheeler said what we have been directed to do in Javier's case is he did comparisons with other job titles that are very similar and the organizational structure and he is making a comparable structure and proposing comparable pay for comparable work.

Councilor Harris said good. Do you need support from this Committee or individual members of the Governing Body to make that happen.

Ms. Wheeler said support is always helpful. It took us seven months to get through the process with something similar last year. Any kind of support is appreciated.

Councilor Harris said he thought he heard you say Richard Avenue was a priority 2 whereas the graphics show it is a priority 3. It is used a lot. He encourages you to

really look at that street as the season progresses. Traffic is getting heavier all the time. It has some pretty good grades.

Mr. Martinez said Zia, Rodeo and Sawmill are the priority 1. Yes, Richards is a 3.

Councilor Harris said he encourages you to really look at that street and the intersection of Richards and Buckner. He is thrilled to see a hot spot at Zia and St. Francis. That can sometimes be the biggest mess in town. Thank you.

Chair Ives said thank you for the continued good work on this. The biggest challenge is getting it out to the people of Santa Fe.

Mr. Martinez said we will do that.

8. CONSENT AGENDA

A. REQUEST FOR THE APPROVAL OF PROPOSED 2020 PUBLIC WORKS, CIP AND LAND USE COMMITTEE MEETINGS

Approved on consent.

B. REQUEST FOR APPROVAL OF ACCEPTANCE OF AMENDMENT NO. 2 TO A MEMORANDUM OF AGREEMENT WITH THE COUNTY OF SANTA FE FOR THE ACCOUNTABLE HEALTH COMMUNITY NAVIGATION INITIATIVE IN THE AMOUNT OF \$55,800 FOR A TOTAL AMOUNT OF \$175,800 FOR NAVIGATION SERVICES: COUNTY OF SANTA FE. Andres Mercado

Councilor Harris said this is the third year that we are not able to use a portion of the money due to limitations in the City procurement process. What are those limitations.

Mr. Mercado said regarding that money, the way Santa Fe County envisioned the use of it was as petty cash for needs that came up like a client who needed a jacket or gas card to get to medical appointments, or for a handyman to make home modifications for a senior. The P cards have improved that quite a bit, but the hassle of getting tax certificates for every vendor is hard to do.

Councilor Harris asked so we are netting out that.

Mr. Mercado said yes.

Councilor Harris said the scope of work is ambitious. What would be beneficial is to see the annual report that is required. It would be good to know what the City has been able to do.

Mr. Mercado said the scope is ambitious. Santa Fe County is contracting with a lot of agencies in town. The City Fire Department is the oddball in that list of contractors. Our scope is slightly different due to intensity of the folks we work with. For a lot of other contractors the contract is to hire a Navigator. Our focus is to hire a Clinical Supervisor such as a Social Worker. There is now a software system that fits better for overall needs, but it is more tailored to the other contracts. It is less descriptive and clear than the Excel spread sheets we used to do.

Councilor Harris asked so we are using a new format that is not terribly user friendly.

Mr. Mercado said correct. Councilor Rivera requested that we present before the Public Safety Committee periodic reports and we are happy to present those reports to this Committee as well.

Councilor Harris said that would be good. Is it fair to say the City and County are increasingly moving together in behavioral health.

Mr. Mercado said it is a big topic for a lot of stakeholders including both hospitals. He would like to say that there is more collaboration to come. The City Drug Task Force has members from the County. The County has its own strategic work. There is a lot of good will between the City and the County. The County Sheriff is interested in the THRIVE program. The City and County Community Services are doing a pretty good job of working together. He thinks it is moving in that direction. He is hopeful especially between the two Fire Departments. We are revising our Joint Powers Agreement so we can share HIPPA information between the City and County.

Councilor Harris said his observation is the language is there and the good will. Again from being on Buckman and SWMA, which are joint City and County, those are relatively simple compared to behavioral health. Thank you for your observations.

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

VOTE The motion passed unanimously by voice vote.

C. REQUEST FOR APPROVAL OF AMENDMENT #2 TO THE PROFESSIONAL SERVICE AGREEMENT (MUNIS CONTRACT #3200932) WITH WILSON & COMPANY TO INCREASE COMPENSATION IN THE TOTAL AMOUNT OF \$303,196.31 PLUS

**APPLICABLE GROSS RECEIPTS TAXES TO PROVIDE ADDITIONAL
DESIGN AND RIGHT OF WAY SERVICES FOR CIP #801B-
GUADALUPE STREET RECONSTRUCTION FROM AGUA FRIA
STREET NORTH TO PASEO DE PERALTA.**

Approved on consent.

- D. REQUEST FOR APPROVAL OF THE FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT (PSA) WITH SANTA FE ENGINEERING CONSULTANTS (MUNIS CONTRACT #3201252) TO INCREASE COMPENSATION \$292,946.75 PLUS APPLICABLE GROSS RECEIPTS TAXES TO PROVIDE DESIGN SERVICES FOR THE AGUA FRIA STREET AND SOUTH MEADOWS ROAD INTERSECTION IMPROVEMENTS PROJECT - CIP #853C.**

Approved on consent.

- E. REQUEST FOR APPROVAL OF AMENDMENT TO LEASE AGREEMENT #18-0935 BY AND BETWEEN THE CITY OF SANTA FE AND SANTA FE RECOVERY CENTER, INC. TO EXTEND TERM AND AMEND PROVISIONS OF THE AGREEMENT TO ADD AN ADDITIONAL SIX (6) MONTH OPTIONAL TENANCY PERIOD, 60-DAY TERMINATION PROVISION AND TO EXPAND THE PREMISE TO ALLOW FOR ADDITIONAL BEDS FOR THE RECOVERY PROGRAM PARTICIPANTS. Kevin Kellogg**

Councilor Villarreal said just for clarification, she would like to check on the term. This talks about a six month extension. In theory they are supposed to finish their building next year in May or June. This extends to May 15, 2021. Is that to give an extra year in case.

Mr. Kellogg said the extension is to enable their programming as long as we could to accomplish the building of their social detoxification program. There is also more expansion in there. We worked with the Midtown Committee and extended them as long as we felt was prudent, given the redevelopment processes happening.

Councilor Villarreal asked does 2021 make sense.

Mr. Kellogg said they will be using their facilities for some services.

Councilor Villarreal asked do they have a backup plan in case something comes about sooner than we anticipate and they have to scramble to find something else.

Mr. Kellogg said the 60 day termination is after January, 2021. They are working

on a plan as part of the Midtown process and their Lucia site as well.

Councilor Villarreal said thank you. The dates confused her.

Councilor Vigil Coppler asked who really pays the rent. Where does their money come from.

Mr. Kellogg said they have a lot of different sources of funding. A major funding stream is Federal. He is not privy to exactly how they commingle their funds to pay the rent.

Councilor Vigil Coppler said she sees this as a function that is important to the City and the people in the program. We don't have many resources like this. When she saw the rent is going to be increased it struck her the wrong way. This is a good solid program and they don't have any real security in the site and where they will be and she really does not like seeing the rent being increased and feels it is somewhat unfair when you look across the City and see how we give our resources away and we have this good program where we can make a difference in peoples lives. She just wanted to express that.

Councilor Ives said in the memo it notes there will be an offset. How much is the offset.

Mr. Kellogg said last year, in their first year, there was some water damage to two of the apartment units and the laundry room and they were not usable. They never said anything about it. Now they have asked for a credit for lack of use. \$20,000 to \$25,000.

Councilor Villarreal asked is the rent increase because they are using more space.

Mr. Kellogg said yes, there is a dramatic increase in the space used. We worked with allowing them more functionality. We also asked them to mow the weeds to within 25 feet of their building and they said their residents would do that. They are a fantastic resource.

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

VOTE The motion passed unanimously by voice vote.

**F. REQUEST FOR APPROVAL OF THE CENTURYLINK OPTICAL
WAVELENGTH SERVICE AGREEMENT (WAVE); THIS WILL REPLACE**

PART OF THE CITY'S EXISTING QWEST METRO OPTICAL ETHERNET (QMOE) THAT PROVIDES FOR CITY DATA NETWORKS AND INTERNET SERVICES ACROSS CENTURYLINK'S FIBER NETWORK. NEW MONTHLY FEE WILL BE \$3,500 PER MONTH FOR 48 MONTHS THE LENGTH OF THE CENTURYLINK CONTRACT. CENTURYLINK IS DEFINED AS A CITY UTILITY AND IS THEREFORE PROCUREMENT EXEMPT PER CITY ORDINANCE 11013(B).

Approved on consent.

- G. REQUEST FOR APPROVAL OF THE CENTURYLINK GEOMAX SERVICE AGREEMENT (GEOMAX); THIS WILL REPLACE THE CITY'S EXISTING QMOE NETWORK THAT PROVIDES FOR CITY DATA NETWORKS AND INTERNET SERVICES ACROSS CENTURYLINK'S FIBER NETWORK THIS AGREEMENT PROVIDES 10 TIMES THE BANDWIDTH (UP TO 1000 MB FOR EACH FIBER ATTACHED CITY FACILITY). NEW MONTHLY FEE WILL BE \$31,562.40 PER MONTH FOR 48 MONTHS THE LENGTH OF THE CENTURYLINK CONTRACT AS DEFINED AS A CITY UTILITY AND IS THEREFORE PROCUREMENT EXEMPT PER CITY ORDINANCE 11-13(B).**

Approved on consent.

- H. REQUEST FOR APPROVAL OF MAINTENANCE AGREEMENT IN THE TOTAL AMOUNT OF \$66,130.54 FOR CITY OF SANTA FE LIBRARY'S INTEGRATED LIBRARY SYSTEM (ILS) WITH INNOVATIVE INTERFACES INC. (III)**

Approved on consent.

- I. REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT (PSA) IN THE TOTAL AMOUNT OF \$290,000 FOR SGR MEDIA, INC. DBA 5 WORDS MEDIA. Melanie Moore**

Councilor Harris said this was a bid process that went out in April in response to the February incident.

Ms. Moore said the incident took place on April 1st. The process for this project was a two phase project. We felt it would have to be budgeted across two fiscal years. That was part of the delay in how to budget it.

Councilor Harris asked was Mr. Williams doing the kind of work in this project.

Ms. Moore said no. This is replacing 211 down lights in the ballrooms. It creates

five zones in the ballroom. Mr. Williams was doing a light for light replacement.

Councilor Harris asked this for phase 2.

Ms. Moore said correct. Phase 2 is what our budget will allow us to complete.

Councilor Harris said he has to believe there is cross over in this work and what Mr. Williams was told to do. Why was there such a low response to the RFP. Where does this company come from.

Ms. Moore said they are from Phoenix and have offices in San Diego and Austin. The complexity of this program is that it ties into the system that handles audio visual. This project will marry together the two touch control we have now into one.

Councilor Harris said there is only one bidder. It is hard to believe it is so complex. He sent a note to Mr. Randall asking him to provide an experience modifier. Did he pass that on to you.

Ms. Moore said he is on international travel. He did not.

Councilor Harris said tell him to do so. He wants to see that for 5 Words Media.

Councilor Harris explained what an experience modifier was.

Councilor Harris added it is a very good safety indicator. It is something he feels should be a standard question and we should be checking the box for any award of a contract. It effects the Workers Comp rates the company pays.

Chair Ives said that is something you will need to take back to Mr. Randall to provide when this comes before the next Committee.

Ms. Moore said she will request that directly from the company.

Councilor Villarreal said it is nice to have you here. What are your thoughts on why we only got one bid.

Ms. Moore said her only thought is the complexities of the program are quite extensive. We just completed the audio visual upgrades in all of the rooms. The design is so complex. It is all cabling. Now we are looking at another level of lighting. It is a digital multiplex signal which provides enhancements which allows us to do a far greater service to our events. It allows us to have zone control. It is all addressed through universes. It is a far deeper upgrade than any LED upgrade that has taken place at the Convention Center thus far.

Councilor Villarreal said since there is only one bid could they charge whatever

they want or have you compared this to other convention centers.

Ms. Moore said this provider has been working with us to replace some of the theatrical lighting in the ballroom and they are more familiar with the equipment and the Legacy equipment that is failing. The brain that makes it all work is starting to have some deep issues. We cannot do light for light replacements because they are no longer available.

Councilor Villarreal said she hopes they work out.

Ms. Moore said we cannot do a project like this without exclusive access to the ballroom. If we do not move forward in January when the Convention Center is not occupied it will continue to be delayed.

Councilor Villarreal said thank you for the details. She appreciates it.

Councilor Vigil Coppler said her question is about one bid, but she also wonders if it had a very small publication outreach or was it normal to City standards. She does not trust and to hear what you have to say, it sounds to her like we have not had any preplanning of that Center if everything is outdated and we have not had a good experience there. Have we kept up. It seems there would be plenty of people to come here and do what we needed done.

Ms. Moore said we did have two or three walk throughs with providers from throughout the State and we went on the walk throughs. The feedback she got was they did not feel they were qualified to do this work to connect to this system. They did not bid. The original company who did the work is no longer in business.

Councilor Vigil Coppler said she assumes these people have been vetted to have the qualifications to preform the job. With a contract with only one bidder she is hesitant to say we are going to allow a four year renewable contract. She thinks we need to see how it goes and rebid it. If they are good, keep them.

Ms. Moore said regarding the first contact we did with them, it was an annual agreement for maintenance. Because the Convention Center allows outside audio visual providers to come in and do work there, this system has more protection and fail safe measures. We will still allow audio visual providers to come in and work there, but it has a stronger fortress.

Councilor Vigil Coppler said she is talking about this contract specifically.

Ms. Moore said that is not the intention of this contract. Mr. Randall's wish was a one year agreement. The four years language was on a boiler plate contract. She has no objection to one year.

Councilor Villarreal asked where do you see four years. She sees a termination of 2020. It is on page three of the contract.

Councilor Vigil Coppler said it is referred to at the end of that section with the option to renew for three years. Does that mean they have to come back every year to renew.

Ms. Moore said that was her understanding.

Councilor Vigil Coppler said in her experience here those things are not really vetted. She would strike that language at the bottom.

Councilor Villarreal said she is good with that.

Chair Ives asked in terms of the work bid under this contract do you have a project schedule yet.

Ms. Moore said if this is approved the only time period that works is the first 20 days in January of 2020. For that reason we decided to move forward with the ballroom because we could fully execute this project this fiscal year. We have found ways to not have to take down all seven meeting rooms at the same time to make the improvements there. We can do one room at a time with several days for each room. That is for the next fiscal year.

Chair Ives asked so this is the primary ballroom for January 2020.

Ms. Moore said correct.

Councilor Harris asked who designed this system.

Ms. Moore said the system was designed originally when the building reopened in 2008. This new design is partially from that and the senior designer at 5 Words Media. The ballroom project could be accomplished for \$254,000 if we choose not to replace the last two pieces of the Legacy equipment.

Councilor Harris said this seems too cozy to us sitting here.

Ms. Moore said it was Mr. Randall's wish to spend the entire amount of \$290,000 to complete the project. To not replace the Legacy equipment would not be the best way to do this.

Councilor Harris said this is essentially sole source.

Ms. Moore said the equipment manufacturer is Altman so it is not sole source.

Councilor Harris said it is defacto sole source.

Councilor Harris said if you were rigorous in looking at qualifications you have to know why Toby Williams was doing work he was not qualified for. It is best to not answer that.

Chair Ives said that is not why we are here today looking at this agreement.

Chair Ives asked are there other companies out there that have the capacity that 5 Words does to do this design.

Ms. Moore said not in a 100 mile radius of here that can do the lighting control aspect of this.

Chair Ives asked does this design represent a system that is very modern and has all the capabilities our Convention Center needs to deliver to folks that contract for its use.

Ms. Moore said this is all about the down lights. This does create a much different environment and many more possibilities for colors and the whole manner of presentation. It is programmable lighting. It makes it possible for audio visual providers to have greater capacity to provide services.

Chair Ives asked those improvements will represent a significant upgrade to our capacity to provide what clients are looking for.

Ms. Moore said correct. More flexibility and greater service.

Chair Ives said given we are only talking about the ballroom it may be prudent to put this in place for the current fiscal year and we can engage in an additional bidding process in ensuing years. The window of early January is based on bookings in the Convention Center.

Ms. Moore said yes. The bid on meeting rooms is \$293,000.

Chair Ives said it seems with the window of opportunity to do the work we need to move forward. We can limit this contract to this fiscal year and reach out more extensively next year. That does not seem unreasonable at this point in time.

Councilor Abeyta asked how long does the work take.

Ms. Moore said the time frame should be two weeks. There are 211 lights to replace and rewire and the central nervous system of the entire system.

Councilor Abeyta asked so the best time is the two weeks in January.

Ms. Moore said yes. We are booked otherwise.

Councilor Abeyta said if this does not get approved and you had to go out for rebid you may have to cancel two weeks of events.

Ms. Moore said we would never cancel any events. We would postpone this. The project has a return on investment in energy savings of \$33,000 per year. The Convention Center also received the PNM award.

Councilor Abeyta said he shares the same concern as some of his colleagues. Maybe the reason we only got a bid from 5 Word Media is because they developed the scope of work.

Councilor Vigil Coppler asked the work in January would entail spending the entire \$289,000.

Ms. Moore said yes, it is solely for the ballroom.

MOTION A motion was made by Councilor Vigil Coppler to approve this request with the deletion of the language on page 3 of the contract; item 3, line 3, add a period after appropriations and strike the remaining language in that line.

Councilor Vigil Coppler said she hopes that translates into that this contractor would have to bid every year.

Ms. Moore said our intention was to rebid.

Chair Ives said the additional years seem to cover the maintenance. It is limited under the terms of this to the ballroom. He has no opposition to Councilor Vigil Coppler's wording.

SECOND Councilor Villarreal said she seconds the motion for purposes of discussion.

Councilor Harris said this RFP went out on the 26th of April. When were bids received.

Ms. Moore said within the time period allotted. She would have to go back and look. There was some misrepresentation of the dates when it was announced from procurement and there was a delay in their office for two to three weeks.

Councilor Harris said was the bid received no more than 60 days out.

Ms. Moore said yes.

Councilor Harris said that brings it to mid June. Here we are approaching a deadline again and you have Finance and the Governing Body to go through and you have to meet the January deadline. This thing seems wired to him. What took so long.

Ms. Moore said that is a good question. She can answer that. The audio visual project was executed throughout the summer. There were significant programming revisions we had to make. She did not move forward on this project until we had that completed before we embarked on this new journey.

Councilor Vigil Coppler said she wants to express to you and ask you to take back to Mr. Randall the concerns of this Committee. There are some deep concerns as to how that Convention Center is operated. There are concerns on her part of favoritism in how the Convention Center is operated. There is a great deal of irresponsibility going on at that Center, let alone the grievous act that happened at the Center. She wants these comments expressed to Mr. Randall.

Ms. Moore said she will do that tonight.

Councilor Villarreal said these concerns stem from leadership and we should actually tell the person in charge of the Tourism Department. These concerns come up with any contact that comes through Tourism. In her opinion we have to communicate with leadership, not the messenger. It is unfair to Ms. Moore. It bothers her that the things we struggle with all have to do with leadership. She knows there are other companies who do this kind of work. Some of our people go to trade shows. They should find people. What is the point of going to trade shows, to drink. She wants this limited to one year for the ballroom.

Ms. Moore said Allied Electric is local and aligned with this company. They have been providing general services to us. She wanted the Committee to be aware of that.

Chair Ives called for the vote.

VOTE The motion passed by a voice vote of 3 yes and 2 no. The no votes were from Councilor Harris and Councilor Abeyta.

Councilor Abeyta said he wants to meet with staff on this item before Finance Committee.

Chair Ives said thank you for being here tonight and answering tough questions from the Committee.

**J. REQUEST FOR ACCEPTANCE OF NMDOT AVIATION DIVISION
GRANT SAF#20-01 IN THE AMOUNT OF \$72,000 TO FUND THE
DESIGN OF NEW AIRFIELD ELECTRICAL VAULT AND PRECISION**

APPROACH PATH INDICATOR (PAPI). GRANT WILL BE FOR THE SANTA FE REGIONAL AIRPORT, 121 AVIATION DRIVE.

Approved on consent.

K. REQUEST FOR ACCEPTANCE OF FAA GRANT #3-35-0037-049-2019 TO FUND 90.75% OF TAXIWAY DELTA CONSTRUCTION.

- 1. REQUEST FOR THE ACCEPTANCE OF NMDOT AVIATION DIVISION GRANT SAF 10-01 TO FUND 3.4% OF TAXIWAY DELTA CONSTRUCTION**
- 2. REQUEST FOR APPROVAL OF CONTRACT FOR SERVICES USING RFB #20/02/B FOR NEW CONSTRUCTION OF APPROXIMATELY 2,400 LINEAR FEET OF TAXIWAY DELTA, AND TAXIWAY LIGHTING, CONSTRUCTION SERVICES WILL BE AT THE SANTA FE REGIONAL AIRPORT, 121 AVIATION DRIVE, WITH ALBUQUERQUE ASPHALT, INC. FOR THE TOTAL AMOUNT OF \$2,289,019.44 INCLUSIVE OF NMGR.**

Approved on consent.

L. REQUEST FOR APPROVAL FOR THE RECOMMENDATION OF AWARD FOR CIP 500C, SANTA FE RIVER AT LA JOYA STREET RIVER BANK STABILIZATION AND FLOOD DAMAGES REPAIR AT RICARDO BRIDGE TO DON JOSE STORM DRAIN OUTFALL TO KIMO CONSTRUCTORS, INC. IN THE AMOUNT OF \$540,102.57 EXCLUSIVE OF NMGR. Melissa McDonald

Councilor Harris said he just wanted to thank Ms. McDonald for the additional information she provided for us.

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

VOTE The motion passed unanimously by voice vote.

M. REQUEST FOR APPROVAL OF PROJECT SCOPE OF SERVICES AND SERVICE CONTRACT BETWEEN THE CITY OF SANTA FE AND POOL PRO LLC (PROCURED UNDER CES CONTRACT # 17-011AB-C1211-ALL) IN THE AMOUNT OF \$201,245.40 FOR POOL LINER REMOVAL AND POOL PLASTER RECONDITIONING AT THE SALVADOR PEREZ RECREATION BUILDING.

Approved on consent.

- N. REQUEST FOR APPROVAL OF A RESOLUTION URGING THE NEW MEXICO LEGISLATURE TO PASS AN EXTREME RISK PROTECTION BILL AND AN APPROPRIATION TO FUND RESEARCH ON THE CAUSES OF GUN VIOLENCE AND SOLUTIONS TO END GUN VIOLENCE AMONGST NEW MEXICO YOUTH DURING THE 2020 LEGISLATIVE SESSION; AND URGING THE NEW MEXICO LEGISLATURE TO PROPOSE A CONSTITUTIONAL AMENDMENT TO ALLOW MUNICIPALITIES TO ADOPT THEIR OWN PUBLIC SAFETY MEASURES IF THE LEGISLATURE FAILS TO ACT.**

Approved on consent.

- O. REQUEST FOR APPROVAL OF A RESOLUTION ESTABLISHING CITY OF SANTA FE LEGISLATIVE PRIORITIES FOR CONSIDERATION BY THE NEW MEXICO STATE LEGISLATURE DURING THE 54TH LEGISLATURE - STATE OF NEW MEXICO - SECOND SESSION, 2020.
Jessie Guillen, Mark Duran**

Councilor Villarreal said she had two questions. All the adjustments were made. She is trying to figure out if there are some items listed in exhibit A that have already passed. Should those still be on here. Cull through that please.

Mr. Guillen said there were some control measures adopted last session. He left one in from last year because they did not adopt the entire Resolution.

Councilor Villarreal said she thought the Resolution on dental therapy passed as well. Please look at that. Also she thought we had dealt with the abortion ban. Is that going to come up in the short session.

Mr. Duran said he thinks we should review every item in that Resolution and if it passed in substance we should remove it. If it did not pass in substance we will keep it on there. We end up cutting and pasting every session.

Councilor Villarreal said make sure we have a clean document. Do you think the abortion ban will come up in a 30 day session.

Mr. Duran said it is hard to say. It was very controversial. There is going to be vote trading going on as the Legislature considers legalization of marijuana. There are only so many issues they can bring up that will be give and take on votes on both sides. We will have to see.

Councilor Villarreal said she does not think we need the further funding of

Tourism included this year. On page 4 there is a "further resolved" that says any legislation that supports the development and construction of affordable housing. She would like to add to subsidize funding resources for affordable housing. What is time period for this.

Mr. Guillen said it goes to Finance on Monday, PUC on Wednesday and Council in two weeks. Lines 19-22 have to do with financing for affordable housing.

Councilor Villarreal said she wants to make sure we are looking at financing options for us. She just wanted to flag that.

Councilor Vigil Coppler said on page 5, the tourism subject has to do with all of New Mexico tourism increases. She thinks that has to do with privatizing the New Mexico Magazine. This is a 30 day session and it deals with the call of the Governor and historically has been budgetary measures. The Governor asked the Legislators to give her what they wanted to discuss and she will see that it gets on the agenda. She would like to see the City approach this within the budget. This short session deals with budget matters and she thinks we should concentrate on those and not so much on old Resolutions from the past. The more direct you can approach our strategy to the big ticket projects the better. This is the session to do it in. We have way too much here. A more concise, targeted, focused approach would get to the minds of the Legislators in 30 days to see what our needs really are.

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

VOTE The motion passed unanimously by voice vote.

P. REQUEST FOR APPROVAL OF A RESOLUTION SUPPORTING THE PROTECTION OF WILDLIFE CORRIDORS IN THE UPPER RIO GRANDE BASIS.

Approved on consent.

Q. REQUEST FOR CONSIDERATION OF BILL NO. 2019-27: AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE SANTA FE HOME PROGRAM, SECTION 26-1 SFCC 1987, TO REVISE THE REQUIREMENTS FOR MULTIFAMILY RENTAL HOUSING DEVELOPMENT SO THAT DEVELOPERS CAN CHOOSE FROM A MENU OF COMPLIANCE OPTIONS; REMOVING THE SUNSET HOME PROGRAM, SECTION 26-1 SFCC 1987, TO REVISE THE REQUIREMENTS FOR MULTIFAMILY RENTAL HOUSING PROVISION AND INCREASING THE FEE-IN-LIEU AS DETERMINED BY AN

“AFFORDABILITY GAP CALCULATION”; DETERMINING THE REQUIREMENTS FOR “LOW PRICED DWELLING UNITS” AS THEY APPLY TO MULTIFAMILY RENTAL HOUSING UNITS; DETERMINING THE REQUIREMENT FOR SUBSIDIZED RENTAL UNITS INCLUDED ON-SITE IN MARKET-RATE RENTAL HOUSING; CLARIFYING DEVELOPER INCENTIVES AND TERMS OF COMPLIANCE SO THEY CORRELATE WITH DEGREE OF AFFORDABILITY; PROHIBITING MARKET RATE PROPERTIES THAT RECEIVE INCENTIVES FROM DISCRIMINATING ON THE BASIS OF INCOME SOURCE WHEN QUALIFYING TENANTS; AMENDING SECTION 26-2 SFCC 1987 TO CLARIFY THE REQUIREMENTS FOR RENTAL LOW PRICED DWELLING UNITS THAT COMPLY WITH THE SANTA FE HOUSING PROGRAM; AMENDING SECTION 26-3 SFCC 1987 TO PERMIT ALTERNATIVE FUNDING CYCLES FOR ADMINISTRATION OF THE AFFORDABLE HOUSING TRUST FUND; AND OTHER SUCH CHANGES TO THE SANTA FE HOMES PROGRAM AS NEEDED.
Alexandra Ladd

Councilor Villarreal said to follow up on a conversation at the Community Development Commission, did we adjust the language about making sure after the compliance period that the residents were not displaced.

Ms. Ladd said we are going to address that in the administrative procedures and with the City and the developer.

Councilor Villarreal said we talked about wording it so that after ten years the residents would not be displaced without finding options. It used to be five years and we adjusted it to ten.

Ms. Ladd said correct.

Councilor Villarreal said so it will be in the procedures. She wanted to be sure that if they are still on rental assistance there are options for them.

Councilor Villarreal asked what about the concern Commissioner Hughes had about manufactured homes.

Ms. Ladd said the question was how is the application of the regulation different for manufactured home communities with lots rented. The answer is under the Land Use Code it is no longer legal to create a mobile home park. The inclusionary zoning is only going to ever apply to someone buying the lot and owning their own home on the lot.

Councilor Harris said manufactured housing in one thing and a mobile home

park is another. Manufactured housing is on a foundation. A manufactured housing subdivision would fall under these guidelines.

Ms. Ladd said the issue is an owner owning the lot and renting out the spaces. We cannot do a mobile home park anymore.

Councilor Harris asked is that true.

Ms. Ladd said we do not allow new ones.

Councilor Harris asked as you have worked through this you have talked to some of the developers.

Ms. Ladd said yes, many of them.

Councilor Harris asked did anyone go through any pro formas to look at the numbers to see what would work.

Ms. Ladd said the nonprofit housing developer and a market rate developer did run through this and based on the business model that he has they were all fairly equivalent. That was the goal, to make the options comparable. His pro forma was close to being successful but he felt it was not quite there. That was with his business model. We can make adjustments as real life projects come through.

Councilor Harris said he is curious to see that pre forma. Can you share that with us.

Ms. Ladd said it is propitiatory. She can call the developer and ask him if she can share it.

Councilor Harris asked who are the other groups that ran the numbers.

Ms. Ladd said the nonprofit housing providers and subsidy providers.

Councilor Harris asked who would that be.

Ms. Ladd said LifeLink, the Housing Authority from the user side and Daniel Werwath.

Councilor Harris said he relies on tax credits. None of the options identified here rely on tax credits.

Ms. Ladd said correct.

Councilor Harris said so what he is doing does not apply to these options. He

hears from the development community that there is a bit of hesitancy. He just wants something to work. The fee in lieu of has helped with some of these projects. They are not happening or are happening really slowly. There may be other issues there. He wants to see, as much as possible, a clearer pathway that will open up our market to all levels of housing. It will take the market place to make that happen.

Councilor Vigil Coppler said some of the builders in the realty community have expressed concern about having the fee in lieu of increase over the years. They have suggested this would impact their costs and their future ability to provide housing. She thinks we should take a look at that and be careful. Prior to when we did that there was no building going on at all. There is a real concern out there. The other concern is that the County does not have a fee in lieu of and the increase could encourage the builders to move out into the County and start a project there. She guesses that would be for the greater good, but we need to be cognizant of that.

Ms. Ladd said the County's Ordinance is on a voluntary compliance basis. She does not know of much County land that is zoned for multifamily housing.

Councilor Vigil Coppler said it is just something to think about. The other thing is the condominium laws have been relaxed and it is going to be easier for buyers to buy condominiums now. If we don't create a solid housing policy here then we might not have condos for people to buy. Many times for first time home owners that is what they can buy and afford. Condo demand is going up so prices are going up. She would hate for a builder to not be able to build a complex like that because of fee in lieu of increases.

Ms. Ladd said the amendments in front of you only pertain to rentals. This should not effect condos.

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

VOTE The motion passed by a voice vote of 4 yes and 1 no. The no vote was by Councilor Vigil Coppler

Councilor Vigil Coppler said she voted no due to the increase in the fee in lieu of.

R. REQUEST FOR CONSIDERATION OF BILL NO. 2019-35: AN ORDINANCE AMENDING EXHIBIT A OF SECTION 13-15 TO INCREASE THE STORMWATER UTILITY SERVICE CHARGE.
Melessa McDonald

Councilor Villarreal said this is very well done. She is excited to see it move

forward. The one question is on the service charges and the increases in them. She is curious to know did you decide the increases as they go along depending on meter size.

Ms. McDonald said what we did was when Council adopted the Stormwater Management Plan it also directed staff to do an Asset Management Inventory. As part of that we also did a condition assessment which gave us a sense of the actual cost to bring the system up to compliance and function. We had at the time identified \$30 million in the arroyo system. From the assessment we determined needs we had to add and from that we looked at the amount of funds needed and how much urgency the community felt. You have to balance that all out, but we believe this is the best way to balance it all out. In the packet is a chart that describes that including the bonding plan. Also the community level of service demand is there.

Councilor Villarreal asked if we increase it at this amount will we then consider raising it again in the next couple of years. She doesn't know how well that would go over if we had to increase it again soon.

Ms. McDonald said if you look at the spreadsheet you can see we are projecting potentially for an increase in seven years. We have not increased this fee in ten years and before that it had been seven.

Councilor Villarreal said thank you. So across the board everyone would increase regardless of the income.

Ms McDonald said we are proposing an average increase of \$2.50 for residential ratepayers. That would be proportionably increased and that is in your packet.

Councilor Villarreal asked how do we communicate this increase for the public so they know why, and so they realize this will support this for a long time, and is based on the huge storm and our needs from that.

Ms. McDonald said as part of the adoption in April we talked with the community as to what level of service they wanted. The report from that is in the packet. We did ads and articles. We have already begun to educate the community about why this is important. We have received good feedback regarding the need to do this. Our budget is in place to do continued education and more outreach as to why we are doing it.

Councilor Villarreal said she read all the comments. It is great to have that narrative. She thinks a lot of these folks are already involved in our network. She wants to make sure we think of the folks who do not know these meetings are going on. Communicate in the bills maybe.

Ms. McDonald said we did just increase our budget to allow us to do outreach in the billing system.

Councilor Harris said he appreciated the spreadsheet. Looking at the fiscal year in balance and the years where you propose a fee increase; 26/27 and 31/32, and then looking at the target number for reserves, it assumes one year of operating revenue and one year of debt service. You never quite get to the reserve target it seems. Any comment on that. For him how much reserves there are is important. Talk about your assumption and what the reserve target means and how do you put the money in service. Our projects move so slowly. With a steady revenue and expenses, to his way of thinking, he would take an approach to redefine the reserve approach and put more of this money to work.

Ms. McDonald said the reserves are based on best management practices for stormwater funds. These are funds that are easily accessible because we have long term contracting needs. This is to maintain in case of emergencies. None of the projects we identified as a priority have been done. This is a crystal ball we are looking at. If we had that money available in 2018 we would have been able to accelerate the repairs. This is money for bigger storm events.

Councilor Harris asked are you calling our in balance, reserves.

Ms. McDonald said the reserves are the beginning balances of sorts, so yes.

Ms. McDonald said we just passed the reserve target for this developer through Tetra Tech. At the bottom is an explanation of when we met it and when we did not.

Ms. Wheeler said the operating expenses are not the total expenditures. They think we need the reserve target so the operating expenses are not everything we spend every year. Some of it is bond expense.

Councilor Harris said he does think this is a good piece of work and a good start. He did not see the bottom part. He accepts the work you are doing and Ms. Romero's Tetra Tech work. He is comfortable moving forward.

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

VOTE The motion passed unanimously by voice vote.

Councilor Ives thanked Ms. McDonald.

9. PUBLIC COMMENT

Ms. Romero said thank you for approving this. She appreciates that we are moving forward and not backwards on this. Thank you for your time and service.

10. MATTERS FROM STAFF

Ms. Wheeler asked that the Committee let her know if there any questions on the update of projects session we did.

11. MATTERS FROM THE COMMITTEE

None.


12. MATTERS FROM THE CHAIR


None.

**13. NEXT MEETING
TUESDAY, NOVEMBER 12, 2019**

14. ADJOURN

There being no further business before the Committee the meeting adjourned at 7:45 pm.



Councilor Peter Ives, Chair

Elizabeth Martin, Stenographer