



Agenda

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**PUBLIC UTILITIES COMMITTEE
MEETING
CITY COUNCIL CHAMBERS
WEDNESDAY, FEBRUARY 4, 2009
5:00 PM**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES FOR THE JANUARY 7, 2009 PUBLIC UTILITIES COMMITTEE MEETING

INFORMATIONAL ITEMS

5. Update on Current Water Supply Status. (Michael Gonzales)
6. Update on Solid Waste Division. (Bill De Grande)
7. Update on Status of Buckman Direct Diversion Project. (Rick Carpenter)
(Verbal)
8. Update on PRV Remote Monitoring – Status of Comprehensive Project Review. (Robert Jorgensen)
9. Report on “Energy Audit”. (Nick Schiavo)
10. Update on Utility Billing Regarding December 25th, 2008 Direct Debit. (Peter Ortega)
11. Update on Proposed Changes to Water Budget Ordinance. (Marcos Martinez)
12. Presentation of Hydroelectric Feasibility Study Conducted by Mechanical and Electrical Engineering, Inc. for the City’s Water Division. (Dale Lyons)

DISCUSSION ITEMS

13. Request for Approval of Public Utilities Department Division' Budget Adjustment Requests. (Maya Martinez)
14. Request for Approval of Water Rights Purchase Agreement for Ramona Jaramillo Water Rights and to Allocate any Transferred Water Rights to Affordable Housing Pool for Water Demand Offset. (Dale Lyons)
15. Request for Approval of Resolution No. 2009-_____. A Resolution Authorization and Approving Submission of an Executed Agreement to the Department of the Army for Design and Construction Financial Assistance for the Canyon Road Water Treatment Plant Upgrades in the Amount of \$984,000; and a Budget Adjustment Requests. (Brian Snyder) (Councilor Wurzbarger, Councilor Romero and Councilor Calvert)
16. Request for Approval of Bill No. 2009-_____. An Ordinance amending Section 8 of Exhibit A, Chapter 22 SFCC 1987 in Order to Clarify Sewer Rates. (Jeanne Price)
17. Request for Approval of Resolution No. 2009-_____. A Resolution Authorizing the City of Santa Fe to Restore Flow to the Santa Fe River in 2009 in Support of a Living River. (Jeanne Price)

MATTERS FROM THE CITY ATTORNEY

ITEMS FROM STAFF

MATTERS FROM THE COMMITTEE

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ADJOURN

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**MINUTES OF THE
CITY OF SANTA FE
PUBLIC UTILITIES COMMITTEE
Wednesday, February 4, 2009**

1. CALL TO ORDER

A meeting of the Public Utilities Committee was called to order by Councilor Rebecca Wurzbarger, Chair, at approximately 5:00 p.m., on February 4, 2009, in the Council Chambers, City Hall, Santa Fe, New Mexico.

2. ROLL CALL

MEMBERS PRESENT:

Councilor Rebecca Wurzbarger, Chair
Councilor Christopher Calvert
Councilor Rosemary Romero
Councilor Ronald S. Trujillo

MEMBERS EXCUSED:

Councilor Matthew E. Ortiz

OTHERS PRESENT:

Galen Buller, Public Utilities Director
Stephanie Lopez, Public Utilities
Marcus Martinez, Assistant City Attorney
Melessia Helberg, Stenographer

There was a quorum of the membership present for conducting official business.

NOTE: All items in the Committee packet for all agenda items are incorporated herewith to these minutes by reference. The original Committee packet is on file in the Public Utilities Department.

3. APPROVAL OF AGENDA

Mr. Buller asked to remove #7 and postpone to the next meeting because Mr. Carpenter is ill. He said staff has requested Items #16 and #17 be removed from the agenda.

MOTION: Councilor Trujillo moved, seconded by Councilor Romero, to approve the Agenda as amended.

VOTE: The motion was approved on a voice vote [Absent: Councilor Calvert].

4. APPROVAL OF MINUTES FOR THE JANUARY 9, 2009 PUBLIC UTILITIES COMMITTEE MEETING.

MOTION: Councilor Romero moved, seconded by Councilor Trujillo, to approve the minutes of the meeting of January 9, 2009, as submitted.

VOTE: The motion was approved on a voice vote [Absent: Councilor Calvert].

Councilor Calvert arrived at the meeting

INFORMATIONAL ITEMS

Chair Wurzburger said she would like to make a change to the agenda in the future, to add Informational Items to the Consent Agenda. She said many of the informational items could be consent items, which means a report will be submitted in writing, but the staff person won't have to present that report unless there is a question from the Committee.

It was the consensus among the Committee to proceed as recommended by the Chair.

5. UPDATE ON CURRENT WATER SUPPLY STATUS. (VICTOR ARCHULETA)

A copy of the Weekly Water Report for the week ending February 1, 2009, is incorporated herewith to these minutes as Exhibit "1."

Victor Archuleta presented the information contained in Exhibit "1." Please see Exhibit "1" for specifics of this presentation.

Responding to Councilor Calvert, Mr. Archuleta said with the warmer weather they have kept the surface water at 3.7%.

6. UPDATE ON SOLID WASTE DIVISION. (BILL DeGRANDE)

Mr. DeGrande reviewed the information from his Memorandum of February 4, 2009, which is in the Committee packet.

Councilor Romero said in the summer, we discussed the recycling of things like computer screens, and things that we don't recycle such as microwave ovens. She asked if we are advertising broader than the flyers.

Mr. DeGrande said yes, noting the program is operated by Santa Fe Beautiful and the City will be in a support position. He said Santa Fe Beautiful does plan to do TV and radio, but he doesn't know about newspaper ads.

Chair Wurzbarger asked Mr. DeGrande as well as other staff persons, in making their presentations, to highlight any kinds of upcoming policy decisions which need to be made in the next 3-6 months.

7. UPDATE ON STATUS OF BUCKMAN DIRECT DIVERSION PROJECT. (RICK CARPENTER)

This item was removed from the agenda because Mr. Carpenter was ill and couldn't attend, and postponed to the next meeting.

8. UPDATE ON PRV REMOTE MONITORING – STATUS OF COMPREHENSIVE PROJECT REVIEW. (ROBERT JORGENSEN)

Robert Jorgenson provided a status update. The evaluation report has been drafted, but is not complete at this time because they are waiting for key pieces of information. They don't have lease costs on the joint use of utility poles. They met with the utility representatives and did site meetings, he but doesn't feel they have enough information to release the report. He said it is planned to draft the report, so it can be released to the public 2-3 weeks before it is scheduled for public hearing. He said he would have to get all of the information to complete the report so it could be heard at the March meeting.

Chair Wurzbarger looks forward to that report.

9. REPORT ON ENERGY AUDIT. (NICK SCHIAVO)

Nick Schiavo highlighted the information in the packet, noting the balance will be done in the next 60 days.

He said there is information in the packet, and from that you can calculate the number of years it would take for the payback. For example, replacing the existing lights at City Hall, the City would get its money back for the lighting over 15 years.

Councilor Calvert noted there are things in the O&M recommendations which have a short payback period, and asked where those fall in that spectrum.

Mr. Schiavo said O&M operations may be maintaining equipment so it runs more efficiently, etc., and these are things which definitely will be implemented.

Councilor Calvert said he continues to ask Mike Lujan to replace the door at the end of the hall.

Mr. Schiavo said this is covered here, noting the recommendation is to do weather-stripping. He will work with building maintenance to get something to shut that door or perhaps not use that heater.

Chair Wurzbarger asked where is that in the matrix.

Councilor Calvert said that's in O&M.

Mr. Schiavo said this is only one piece of the report and he can provide the entire draft report electronically.

Councilor Romero said it appears that replacing the lights at City Hall is the most simple thing to do and we can get a payback pretty quickly.

Mr. Schiavo said the consultant has provided a summary of all projects and the combined payback. One of the things to consider is not necessarily to do all of the low hanging fruit, and find yourself in the position where all of the paybacks are 20-30 years out. He said we can consider a combination and we can pick and choose so the finances look better. He said if all of the City Hall lights were to be replaced, there would be a 14.7 year payback.

Councilor Calvert said the lighting at Municipal Court doesn't have a great payback period, and he believes we need to look at the payback period as well as the percentage of what you are affecting – energy or budget-wise.

Chair Wurzbarger said we don't have recommendations for how to move forward and asked Mr. Schiavo his plan.

Mr. Schiavo said he will have the rest of the report within the next 60-days, noting he has already begin to work on these and to prioritize. He said, for example, CIP is already in the process of remodeling the Municipal Court. He has been working with Chip Lilienthal and he [Schiavo] will be doing the lighting. He said he got a better quote for the work at half the price and we will be installing more efficient lighting during the remodel.

Mr. Schiavo said he is trying to save energy as well as to improve the work space. He said currently Municipal Court has terrible lighting which focuses on the employees eyes, which he believes impacts their work productivity. He said the Mary Ester Gonzales Center has poor lighting which he will be working to change following completion of the Municipal Court renovations. He said Mr. Lilienthal calls him as soon as he is going to do a project and he works with him to get projects done . . .

Councilor Romero said the lighting is horrible in the Council offices, makes noise and is hard on the eyes. She doesn't use her office because of the noise and the fluttering lights. She asked if that light can be removed or changed in some way.

Mr. Schiavo said the policy for building maintenance is, when a fixture burns out we would upgrade it to an electronic ballast which won't flicker and T8 lighting which is more efficient. He will work with building maintenance to see if we can do that area now.

Chair Wurzburger would like individual floor lamps for the Council offices.

Mr. Schiavo said he will work with her to choose a very efficient floor lamp.

Councilor Trujillo noted that anytime we try to do anything with a building in this part of town we hear from the H-Board.

Mr. Schiavo said it is his understanding that only outdoor work falls under the Historic Board. He said it is challenging to work in the confines of the Historic District. He said his only hesitation to rush to change the lighting in City Hall, is that at some point he understands we may be gutting the building and doing major work on it.

Mr. Schiavo said he has a long list and small budget, so he will tend to go toward facilities with a quick payback and ones where he knows there won't be any changes for some time. He said at this point, the City Hall wouldn't be high on his list of things to do.

Councilor Trujillo asked why all the lights and flat screen TVs are on all of the time at the Community Convention Center. He said he has had calls from people about this.

Mr. Schiavo said he understands at least one person at the Center has been sent to training on how to run a LEED certified building and that should have been covered.

Chair Wurzburger said there is a public perception here, and she wants some of these lights turned off right away and to have exterior sensors if needed.

Mr. Buller said he will work with staff to lower the lights and turn the TVs off.

Councilor Calvert said if we are thinking of moving out of the Siringo Complex and selling it, perhaps we don't want to do a whole lot there. He said a consultant did the study, and asked if this is the type of energy audit where we can do these things and pay for them over time from energy savings, or are we going to have to pay for everything up front.

Mr. Schiavo said the numbers in the last column assumes that the City would put the money up and then do that work.

Mr. Schiavo said he has been approached by companies about doing the work and then we would pay them back through energy savings. However, once he tells them that the PNM rebates are very weak as well as that we have very low electric rates, they aren't interested, because they know it would take too long to get paid from the savings.

Responding to Councilor Calvert, Mr. Schiavo said regarding the work at Salvador Perez, as soon as the pool covers are installed, those can be worked into the sizing of the solar system and the boiler. He said you can't size a solar system for the coldest day of the year, but at the end of the day it needs to be sized for the maximum number of days. He said if you can lower the therm input needed by having a pool cover, then you should be able to lessen the size of the system.

Chair Wurzburger said she looks forward to a summary and long term plan.

10. UPDATE ON UTILITY BILLING REGARDING DECEMBER 25, 2008 DIRECT DEBIT. (PETER ORTEGA)

Peter Ortega said he presented this information at the Finance Committee on January 20, 2009, and they continue to work on the issue. However, the focus and priority right now are getting the water rates updated for March 1st, as well ITT's focus on the conversion of the Enterprise One financial system upgrade. He has received no more calls, and it appears that the sections are communication and working together to be sure there are no more problems. He also is looking at accounts more closely which are on a direct debit to be sure they're on the right debit date for the billing cycle. He said as of January 5, 2009, there were 77 accounts pending, and all of those have been resolved.

11. UPDATE ON PROPOSED CHANGES TO WATER BUDGET ORDINANCE. (MARCUS MARTINEZ)

Marcus Martinez said the Ordinance has gone through numerous revisions and now is in a form which is much more ready for a public presentation. The proposed changes to the Ordinances are scheduled for the next Planning Commission meeting on February 19, 2009, and if approved, the ordinance will start through the normal Committee process. He can email or deliver paper copies of the latest ordinance version to the Committee for a preview of it before it comes here.

Chair Wurzburger said she would like Mr. Martinez to email everyone on the Committee a summary of the changes. If people then want to read the full ordinance, it can be provided. She wants to have that information before the Planning Commission meeting, noting she will be attending that meeting.

Responding to the Chair, Mr. Martinez said the Planning Commission Subcommittee has recommended adoption to the full Planning Commission.

Councilor Calvert said we also are moving forward with the Green Building Code which has some relationship to what WBO is and will be. He said the Green Building Code might get adopted before this ordinance, and we may have to revise the Green Building Code to reflect what this does.

Chair Wurzburger said she will work very hard to expedite this Ordinance, so these can move forward at the same time.

12. PRESENTATION OF HYDROELECTRIC FEASIBILITY STUDY CONDUCTED BY MECHANICAL AND ELECTRICAL ENGINEERING, INC., FOR THE CITY'S WATER DIVISION. (DALE LYON)

A copy of "Feasibility Study for Hydroelectric Power Generator," prepared by M & E Engineering, Inc., dated December 31, 2008, is incorporated herewith to these minutes as Exhibit "2."

Chair Wurzburger said she wants the big picture approach and then open for questions. She asked Mr. Lyon to present a give-minute summary on the policy issues, why we did this, what we hope to accomplish, what is being proposed and how much it will cost.

Dale Lyon presented information from his Memorandum of January 8, 2009, and the Feasibility Study which are in the Committee packet.

Councilor Calvert said this came from the joint City/County meeting and how we could save energy and such. Councilor Calvert said the bottom line here is to move forward. He asked if this is in the 10-year plan.

Mr. Lyon said he doesn't believe it is.

Councilor Calvert asked where we would get the \$500,000 to move forward with this, noting it will have to rely almost exclusively on grants and other funding sources.

Gary Martinez said this is correct. He said he is depending on some grant funding for a project like this, noting it is innovative technology. He said if we offset the electrical power usage, the savings also could be utilized for this project.

Councilor Calvert how does the energy savings cover the up front costs.

Mr. Martinez said that needs to be explored and discussed further, but if the overall picture is a 17-year payback, then it would be a 17-year plan and not a 10-year plan.

Councilor Calvert said he wants to honor the commitment we just made with regard to City finances, and stressed that the funding has to be very transparent and is not being added just because we think it is a good idea.

Mr. Martinez said they took that seriously into consideration.

Councilor Calvert said even if we don't do this immediately, he wants to continue to update the assumptions and figures in the Study because there could be changes which would make this much more financially feasible.

Mr. Lyon said this is correct, noting the PRC could change its REC policy, for example, which would change the economics of the project. He said the State of New Mexico and the federal government offer zero interest loan programs, grants, and tax credit incentives for energy produced which would offset the basis of the utility. He said the strategy going forward is to put some effort into exploring which of those programs would be well suited for this project and then have discussions with the people who run those programs and see if it makes sense to move forward.

Chair Wurzbarger noted the turbine/generator must be 28 feet high, and asked where it will be, and if there is an issue.

Mr. Lyon said there potentially could be an issue. He met with the Canyon Road Neighborhood Association to discuss the concept and they were generally receptive. He said the turbine/generator will be right next to the tank, and will be about ten feet above the tank. He said the complaints at the meeting weren't so much about the project, but about the color of the tank.

Chair Wurzbarger said we should start right now to work on the color.

Councilor Romero asked if the Association was concerned about noise.

Mr. Lyon said he needs to educate himself about how much noise the project would generate, but he assumes it will be fairly quiet. It won't be as loud as the pumps in the building on the same location.

Councilor Romero said when we were looking at the NEPA project and bringing the trucks down with wood, the people were concerned about the noise from the truck. She said, however, since the Association didn't express grave concern, she believes we're on the right track.

Mr. Lyon said he was asked to visit one person's house with a view of the tank and take photos. He said there's really good tree coverage, especially on the upstream end of the tank where we're proposing to put a structure. He will visit the person's house, as well as put up a post which would show the actual height so they would have some concept of the height.

Councilor Calvert thanked Mr. Lyon for the thorough analysis, and said he encourages innovation and ways to offset energy usage and such.

DISCUSSION ITEMS

13. REQUEST FOR APPROVAL OF PUBLIC UTILITIES DEPARTMENT DIVISION BUDGET ADJUSTMENT REQUEST. (MAYA MARTINEZ)

Ms. Martinez presented information regarding this matter from her memorandum of January 26, 2009, which is in the Committee packet. Please see this memo for specifics of this presentation.

Ms. Martinez said the Solid Waste Division received a reimbursement check for some equipment from Risk Management and the check was put into revenues and it wasn't budgeted as an expenditure for this fiscal year. She said when that truck was damaged last fiscal year, they were able to replace it with money from the last fiscal year. She said they would like to use the reimbursement funds in this FY to purchase a mini truck and eight dumpsters for a total of \$111,000.

Chair Wurzbarger said she sees \$85,000 for vehicles.

Responding to Councilor Calvert, Ms. Martinez said when the check is received it is a revenue and it is put into the revenue fund. If it is needed immediately, it is budgeted in expenditures so we can spend it. It is an increase to the budget, but the money is sitting in reserves.

Councilor Calvert said then the bottom line is we have the money to cover this, and the budget increase is for money we already have and not money we need to find somewhere else.

Ms. Martinez said yes, it is in the reserves.

Chair Wurzbarger said as we go forward and the Division is asked to cut 10-20%, as well as developing reserves, she is concerned about spending this money right now. She asked if we really need to spend it right now. She believes this will be debated at the Finance Committee.

Responding to the Chair, Ms. Martinez said this money is in the revenues where things sit before they are budgeted.

Councilor Calvert said he wants to know what is the need for this equipment, and how essential it is for operations on a daily basis.

Councilor Trujillo asked what is a mini-packer, and what does it do.

Mr. DeGrande said this is a small automated refuse truck. He said currently we have two. One is in bad shape. The proposed truck has dual chippers and a piece of equipment which will be used in the neighborhoods which are problematic for the Division – areas around downtown, Canyon Road areas – where we can't get the big trucks in, but we still want to automate the pickup.

Councilor Trujillo said when we cleaned up the back Siler Road Project we had a lot of dumpsters which we sent to auction.

Mr. DeGrande said quite a few were sent to auction.

Councilor Trujillo asked if the money goes to the General Fund or back to Solid Waste.

Mr. DeGrande said it goes back to Solid Waste and we've already spent those funds.

Councilor Calvert said there are five diesel line items in the BAR, and asked why there are so many different line items for diesel.

Ms. Martinez said there are six different business units in the Solid Waste Division, which is broken into sections, and each section has its own diesel/gasoline line item.

Councilor Calvert noted there is a new biodiesel supplier, and asked if will impact pricing.

Ms. Martinez said she doesn't know, but she will check with Robert Rodarte to see if he's looked at that.

MOTION: Councilor Trujillo moved, seconded by Councilor Calvert, to approve this request.

VOTE: The motion, as amended was approved unanimously on a voice vote.

14. REQUEST FOR APPROVAL OF WATER RIGHTS PURCHASE AGREEMENT FOR RAMONA JARAMILLO, WATER RIGHTS TO ALLOCATE ANY TRANSFERRED WATER RIGHTS TO AFFORDABLE HOUSING POOL FOR WATER DEMAND OFFSET. (DALE LYONS)

Mr. Lyon said this is a new water rights purchase agreement. He said there was a recent request to allocate Edward Romero water rights to the Affordable Housing pool.

Mr. Lyon said there is a mistake on this. He is asking only for approval of the purchase agreement. He said it was a mistake to ask the Committee to allocate the transferred water rights to the Affordable Housing pool prior to any approval by the Office of the State Engineer. He said the new ordinance provides that the City Council can do this on an annual basis.

MOTION: Councilor Romero moved, seconded by Councilor Calvert, to approve the request for approval of the Water Rights Purchase Agreement for the Ramona Jaramillo Water Rights.

VOTE: The motion was approved unanimously on a voice vote.

- 15. REQUEST FOR APPROVAL OF RESOLUTION NO. 2009- _____. A RESOLUTION AUTHORIZING AND APPROVING SUBMISSION OF AN EXECUTED AGREEMENT TO THE DEPARTMENT OF THE ARMY FOR DESIGN AND CONSTRUCTION FINANCIAL ASSISTANCE FOR THE CANYON ROAD TREATMENT PLANT UPGRADES IN THE AMOUNT OF \$984,000; AND A BUDGET ADJUSTMENT REQUEST (COUNCILOR WURZBURGER, COUNCILOR ROMERO AND COUNCILOR CALVERT). (BRIAN SNYDER)**

Brian Snyder presented information from his Memorandum of January 23, 2009, which is in the Committee packet.

Councilor Calvert asked if this is a 25% match, and Mr. Snyder said yes.

Councilor Calvert asked if it is already budgeted and/or if we need additional funds for our match.

Mr. Snyder said it is already budgeted, noting there is a stipulation in the Grant Agreement that we use non-federal funding, and City funding is already in the budget to meet the requirements of the grant.

Councilor Romero said she wants to be sure she is listed as a cosponsor of this legislation.

MOTION: Councilor Calvert moved, seconded by Councilor Romero, to approve this request.

VOTE: The motion was approved unanimously on a voice vote.

- 16. REQUEST FOR APPROVAL OF BILL NO. 2009- _____. AN ORDINANCE AMENDING SECTION 8 OF EXHIBIT A, CHAPTER 22 SFCC 1987 IN ORDER TO CLARIFY SEWER RATES. (JEANNE PRICE)**

This item was removed from the agenda at the request of staff, but was not postponed to a date certain.

- 17. REQUEST FOR APPROVAL OF RESOLUTION NO. 2009- _____. A RESOLUTION AUTHORIZING THE CITY OF SANTA FE TO RESTORE FLOW TO THE SANTA FE RIVER IN 2009 IN SUPPORT OF A LIVING RIVER. (JEANNE PRICE)**

This item was removed from the agenda at the request of staff, but was not postponed to a date certain.

MATTERS FROM THE CITY ATTORNEY

There were no matters from the City Attorney.

ITEMS FROM STAFF

There were no items from staff.

MATTERS FROM THE COMMITTEE

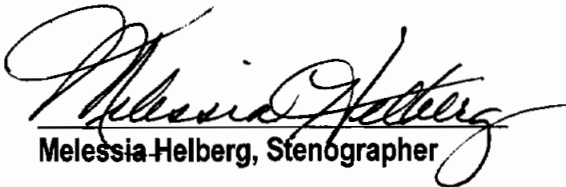
Chair Wurzburger directed Stephanie Lopez to make the specific changes to the agenda as she discussed. She would like the first item on the agenda to be the energy report from Mr. Schiavo.

NEXT MEETING: WEDNESDAY, MARCH 4, 2009.

ADJOURN

There was no further business to come before the Committee, the Committee having completed its agenda. Councilor Romero moved, seconded by Councilor Trujillo, to adjourn, the motion was approved unanimously on a voice vote, and the meeting was adjourned at 6:05 p.m.

Rebecca Wurzburger, Chair



Melessia Helberg, Stenographer