



Agenda

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**PUBLIC WORKS/CIP & LAND USE COMMITTEE
MEETING
CITY COUNCIL CHAMBERS
MONDAY, APRIL 27, 2009
5:15 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM APRIL 6, 2009 PUBLIC WORKS COMMITTEE MEETINGS

CONSENT AGENDA

6. SANTA FE COMMUNITY CONVENTION CENTER
 - REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT AND SOLE SOURCE WITH DESIGN OFFICE, LANDSCAPE ARCHITECTS, IN THE AMOUNT OF \$40,550 TO PROVIDE LANDSCAPE DESIGN SERVICES (**CHIP LILIENTHAL**)
7. POLICE DEPARTMENT MAIN FACILITY
 - REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH CAC INC. IN THE AMOUNT OF \$63,251.38 AND SOLE SOURCE FOR INSTALLATION OF A NEW AIR CONDITIONING UNIT (**CHIP LILIENTHAL**)
8. CITY HALL FIRE ALARM SYSTEM UPGRADE
 - REQUEST FOR APPROVAL OF A GSA CONTRACT #81-350-00-04024 WITH HEI, INC. IN THE AMOUNT OF \$139,066.71 FOR DESIGN AND INSTALLATION OF A FIRE ALARM SYSTEM UPGRADE (**CHIP LILIENTHAL**)
9. CIP PROJECT #4003A -- SANTA FE CIVIC HOUSING AUTHORITY (HOPEWELL)
 - REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH SANTA FE CIVIC HOUSING AUTHORITY TO ACT AS PROJECT MANAGER FOR \$165,000 OF CIP FUNDS TO BE USED TOWARDS THE CONSTRUCTION OF HOPEWELL-MANN MULTI-PURPOSE COMMUNITY CENTER (**DAVID CHAPMAN**)

10. REQUEST FOR APPROVAL OF INTERGOVERNMENTAL AGREEMENT BETWEEN THE DEPARTMENT OF FINANCE AND ADMINISTRATION AND NEW MEXICO ENVIRONMENT DEPARTMENT AND CITY OF SANTA FE FOR \$234,814 UNDER THE RIVER ECOSYSTEM RESTORATION INITIATIVE (RERI) **(RACHEL FRIEDMAN)**
11. SANTA FE MUNICIPAL AIRPORT
 - REQUEST FOR APPROVAL OF SUBMISSION OF A STATE GRANT APPLICATION FOR TAXIWAY F RELOCATION IN THE AMOUNT OF \$12,500, AND FOR AUTHORITY TO ACCEPT THE GRANT ON BEHALF OF THE CITY WHEN OFFERED
 - REQUEST FOR APPROVAL OF TASK ORDER 36 WITH MOLZEN-CORBIN & ASSOCIATES FOR TAXIWAY F CONSTRUCTION OBSERVATIONS AND MATERIALS TESTING IN THE AMOUNT OF \$86,240.34
 - REQUEST FOR APPROVAL OF TASK ORDER 37 WITH MOLZEN-CORBIN & ASSOCIATES FOR TAXIWAY F BIDDING AND CONSTRUCTION ADMINISTRATION SERVICES IN THE AMOUNT OF \$48,127.22 **(JIM MONTMAN)**
12. CIP PROJECT #421 – CANYON ROAD POWER PLANT (WATER HISTORY MUSEUM)
 - REQUEST FOR APPROVAL OF BID NO. 09/28/B AND AGREEMENT BETWEEN OWNER AND CONTRACTOR WITH LOCKWOOD CONSTRUCTION IN THE AMOUNT OF \$558,820 INCLUSIVE OF NMGR
 - REQUEST FOR APPROVAL OF BUDGET ADJUSTMENT REQUEST IN THE AMOUNT OF \$65,000 **(CHIP LILIENTHAL)**
13. REQUEST FOR APPROVAL OF 2009 STREETS MAINTENANCE PROGRAM **(DAVID CATANACH)**
14. REPAVING AND SLURRY SEAL TREATMENT PROJECTS
 - REQUEST FOR APPROVAL OF PROCUREMENT UNDER STATE PRICE AGREEMENT #91-805-00-04324 WITH CUTLER REPAVING INC IN THE AMOUNT OF \$475,960.68
 - REQUEST FOR APPROVAL OF PROCUREMENT UNDER STATE PRICE AGREEMENT #71-805-00-01350 WITH ASSOCIATED ASPHALT & MATERIALS IN THE AMOUNT OF \$612,363.23 FOR REPAVING
 - REQUEST FOR APPROVAL OF PROCUREMENT UNDER STATE PRICE AGREEMENT #80-805-00-03162 WITH IPR LTD. IN THE AMOUNT OF \$251,180.17 FOR SLURRY SEAL **(DAVID CATANACH)**
15. 2008 NEW MEXICO LEGISLATIVE GENERAL FUND AGREEMENT
 - REQUEST FOR APPROVAL OF AMENDMENT NO. 1 WHICH ADDS FOUR PROJECTS AND INCREASES THE ORIGINAL AGREEMENT ALLOCATION TO \$2,177,386.73
 - REQUEST FOR APPROVAL TO ESTABLISH PROJECT BUDGETS **(DAVID CHAPMAN)**
16. REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING THE CITY OF SANTA FE TO SUPPORT A LIVING SANTA FE RIVER BY ALLOWING WATER TO PASS THROUGH MCCLURE AND NICHOLS RESERVOIRS IN 2009 **(MAYOR COSS, COUNCILORS BUSHEE, ROMERO, CALVERT AND TRUJILLO) (RACHEL FRIEDMAN)**

DISCUSSION

17. REQUEST FOR APPROVAL OF UNDERGROUND EASEMENT AGREEMENT REGARDING A PORTION OF TRACT 7A WITHIN THE BACA RAILYARD SITE CONTAINING 200 SQUARE FEET FOR THE BENEFIT OF THE NEW MEXICO SCHOOL FOR THE DEAF **(EDWARD VIGIL)**

18. REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER NEGOTIATIONS WITH THE COLLEGE OF SANTA FE, THE CREDITORS OF THE COLLEGE, AND THE STATE OF NEW MEXICO TO DEVELOP A PLAN THAT WOULD PROVIDE FOR CONTINUED OPERATION OF A HIGH QUALITY ARTS AND LIBERAL ARTS PROGRAM AT THE COLLEGE OF SANTA FE (**MAYOR COSS, COUNCILORS WURZBURGER, CHAVEZ AND ROMERO**) (**DAVID MILLICAN**)
19. SANTA FE RAILYARD COMMUNITY CORPORATION
 - REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 16 IN THE AMOUNT OF \$66,276 FOR RAILYARD EVENTS MANAGEMENT (**ROBERT SIQUEIROS**)
20. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING EXHIBIT I, "MOUNTAINOUS OR DIFFICULT TERRAIN BOUNDARY", OR CHAPTER 14 SFCC 1987 (**COUNCILOR CALVERT**) (**JEANNE PRICE**)
21. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING ARTICLE 24-4 SFCC 1987, THE SANTA FE TRAFFIC OPERATIONS PROGRAM OR "STOP", REGARDING VIOLATIONS OF THE TRAFFIC CODE DETECTED BY A CAMERA OR SPEED DEVICE (**COUNCILOR TRUJILLO**) (**ANTHONY ROBBIN**)
22. MATTERS FROM STAFF
23. MATTERS FROM THE COMMITTEE
24. NEXT MEETING: MAY 11, 2009
25. 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

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PUBLIC WORK, CIP & LAND USE COMMITTEE

April 27, 2009

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5. APPROVAL OF MINUTES - April 6, 2009	Approved as presented	2
CONSENT AGENDA LISTING	Listed	2-4
DISCUSSION AGENDA		
14. Repaving and Slurry Seal Projects	Approved	4-5
17. Underground Easement Agreement	Approved	5
18. CSF Continuation Planning.	Approved with conditions	5-8
19. Railyard PSA for Event Management	Approved	8-9
20. Mountainous Terrain Boundary Ordinance	Approved	9
21. STOP Speeding by Camera Ordinance	Approved	9-10
22. Matters from Staff	None	10
23. Matters from the Committee	None	10
24. Next Meeting	Set for May 11, 2009	10
25. Adjournment	Adjourned at 6:30 p.m.	10-11

MINUTES OF THE
CITY OF SANTA FE
PUBLIC WORKS/CIP & LAND USE COMMITTEE

MONDAY, APRIL 27, 2009

1. CALL TO ORDER

A regular meeting of the Public Works/CIP & Land Use Committee was called to order on the above date by Chair Patti Bushee at approximately 5:15 p.m. in City Council Chambers, City Hall, 200 Lincoln, Santa Fe, New Mexico

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBER PRESENT:

Councilor Patti Bushee, Chair
Councilor Christopher Calvert
Councilor Rosemary Romero [arriving later]
Councilor Ronald S. Trujillo

MEMBERS ABSENT:

Councilor Miguel Chávez

OTHER COUNCILORS PRESENT:

OTHERS PRESENT:

Mr. Robert Romero, Public Works Director
Ms. Bobbi Mossman, Public Works Staff

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

3. APPROVAL OF AGENDA

Councilor Trujillo moved to approve the agenda as published. Councilor Calvert seconded the

motion and it passed by unanimous voice vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Trujillo asked for discussion of Item 14.

Councilor Calvert moved for approval of the Consent Agenda as amended with Item 14 placed on the discussion agenda. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

5. APPROVAL OF MINUTES FROM APRIL 6, 2009, PUBLIC WORKS COMMITTEE MEETING

Councilor Trujillo moved to approve the minutes of April 6, 2009 as presented. Councilor Calvert seconded the motion and it passed by majority voice vote with all voting in favor except Councilor Calvert who abstained.

CONSENT AGENDA LISTING

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Chair Bushee asked if they were on schedule for the downtown area.

Mr. Romero said there was only one short stretch on Galisteo. It had been funded by the State. He agreed to work it in somehow. He provided the list of everything they would seal. They had a contract to do the repaving and the slurry seal contract would come back later. He would attach the master list at that time.

Councilor Trujillo asked for the timeline on paving of Cerrillos Road.

Mr. Romero explained that they had to wait for three consecutive days at 70 for the oil they had to apply. He anticipated doing it in May.

Councilor Calvert asked what the process was with Casa Solana. He noted that the whole street got a coating. Mr. Romero agreed.

Councilor Calvert said the problem was that it tended to have the cracks reappear very soon. He wondered if it was the way it was done or the materials used or if that was the way it was supposed to happen.

Mr. Romero said they usually did a crack seal the day before and that might not have happened. The seal was a thin coat. In some cases with severe cracks they had to take other steps. They previously blew the stuff out of the cracks but the NMED found out and forbade it. Now they actually vacuumed it out.

Councilor Calvert said it looked nice the first day but any plant matter at the edges just grew up through it later.

Mr. Catanach said the seal was what it was. It gave oxidized pavement a little more life. It did well with pavement in pretty good shape but otherwise just promoted further oxidation.

Councilor Calvert moved to approve the request. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

17. REQUEST FOR APPROVAL OF UNDERGROUND EASEMENT AGREEMENT REGARDING A PORTION OF TRACT 7A WITHIN THE BACA RAILYARD SITE CONTAINING 200 SQUARE FEET FOR THE BENEFIT OF THE NEW MEXICO SCHOOL FOR THE DEAF (EDWARD VIGIL)

Councilor Trujillo moved to approve the request. Councilor Calvert seconded the motion and it passed by unanimous voice vote.

18. REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER NEGOTIATIONS WITH THE COLLEGE OF SANTA FE, THE CREDITORS OF THE COLLEGE, AND THE STATE OF NEW MEXICO TO DEVELOP A PLAN THAT WOULD PROVIDE FOR CONTINUED OPERATION OF A HIGH QUALITY ARTS AND LIBERAL ARTS PROGRAM AT THE COLLEGE OF SANTA FE (MAYOR COSS, COUNCILORS WURZBURGER, CHÁVEZ AND ROMERO) (DAVID MILLICAN_

Mr. Millican presented the request. He said the City had been watching things develop at CSF and had hoped the State would step in to keep the campus operating but it didn't happen. The City was approached in the last few weeks about a potential financial structure that would allow it to reopen next fall. He felt it was a feasible structure and the City Manager and they wanted to pursue it. It would take away no City monies but would use the City's ability for favorable debt rates to give the college the chance to borrow money at very favorable rates. To reduce the debt burden would help them avoid bankruptcy and foreclosure.

Councilor Romero arrived at this time.

Mr. Millican said they would operate the campus under certain conditions. There was enough potential for discussions. So they felt there was enough potential to approach the Council to see if a package could be negotiated with leasing or sale of parts of the campus to provide enough cash to allow CSF to remain an asset to the community. They had an encouraging contact from the Governor's Office and believed that with the help of the Governor and the city's ability to finance this transaction that there would be adequate

ways to protect the city's own resources. The City would own the campus and lease to others. They had to determine the risks to be controlled. There were risks related to the quality of the program. To counteract that, they needed to have some people who were comfortable with the organization that would take it over. They would bring licensing agreements back. Right now it was a concept for review. People wanted to help CSF and also had their own interests.

He had confidence that the City could work it out.

Chair Bushee gathered there was no new information or specifics.

Mr. Millican said they could talk in executive session on Wednesday about specific strategies and more information would be available then. The potential for lawsuits was significant. The people who had obligations awaiting that financing were there. So they needed to provide a way to deal with the debt issue and secondly to provide leadership in partnership with the State.

Chair Bushee said she was getting mixed messages in the resolution because the title did not talk about trying to save the current program. On page 4 it said time was of the essence for CSF to retain its accreditation. She asked if there would be a CSF left to save and if that was the plan. She was hearing that those people who would provide the program might not be the ones to provide the leadership to keep CSF going in the future.

Mr. Millican said those were things to work out. He thought this was a structure that would allow the accreditation of the college to continue with a strong focus on the arts. It was basically to deliver a contemporary arts and music program there next fall under the name College of Santa Fe. They would continue to use that as the centerpiece in their operation.

Chair Bushee asked if he believed it would continue with that name.

Mr. Millican thought so. The interest was to use that name in this community to maintain the organization. The total budget would be about \$20 million per year. They anticipated 2,000 students on the campus and a payroll tied to that amount.

Chair Bushee asked why the City should pursue it.

Mr. Millican said the debtors knew there was only one possible chance outside of the lawsuits and foreclosures to be able to solve the debt problem. The difficulty with the CSF was that the capital markets were wet. It has turned around for cities. It was completely secured just by the revenues that would be generated.

Chair Bushee asked if they would just own the campus of CSF.

Mr. Millican agreed and they would have agreement with them.

Chair Bushee understood the County and the State turned it down. She asked why the city would do it. Mr. Millican said the City had AAA bond ratings. This solution would help them avoid losing their accreditation until the legislature could convene. The City would be able to move more quickly than the State or any others that might be approached. All had participated in the task force. He clarified that they were in the process of assessing the numbers. Right now they were looking at reports from others on the numbers. The purchase price would be the guarantee to cover the debt. He listed some of the major debts that were in place. It was also possible they could make arrangements with people who wanted to use or sell parts of the campus to pick up those costs. It would not require ongoing commitments of resources and the project would generate revenue to cover the obligations.

Chair Bushee asked if all of this was to be considered in executive session stuff. She was concerned that most people thought they were buying it. She felt they needed some public information to share.

Councilor Calvert noted that the changes proposed at the Finance Committee had not yet been incorporated into the resolution.

Mr. Millican agreed but said it was on the cover sheet.

Ms. Price explained that they didn't usually include them in the body.

Councilor Romero felt this was going quickly and they would require more communication; not less. Weekly was in there to encourage more dialogue. She urged staff to get this information to the committees to create more information sharing because things were moving so quickly.

Ms. Price said they recommended weekly instead of regular and used the words updates instead of briefing.

Councilor Romero agreed they were updates, not briefings and was okay with that. He thought they added emails as another mechanism.

Chair Bushee said some public meetings were needed.

Councilor Trujillo said Santa Fe needed a strong academic institution but he was not saying anything about arts. He would love for his children to stay in Santa Fe and go to school here. There were all these universities around Santa Fe and other institutions that could be brought in.

Mr. Millican said the preliminary discussions came out of a task force and the Governor's Office that the campus would be a place of higher education as well as to boost the Arts. There could be other providers.

Councilor Romero felt they should involve several schools including the Community College, Highlands (MSW) and UNM (MBA). CSF as an institution of higher learning had an opportunity to combine the best of the best here.

Chair Bushee asked if they were leaning to a four year institution.

Mr. Millican agreed. And would provide equity in the investment program. He added that the campus was surrounded by government owned land so there could be an opportunity there for Master Planning of the site.

Chair Bushee was concerned to have all the information. She wanted some indication that the market conditions were favorable and what kind of contract terms there would be from leasing. She wanted to know the City had it all covered; to show that the City was not going to get stuck with this - some serious assurances on it.

Councilor Calvert moved for approval of this request with a clarification on the amendments - #3 had already been done; #1 clarification of the direct contribution could be parenthetical; and clarification on #2. Councilor Romero seconded the motion and it passed by unanimous voice vote.

19. SANTA FE RAILYARD COMMUNITY CORPORATION

- **REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 16 IN THE AMOUNT OF \$66,276 FOR RAILYARD EVENTS MANAGEMENT (ROBERT SIQUEIROS)**

Mr. Siqueiros presented the request for management of events on the Railyard

Councilor Calvert noted that it was for this year's budget year.

Mr. Siqueiros clarified that it was for the current year ending June 30th and said the money might be offset by the revenue from events through June 30.

Mr. Czoski agreed. He said they were costs anticipated through the end of June. After that they would present another PSA for next year.

Mr. Romero said they have been working on the calculations for next year. The Railyard understood it was their responsibility.

Chair Bushee asked if it was ongoing work. She said it didn't say on their website or the city's website.

Mr. Romero said they could bring it back but he thought the annual costs would likely be covered from the fees charged. The fees they generated would come back to cover these costs. Last year they set up the budget for parks to cover these expenses. They had put in about \$80,000 into professional services. That money would be there. Most of it would be from generated fees so it wasn't a total loss.

Mr. Czoski said he anticipated at least \$10,000 revenue this FY and next year at least \$40,000. They were also a 501c3 so they intended to raise funds on their own. If they were not successful, they would just

defer. Some of these were one-time expenses that were already done.

Councilor Calvert's other question was if this was something the City would budget money for and be reimbursed during the course of the year.

Mr. Millican said as far as he knew, it had not been built into next year's budget because as Mr. Romero said, it was expected to be self-supporting.

Mr. Romero said they budgeted money for this.

Councilor Calvert said his concern was with the budget process because things would be tighter next year and having the flexibility next year was questionable.

Mr. Millican thought it was possible that revenues might not catch up in 09/10.

Councilor Romero said that was why policies and procedures were critical. They needed to get those in place and be careful about waivers. It was premature. They needed to get it off the City's revenue stream.

Councilor Calvert moved to approve the request. Councilor Romero seconded the motion and it passed by unanimous voice vote.

20. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING EXHIBIT I, "MOUNTAINOUS OR DIFFICULT TERRAIN BOUNDARY" OR CHAPTER 14 SFCC 1987 (COUNCILOR CALVERT) (JEANNE PRICE)

Ms. Price presented the request. They had a map in the back of Ch 14 that was basically the eastern and northern portion of the City to require reducing density by 25%. It was not about protecting or terrain management. They would just expand the area to the east to the forest. At one time, they talked about expanding to the west but the landscape to the west was much flatter and not as crucial.

Councilor Calvert moved to approve the request. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

21. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING ARTICLE 14-5 SFCC 1987, THE SANTA FE TRAFFIC OPERATIONS PROGRAM OF "STOP" REGARDING VIOLATIONS OF THE TRAFFIC CODE DETECTED BY A CAMERA OR SPEED DEVICE (COUNCILOR TRUJILLO) (ANTHONY ROBBIN)

Capt Robbin presented the request. On April 4th, the Governor signed the bill that affected all photo violation programs. It provided that 50% of revenue would go to the State. The Department was awaiting clarification if that calculation was on all the revenue or just the part to go to the vendor. There was to be a

hearing.

Also the bill put a \$100 cap on the fine imposed. On page 10 it showed the fine schedule - \$66 for the first offense and any subsequent would be \$100. On page 11 they had the \$86 fine for ten miles over or school zone. Subsequent violations would have a \$100 fine through school or construction zones.

SB 519 said the District Court Judge would appoint the Hearing Officer who would be a certified New Mexico Attorney with 5 years' experience and experience in code enforcement.

He went through the other restrictions on the Hearing Officers. They budgeted \$50/hr for the hearing officer.

They were looking at July 1st when the first hearings could be scheduled. It would not affect the Public Works structure at all.

Councilor Trujillo moved for approval of the request. Councilor Calvert seconded the motion.

Councilor Calvert asked if there was any thought given to having an alternate hearing officer so they would always have coverage.

Captain Robbin said they did discuss that and it depended on the level of hearings.

The motion passed by unanimous voice vote.

22. MATTERS FROM STAFF

None.

23. MATTERS FROM THE COMMITTEE

Councilor Trujillo requested attention at Young swimming pool and some dead trees.

Councilor Romero asked to be notified when the meeting on transportation was scheduled. They needed to clarify several things like graffiti with DOT.

24. NEXT MEETING: MAY 11, 2009

25. ADJOURN

Having completed the agenda and with no further business to come before the Committee, the

meeting was adjourned at 6:25 p.m.

Approved by:

Patti J. Bushee, Chair

Submitted by:



Carl Boaz, Stenographer