



Agenda

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**PUBLIC WORKS/CIP & LAND USE COMMITTEE
MEETING
CITY COUNCIL CHAMBERS
MONDAY, APRIL 26, 2010
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 12, 2010 PUBLIC WORKS COMMITTEE MEETING

INFORMATION

6. UPDATE ON THE SANTA FE COMPREHENSIVE SOLID WASTE MANAGEMENT PLAN
(RANDALL KIPPENBROCK/RICHARD HERTZBERGER)

CONSENT AGENDA

7. CIP PROJECT #852A-II – OLD PECOS TRAIL SIDEWALK IMPROVEMENTS – CORDOVA RD TO BERGER STREET; STREET WIDENING – BARCELONA RD. TO CORONADO RD.
 - REQUEST FOR APPROVAL OF BID AWARD (10/35/B) AND CONSTRUCTION CONTRACT WITH STAR PAVING COMPANY IN THE AMOUNT OF \$359,971.81 INCLUSIVE OF NMGR T (SANDRA WINKELMAIER)

Committee Review:

Finance Committee (Scheduled)

5/03/10

Council (Scheduled)

5/12/10

8. REQUEST FOR APPROVAL OF AMENDMENT TO LICENSE AGREEMENT BETWEEN THE CITY OF SANTA FE AND 60 EAST SAN FRANCISCO STREET LTD. CO. REGARDING USE OF UPPER DECK OF THE PORTAL APPURTENANT TO 60 E. SAN FRANCISCO STREET AS A SERVICE AREA TO ADJOINING BUSINESS NAMED MARBLE BREWERY (EDWARD VIGIL)

Committee Review:

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9. REQUEST FOR APPROVAL OF AMENDMENT 1 TO THE LEASE AGREEMENT DATED JULY 1, 2007 BY AND BETWEEN THE CITY OF SANTA FE, NEW MEXICO AND RIDGETOP ROAD LLD PROVIDING A REVISED METHOD FOR CALCULATING PAYMENT IN LIEU OF PROPERTY TAX (PILOT) (KELLEY BRENNAN)

Committee Review:

Finance Committee (Scheduled)	5/03/10
Council (Scheduled)	5/12/10

10. REQUEST FOR APPROVAL OF CHANGE ORDER NO. 1 – ADDITIONAL COSTS FOR EAST APRON RECONSTRUCTION AT SANTA FE MUNICIPAL AIRPORT WITH ALBUQUERQUE ASPHALT, INC. **(JIM MONTMAN)**

Committee Review:

Finance Committee (Approved)	4/19/10
Council (Scheduled)	4/28/10

11. CIP PROJECT #872 – AIRPORT ROAD SAFETY IMPROVEMENTS

- REQUEST FOR APPROVAL OF A COOPERATIVE PROJECT AGREEMENT WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION FOR APPROPRIATES FROM THE FY 2009/2010 HIGHWAY SAFETY IMPROVEMENTS PROGRAM IN THE AMOUNT OF \$870,500 **(ERIC MARTINEZ)**
- REQUEST FOR APPROVAL OF A RESOLUTION IN SUPPORT OF THE AIRPORT ROAD SAFETY IMPROVEMENTS PROJECT FUNDED THROUGH A COOPERATIVE PROJECT AGREEMENT WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION **(COUNCILOR DOMINGUEZ) (ERIC MARTINEZ)**

Committee Review:

Finance Committee (Approved)	4/19/10
Council (Scheduled)	4/28/10

12. REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE NEW MEXICO ENERGY, MINERALS AND NATURAL RESOURCES DEPARTMENT FOR THE ACEQUIA TRAIL AND TRAIL CROSSING AT ST. FRANCIS DRIVE **(COUNCILOR CHAVEZ) (DAVID CHAPMAN)**

Committee Review:

Finance Committee (Approved)	4/19/10
Bicycle & Trails Advisory Committee (Scheduled)	4/22/10
Council (Scheduled)	4/28/10

13. REQUEST FOR APPROVAL OF A RESOLUTION AMENDING RESOLUTION NO. 2003-87 REGARDING THE BICYCLE AND TRAIL ADVISORY COMMITTEE **(COUNCILOR BUSHEE) (BOB SIQUEIROS)**

Committee Review:

Bicycle & Trails Advisory Committee (Scheduled)	4/22/10
Finance Committee (Scheduled)	5/03/10
Council (Scheduled)	5/12/10

14. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO EXPLORE AND PURSUE THE LEASE BY THE CITY OF OFFICE SPACE AT MARKET STATION AT THE RAILYARD **(COUNCILOR ORTIZ)**

Committee Review:

Finance Committee (Scheduled)	5/03/10
Council (Scheduled)	5/12/10

15. REQUEST FOR APPROVAL OF PROCUREMENT UNDER STATE PRICE AGREEMENT AND PROFESSIONAL SERVICES AGREEMENT – PURCHASE AND INSTALL ENERGY EFFICIENT HEATING EQUIPMENT WITH WELCH'S BOILER SERVICE, INC. IN THE AMOUNT OF \$202,931
(CARY WEINER)

Committee Review:

Finance Committee (Approved)	4/19/10
Council (Scheduled)	4/28/10

DISCUSSION AGENDA

16. CIP PROJECT #427 – PLAZA IMPROVEMENTS

- REQUEST FOR APPROVAL TO INSTALL STREET LIGHTS IN LATE JULY OR EARLY AUGUST 2010
- REQUEST FOR APPROVAL TO REDUCE THE SIZE OF THE ELECTRICAL PANEL; CONSTRUCTION TO BE SCHEDULED AFTER FIESTAS **(CHIP LILIENTHAL)**

Committee Review:

Finance Committee (Scheduled)	5/03/10
Council (Scheduled)	5/12/10

17. MATTERS FROM STAFF

18. MATTERS FROM THE COMMITTEE

19. NEXT MEETING: MONDAY, MAY 10, 2010

20. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6520
five (5) working days prior to meeting date

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PUBLIC WORK, CIP & LAND USE COMMITTEE

April 26, 2010

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7. Old Pecos Trail Sidewalk	Approved	6-7
14. City Lease at Market Station	Tabled	7-9
16. CIP #427 – Plaza Improvements		
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17. Matters from Staff	None	11
18. Matters from the Committee	Discussion	11-12
19. Next Meeting	Set for May 3, 2010	12
20. Adjournment	Adjourned at 6:45 p.m.	12

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

MONDAY, APRIL 26, 2010

1. CALL TO ORDER

A regular meeting of the Public Works/CIP & Land Use Committee was called to order on the above date by Councilor Christopher Calvert 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 Christopher Calvert
Councilor Miguel Chávez
Councilor Rosemary Romero

MEMBERS ABSENT:

Councilor Carmichael Dominguez, Chair [excused]
Councilor Ronald S. Trujillo [excused]

STAFF PRESENT:

Mr. Chris Ortega, 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

Mr. Ortega said staff would like to remove 16 from the agenda.

Chair Pro Tem Calvert asked that it be left on for now.

Councilor Chávez moved to approve the agenda as published. Councilor Romero seconded the motion and it passed by unanimous voice vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Romero asked to pull #14 from the Consent Agenda for discussion.

Chair Pro Tem Calvert asked to pull #7 from the Consent Agenda for discussion.

Councilor Romero moved to approve the Consent Agenda as amended. Councilor Chávez seconded the motion and it passed by unanimous voice vote.

5. APPROVAL OF MINUTES FROM APRIL 12, 2010 PUBLIC WORKS COMMITTEE MEETINGS

Councilor Chávez moved to approve the minutes of April 12, 2010 as presented. Councilor Romero seconded the motion and it passed by unanimous voice vote.

INFORMATION AGENDA

6. UPDATE ON THE SANTA FE COMPREHENSIVE SOLID WASTE MANAGEMENT PLAN (RANDALL KIPPENBROCK/RICHARD HERTZBERGER)

Mr. Kippenbrock presented this matter to the Committee. He briefly recounted his history of managing the solid waste program and facility from January 2006 to the present. He recognized in his efforts the need to have better cooperation between City and County on recycling. During 2008 they discussed how to keep down waste for the landfill. He thought a plan for that should be in place.

By Jan 2009, they published an RFP and entered into a contract with Zia. So far, they had followed the contract. By the middle of 2009 they formed an advisory committee with 22 members and 17 agencies represented; all of whom except one participated fully.

Based on the background information available in November 2009 they took time to digest all the information the consultant presented. From January through- March they prioritized and started developing guiding principles, etc.

Now they wanted to update the plan. Tomorrow he would meet with the Board of County Commissioners, then on May 3 with the Finance Committee and on May 5th with the Public Utilities Committee.

In the contracted assessment, the consultant looked at all the strengths and weaknesses. Mr.

Kippenbrock shared some of them with the Committee. The landfill had a long term capacity for recycling. There was high interest among citizens for recycling and environmental care. The cooperation among the Advisory Board, the City and the County was good.

But there was a limited history of working together; the recycling rate was slow and the process of recycling was widely misunderstood. They could do more. The City composting facility could do waste diversion and composting.

The geological limitations of the facility included solid rocks. The 140,000+ population made it more difficult because of economies of scale.

He wanted to present at the next Solid Waste Board meeting a preliminary plan for the Guiding Principles and then come back in July with a revised plan. Hopefully in that time, Zia would be able to finalize a plan that could be adopted by resolutions among the entities. It should be reviewed every year.

They wanted to implement the recommendations for FY 12 and to focus on existing programs and expand them. He wanted the City and County to feel comfortable with their plan. They needed a decision on whether to consider out of county waste and if they wanted controls on generating waste here.

He understood they wanted to do as much recycling for the citizens here as opposed to just being a land fill.

Their programs have grown steadily. There were lots of people who came with great ideas but that could lead them to do too many things with not enough resources.

Councilor Romero thanked him for the presentation. The Sustainable Commission made a presentation to the SWMA board about using waste for economic development. She didn't know if the SWAC was looking at that for long-term viability of Caja del Rio.

Mr. Kippenbrock said it was one of the ideas that had been brought forward. The consultant would come into play there. They wanted to expand on the existing program. A man came in last week who wanted to make recycled adobes out of phone books. But costs were too high for SWMA to consider it. Another example was glass recycling. A man out of Albuquerque wanted to pulverize glass for use in base course. But the standards were strict on the quality of it. There were very few plants in the US that did that.

Councilor Chávez agreed it was a challenge. He thought the MP originally was dependent on recycling to stretch the life span of the facility.

Mr. Kippenbrock said they purchased enough land for 100 years but there was a challenge because of basalt.

Councilor Chávez said recycling was supposed to slow the land fill from filling up. They might consider CIP in the next few years to achieve the goals. There was always the question of who monitored the

substance of the waste.

Mr. Kippenbrock said they had one more cell that would be started in 3-4 years. Once they got a permit renewal, the area east of disposal area that didn't have that rock would be used. Instead of continuing to blast and move rock, somewhere down the line, they could construct a new cell. Also the existing waterway was a tradeoff going east. They got the approval from BLM for disposal there. They came back with a deed restriction. That land wouldn't revert back to them.

Councilor Chávez observed that Santa Fe Beautiful was not on the list. They should play a key role in education.

Mr. Kippenbrock agreed but they already had a board list of 17 entities and needed to keep the membership from growing larger. They now had two from the City and two from the County.

Councilor Romero suggested they could run the plan by Santa Fe Beautiful. She agreed with Councilor Chávez to keep them involved. Perhaps a special meeting with them to get their comments could be scheduled. New Mexico Recycling Association had also come to all the meetings.

Chair Pro Tem Calvert said with the out of county waste, some were more controversial than others. They should have a rate if we included it and a rate if they didn't do it. He also felt it was better to go higher in the present cells rather than starting new ones. It was also a lot cheaper.

He asked about the labor union contract and whether they would get a raise.

Mr. Kippenbrock said there was not a raise in it. There was no increase at all for FY 11. Currently they were negotiating with them and hoped to have it completed by July 1. Last year they received a 3.8% cola and this year there was no increase.

Chair Pro Tem Calvert asked for resolution of the issues at the recycling center.

Mr. Kippenbrock talked about separating the recyclables, much of which had to be done by hand.

Chair Pro Tem Calvert suggested that they needed to try a different way for recycling glass. Santa Fe committed to glass but there were a lot of complaints. He hoped that would get discussed in this process.

Mr. Kippenbrock said in the last 2-3 weeks he did some glass research. The DOT had a specification for incorporating it into base course so he wanted to make sure that would be valuable.

Councilor Chávez asked if crusher fines were different from base course.

Mr. Ortega said it was different material. Glass could be added to base course but he didn't think that could be done in crusher fines.

Chair Pro Tem Calvert thanked him for the report.

CONSENT AGENDA

- 8. REQUEST FOR APPROVAL OF AMENDMENT TO LICENSE AGREEMENT BETWEEN THE CITY OF SANTA FE AND 60 EAST SAN FRANCISCO STREET LTD. CO. REGARDING USE OF UPPER DECK OF THE PORTAL APPURTENANT TO 60 E. SAN FRANCISCO STREET AS A SERVICE AREA TO ADJOINING BUSINESS NAMED MARBLE BREWERY (EDWARD VIGIL)**

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Committee Review:

Finance Committee (Approved)

4/19/10

Council (Scheduled)

4/28/10

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4/22/10

Council (Scheduled)

4/28/10

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Committee Review:

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4/22/10

Finance Committee (Scheduled)

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- 15. REQUEST FOR APPROVAL OF PROCUREMENT UNDER STATE PRICE AGREEMENT AND PROFESSIONAL SERVICES AGREEMENT – PURCHASE AND INSTALL ENERGY EFFICIENT HEATING EQUIPMENT WITH WELCH'S BOILER SERVICE, INC. IN THE AMOUNT OF \$202,931 (CARY WEINER)**

Committee Review:

Finance Committee (Approved)

4/19/10

Council (Scheduled)

4/28/10

DISCUSSION AGENDA

- 7. CIP PROJECT #82A-II – OLD PECOS TRAIL SIDEWALK IMPROVEMENTS – CORDOVA RD TO BERGER STREET; STREET WIDENING – BARCELONA RD. TO CORONADO RD.**
- REQUEST FOR APPROVAL OF BID AWARD (10/35/B) AND CONSTRUCTION CONTRACT WITH STAR PAVING COMPANY IN THE AMOUNT OF \$359,971.81 INCLUSIVE OF NMGR**

(SANDRA WINKELMAIER)

Committee Review:

Finance Committee (Scheduled)

5/03/10

Council (Scheduled)

5/12/10

Chair Pro Tem Calvert asked about the local preference here as they started the paving work. He asked what offices Star Paving had in Santa Fe.

Mr. Ortega said they qualified by purchasing price agreement.

Chair Pro Tem Calvert thought they would at least use their Santa Fe address in the contract. This was probably a topic for another day but the local preference seemed to be obtained by a sham. He wondered if they even had any employees that lived in Santa Fe. Even the GRT would go to Albuquerque.

Councilor Romero clarified that if the work was done in Santa Fe, the GRT would come to Santa Fe. Mr. Ortega agreed.

Chair Pro Tem Calvert thought it would be nice if some of that contract was going into the local economy.

Councilor Romero hoped they could at least use Santa Fe resources - the local landfill, etc. Any waste material would be taken to Caja del Rio instead of Rio Rancho. She agreed with Chair Pro Tem Calvert that local preferences had been somewhat redefined.

Chair Pro Tem Calvert said he would join in a resolution with her about it.

Councilor Chávez thought local meant the firm had to have an office here in town. He asked if there were any other local bids that qualified.

Mr. Ortega said sheet three of the package showed there were four of them.

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

14. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO EXPLORE AND PURSUE THE LEASE BY THE CITY OF OFFICE SPACE AT MARKET STATION AT THE RAILYARD (COUNCILOR ORTÍZ)

Committee Review:

Finance Committee (Scheduled)

5/03/10

Council (Scheduled)

5/12/10

Councilor Romero was surprised to see this introduced and wanted a little information. The 2009 resolution authorized the City Manager to initiate discussions with the Railyard Community Corporation to develop a variety of ideas for development of private and public spaces at the Railyard. The last pages included that the City Manager would be authorized for three directives to come up with a menu of what it would take in financing options to provide to the Council.

Ms. Brennan said that was correct. The City started discussions with the Railyard Corporation because the City felt the construction of the theater was probably critical to create momentum. They explored a number of alternatives around new markets or tax credits to leverage the money put in. There was a list of limitations or restrictions.

There was a \$37 million bond that came before the Committee that they would use to leverage money and found it wouldn't work. Then they explored lease-back options.

They discussed the concerns that arose to accommodate many uses on the Railyard but really wanted to look at the theater and market station first. The resolution was put forward.

Ms. Brennan read a letter about it that said it "is not legally binding obligation" and recommended removing the last clause.

She described the arrangement that would be a 30 year lease at \$25/sq ft (\$530,000/yr) and purchase at the end for a dollar. They should add ability to sublease. Services/Utilities were capped at \$7/sq ft. Anything over that would be paid by the City.

Councilor Romero asked about parking in the underground garage for employees.

Ms. Brennan believed the employees would park there free but didn't know their intention. The services/utilities would be \$150,000/yr.

Councilor Chávez asked about tenant improvements.

Ms. Brennan said they would complete the tenant improvements up \$65/sq. ft.

Councilor Chávez thought they didn't know what offices/staff would move into the space.

Ms. Brennan said that was part of the analysis.

Councilor Chávez suggested that with the present rent at several locations there should be a facilities MP at some point. There was not much in the FIR. He thought it might be too preliminary to do that. But the resolution to pursue the office space at the Railyard didn't seem to have a good flow to it.

Councilor Romero was looking for a package with amendments. The current reality was that this was a

multimodal center. There was the Santa Fe Clay issue; the Santa Fe Southern RR issue; lease/work space coming down the pike. Then they had the public schools with excess public space. It seemed their MP should be dusted off. She thought they shouldn't move forward until they had the best plan in place.

She thought they should table this. They had no obligation to anyone. She would encourage staff to work with all the entities as originally listed.

Councilor Romero moved to table this matter. Councilor Chávez seconded the motion.

Councilor Chávez explained that there were two components to have modern office space. The first building on that site was planned. The City could invest in that building or other buildings strategically located around town. This has the added intent to help this company get off the ground and didn't think that was the City's role.

Chair Pro Tem Calvert noted that the resolution 2009-04 was to direct the City Manager to investigate options. He didn't see options and wanted to see the other options to start with and not have one picked and then see the others. They hadn't even gotten a staff report on feasibility of the concept. He asked if they had gotten the appraisal.

Ms. Brennan said she just got it and had not completed the review.

Chair Pro Tem Calvert thought this was going way too fast. They didn't even have the basic information yet. A technical point was no Exhibit A attached.

Ms. Brennan said that was her fault.

Chair Pro Tem Calvert didn't understand the benefit to the City. He knew people wanted to complete the Railyard. It was nice to start generating the revenue but here it was the city's money that generated the revenue. He also questioned how the lease worked. The City already bought that land. Siler had the advantage of plenty of parking on it. It seemed the City was competing with itself here. They had already spent a lot on Siler Road for planning.

Ms. Brennan asked if they would like the analysis to include the rental options.

Chair Pro Tem Calvert said they already passed resolutions to move people to Siler. He wondered if now the City would just look for a buyer for Siler.

The motion to table passed by unanimous voice vote.

16. CIP PROJECT \$427 – PLAZA IMPROVEMENTS

Chair Pro Tem Calvert asked that they separate these two issues.

- **REQUEST FOR APPROVAL TO INSTALL STREET LIGHTS IN LATE JULY OR EARLY AUGUST 2010**

Councilor Chávez noted that both were under one CIP project number and if they left the panel alone it would be only the lighting.

Mr. Ortega said it had been confusing and the previous letter had contributed to the confusion. He asked what the costs would be for that.

Chair Pro Tem Calvert referred to the middle of the page.

Councilor Chávez moved to approve the installation of the street lights and postpone discussion on the electrical panel. Councilor Romero requested the two parts be taken ad seriatum and seconded the motion for the approval of the street lights. The motion passed by unanimous voice vote.

- **REQUEST FOR APPROVAL TO REDUCE THE SIZE OF THE ELECTRICAL PANEL; CONSTRUCTION TO BE SCHEDULED AFTER FIESTAS (CHIP LILIENTHAL)**

Committee Review:

Finance Committee (Scheduled)

5/03/10

Council (Scheduled)

5/12/10

Chair Pro Tem Calvert apologized that he didn't get a chance to review the minutes but when they had it back in March, he didn't think they asked staff to move forward with anything but to confirm the costs of the interim solutions. There were other areas to explore and staff were to continue with research and estimates. So he was surprised that it was a request for approval at the next Finance Committee.

Councilor Romero said when she looked back at the minutes .it got murky when Debbie Potter indicated she thought there were tunnels.

Mr. Ortega was asked to read the minutes and did so.

Mr. Ortega said there was no motion.

Chair Pro Tem Calvert said the Committee just gave staff direction. That spoke volumes to the intent.

Councilor Chávez moved to postpone this matter to a future meeting.

He said obviously funding was an issue out of the options and dollar amounts thrown around. To him, Option 1 was the best solution. He thought that was what he wanted to say last time. If they could reduce

the size and the cost was just \$45,000, it was the best solution. Option 2 was rejected. Option 3 was under the stage. They were still on fact finding and didn't know if they had the money for the CIP.

Councilor Romero seconded the motion.

Chair Pro Tem Calvert asked if anything had been painted green.

Mr. Ortega said the panel was green now.

Councilor Romero said for the record that she wished it could be moved. She would like to see it reduced. The numbers for cost had gone up and down. She agreed they should get an update on costs. We were still looking at interim. If they could get a report back from Mr. Lilienthal at the lat May meeting, that would be after the budget hearings. They had a tight budget but there was a lot of heartburn from folks to get it resolved.

Chair Pro Tem Calvert recalled this discussion was originally following the plan the City had adopted to move all of that stuff out of the plaza.

The motion to postpone passed by unanimous voice vote.

Mr. Ortega asked for clarification that the Committee didn't want anything for the last meeting in May.

Chair Pro Tem Calvert agreed.

17. MATTERS FROM STAFF

There were no matters from staff.

18. MATTERS FROM THE COMMITTEE

Councilor Romero wanted a report from the Plaza Roundtable on what they were thinking at the next Public Works meeting.

Councilor Chávez noted there was one amendment sheet handed out that went with a consent item and asked if the motion to approve was with the amendments.

Chair Pro Tem Calvert said that was the understanding.

Councilor Chávez commended staff for the sidewalks that were done.

Councilor Romero said the Southwest Care folks came to ask for help with murals that would fight

graffiti. They were looking for private property for producing murals. Youthworks had done great ones on Pacheco at the Rail Trail. They wanted to know the process for working with private owners.

Councilor Chávez mentioned a big wall behind the bakery there.

Chair Pro Tem Calvert asked if CIP would be on the next agenda. Mr. Ortega agreed.

19. NEXT MEETING: MONDAY, MAY 10, 2010

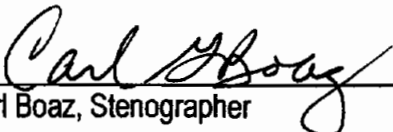
20. ADJOURN

Having completed the agenda and with no more business to come before the Committee, the meeting was adjourned at 6:45 p.m.

Approved by:

Christopher Calvert, Chair Pro Tem

Submitted by:



Carl Boaz, Stenographer