



# Agenda

CITY CLERK'S OFFICE

DATE 5/5/10 TIME 11:40a

SERVED BY B. M. Messman

RECEIVED BY [Signature]

**SPECIAL  
PUBLIC WORKS/CIP & LAND USE COMMITTEE  
STUDY SESSION  
2010 CIP BOND**

**MONDAY, MAY 10, 2010  
CITY COUNCIL CHAMBERS  
4:30 – 6:00 PM**

**ALL MEMBERS OF THE GOVERNING BODY ARE INVITED  
TO ATTEND THIS MEETING**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. DISCUSSION AND REQUEST FOR APPROVAL OF 2010 CIP BOND (**CHRIS ORTEGA**)
5. 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

**SUMMARY INDEX**

**PUBLIC WORK, CIP & LAND USE COMMITTEE**  
**SPECIAL STUDY SESSION**

May 10, 2010

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</b>
1. CALL TO ORDER	Convened at 4:30 p.m.	1
2. ROLL CALL	Quorum Present	1
3. APPROVAL OF AGENDA	Approved as presented	1-2
4. 2010 CIP BOND	Discussion	2-10
5. ADJOURNMENT	Adjourned at 6:00 p.m.	10

**MINUTES OF THE**  
**CITY OF SANTA FE**  
**PUBLIC WORKS/CIP & LAND USE COMMITTEE**  
**SPECIAL STUDY SESSION**  
**MONDAY, MAY 10, 2010**

**1. CALL TO ORDER**

A special study session of the Public Works/CIP & Land Use Committee was called to order on the above date by Chair Carmichael Dominguez at approximately 4:30 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 Carmichael Dominguez, Chair  
Councilor Christopher Calvert  
Councilor Rosemary Romero  
Councilor Ronald S. Trujillo

**MEMBERS ABSENT:**

Councilor Miguel Chávez

**OTHER COUNCILORS PRESENT:**

Councilor Patti Bushee  
Councilor Matthew Ortiz  
Councilor Rebecca Wurzbarger  
Mayor David Coss

**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**

Chair Dominguez thanked Councilor Ortiz and Councilor Bushee for being present.

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

### **4. DISCUSSION AND REQUEST FOR APPROVAL OF 2010 CIP BOND (CHRIS ORTEGA)**

Chair Dominguez explained that the intent was to allow the Governing Body to have a philosophical discussion about CIP and then to give staff direction and have a public process for considering the CIP choices.

In the past, the Council had a staff list comprised of projects not yet completed, a wish list of staff priorities and probably some items the Council asked staff to put on the list. Then there was a Governing Body list of priorities. At the public hearing a lot of people come forward with what they want on the list. Eventually those lists were married and it essentially would take five votes to get it passed.

He invited the Committee to discuss what a CIP Bond should be and define criteria for what projects should be on the list. One of his was the word "equity" and how we define it.

This Governing Body had promoted equity in various forms like the living wage and affordable housing. They were progressive policies approved in the past and their commitment to them as something that was equitable. He had not yet taken the time to analyze the past list.

There were issues that were relevant to this whole discussion like safety improvements along Airport Road and there were many of them. He wanted to advocate for those types of improvements. The other one was health issues. They had not had the quality of life amenity. Those were two small examples for promoting equity. He asked for comments.

Councilor Calvert had questions on some of the items on the list. Under the recurring list it showed Municipal Facility Repair and then next was City roofs. He asked what the difference was in those two and if they would be adding insulation with reroofing projects.

Mr. Robert Romero said this \$600,000 was for day-to-day maintenance on all City buildings. They identified three buildings specifically that needed roof repairs: Mary Esther Gonzales Center, Fire Station #4 and Plaza portals. The portals around the Plaza belonged to the City. Particularly on the south side there were severe leaks that had to be repaired. Staff was working with Nick Schiavo to identify insulation needs that could be covered from other funding sources.

Councilor Calvert wanted to make sure that they do insulation at the time of re-roofing. It also made no

sense to put in a new boiler without insulation. He thought the Sandoval bridge rehabilitation was done.

Mr. Ortega said that was just an example of bridge repair for which they used CIP funding.

Councilor Calvert asked why parks maintenance was in CIP.

Mr. Romero explained that over the years, the City had lots of maintenance things in CIP. They had to buy materials for maintaining parks and had established contracts for park maintenance that ten years ago would have been taken from General Fund but had been shifting them over the years more to CIP through lack of GRT funds.

Councilor Calvert asked how much of the GCCC ongoing repair would be thrown into CIP.

Mr. Martin Valdez said they had a water migration prevention plan for the facility that included the Dectron units with a design specification. They needed to automate that system to set off an alarm when it was down or needed attention. They had to review the air ductwork system. Consultants said it was inadequate and caused condensation. The contractor took care of some warranty things on the roof but there was still a question on the vapor barrier. If they found the breach was the result of contractor error, that would take care of it. They also needed lightning protection on the building because lightning had struck the roof compressors and it was costly to replace them.

They purchased the boilers but needed funds to install them.

Councilor Calvert noted under Economic Development was landfill gas /electricity generation at a million dollars.

Mr. Nick Schiavo said this was for the existing landfill and he put it in the list just so the City could apply for grants. Most of them required some match in CIP for them.

Councilor Calvert assumed there was not that much gas generated but he wondered why it was on the City's CIP.

Mr. Schiavo said they were required by EPA to have monitoring equipment. He just wanted to hedge his bets but maybe he should have put it under SWMA.

Councilor Calvert asked about the sealing for Camino Carlos Rey. He thought it didn't require match.

Mr. Ortega agreed but future phases would they would need match under Title 2 grants. The next phase would go to St. Michael's Drive.

Councilor Calvert presumed this was not for this phase but the next one and asked when that phase would be.

Mr. Ortega said that money had to be obligated before September 2012.

Councilor Calvert asked why it could not be put in the 2012 CIP.

Mr. Ortega agreed it could be and explained the one million was half of that request.

Councilor Calvert said under balances on the second sheet there was \$784 for rehabilitation. He asked if Mr. Ortega thought would be spent before the end of this year. Mr. Ortega agreed.

Councilor Calvert asked if there were any of these with balances that he didn't expect to have spent by the end of this year.

Councilor Calvert asked about property control - City Hall improvements for \$275,000.

Mr. Ortega said that was related to the master plan for the city property on Siler Road. He didn't know what the plan was that they needed some of that.

Mr. Valdez explained that originally that money was set aside to replace the windows at City Hall but the study Mr. Schiavo did proved it was not worth doing so the money was used for HVAC and fire alarm improvements. There was a balance left and it could be used for other City Hall improvements.

Councilor Calvert asked about the Northwest Quadrant/Paseo de Vistas for \$230,000.

Mr. Ortega said that was used for design of Siler Road and some for affordable housing.

Mr. Romero thought that funding was placed with an expectation of movement on NWQ so it was for designing for traffic and other things.

Councilor Bushee explained that long ago, Paseo de Vistas was a plan that was approved later. It never went away so now there was money that probably should be reallocated in CIP. Paseo de Vistas was not going to happen.

Councilor Calvert thought it was not well defined.

Chair Dominguez reiterated his desire to discuss the intent of the CIP Bond and the goals and how these particular projects helped meet those goals.

Councilor Romero said she was trying to understand his perspective. The Park Bond was created in an equitable way that provided funds for parks in all the districts. More recently the Councilors heard reports that some parks spent less money than was allocated like Amelia White. So the question was how to reallocate that left over money. She asked if his thought was redistribution around existing parks or funding for new parks.

Chair Dominguez said the discussion should be on this list and not the parks bond. It was important to have a way to promote a direction to go. The Council had not had the equity discussion on CIP before.

Councilor Romero said the State encouraged the Council to look at staffing and limit those recurring projects. She considered the \$1 million for the landfill gas generation to be questionable.

For parks maintenance, she asked if this was beyond the park bond.

Mr. Romero clarified this was just day-to-day parks city-wide. Not all parks got bond money. The City had included that in the CIP for the past 5-6 years. The list showed what they spent last time - about the same. He thought that practice went back for ten years that way.

Councilor Romero asked what St. Mike's allocation was for

Ms. McCormick said the projects would be identified that would be small and could be done quickly. They would come out through the MP process.

Councilor Romero referred to the second page on the balance for road improvements. Many streets on the south side were cement and difficult to renovate. She asked if those would be included here.

Mr. Romero agreed those would be expensive. They would probably need \$2 million for that. He didn't think they were on the list.

Mr. Catanach agreed that those streets would be very expensive.

Mr. Ortega said he got a list of them this morning and it didn't include those.

Mr. Catanach said that was correct. The streets were old and utilities under were old. They would almost have to take out all the concrete there including the sidewalks. It was a small section but difficult to work with. The cost would be about \$1.5 million.

Councilor Calvert questioned having to take it up. On Hillside the City just paved over it.

Mr. Catanach explained that the slabs were actually moving so the substructure was not stable.

Councilor Romero felt that was a longer discussion - it isn't included here.

Mr. Catanach said one issue was that many residents didn't support it.

Councilor Romero noted the term "small sidewalks" in there and asked what a small sidewalk was.

Mr. Ortega said it referred primarily to infill of gaps in the sidewalk.

Councilor Trujillo said in the Safety section he recalled that in the last cycle they were looking at the guard rail on Rodeo Road and was still waiting on that.

Mr. Ortega said it included some guard rail there and on Cerro Gordo but the City really could not afford it.

Mr. Romero said City staff had installed some of it and they could use balances from previous years.

Councilor Trujillo referred to the ADA line item and said they had some very high curbs in District 4 with many elderly people walking. He said he would provide his list.

He asked what the Santa Fe Demonstration Center was.

Ms. McCormick said the concept came out of the Sustainable Santa Fe Plan and was to be a place where people could learn to do things like installing solar systems, different kinds of gardening techniques. It would be a learning center for adults and kids. She saw one in Madison Wisconsin that was very successful.

Councilor Trujillo asked where it was to be located.

Ms. McCormick said it would be adjacent to the County Fairgrounds as a city/county joint effort.

Councilor Trujillo if the \$400,000 on the second page was for design and to include the extra money they had not used.

Mr. Ortega said the \$611,000 balance would be used for the fourth phase of paving.

Councilor Ortiz asked what the total CIP estimated bone issue was.

Mr. Romero said \$19.5 million was given earlier.

Councilor Ortiz asked how much of that was allocated to operations already in the budget process.

Mr. Romero said none of it was.

Councilor Ortiz asked if the \$5 million he reported in the CIP Fund balance was over and above this.

Mr. Romero clarified that the \$5 million was CIP and GRT that earned about \$14 million per year. So that would go to pay off the 2008 bond.

Councilor Ortiz asked what the oldest carry over was.

Mr. Romero thought the balances were all from the last bond and all previous bond funds had been



used.

Councilor Ortiz asked if they had to use these balances to pay for one-time expenses proposed in this year's budget or if they were limited by the previous bond restrictions.

Mr. Romero thought they could use this money for equipment and materials but not for salaries. He would have to verify that with Katherine Raveling. The more they could tie it to bricks and mortar, the better, but not for salaries.

Councilor Ortiz commented that the list from non-profits seemed rather small and didn't know if that was because of the economy or another reason. As it related to Economic Development, and without seeing what feasibility was for some of these projects, he was disinclined to support some of these new initiatives just because of the time line involved. The demonstration center that had a county contribution to that would help him be supportive of it.

They had a progress reports on park bonds but not a report on unspent balances.

Mr. Romero said some of the projects were going over and some under. There were a couple of hundred dollars left.

Councilor Ortiz said such a report would be helpful.

The Committee briefly discussed the unpaved streets in town.

Councilor Ortiz asked what the time line for adoption was.

Chair Dominguez said they were behind the time line already.

Mr. Romero explained that because of the low GRT, they held off as long as possible.

Councilor Bushee asked what was being proposed for the \$10 million reduction because the City didn't have it.

Mr. Romero said the Council could give staff some input. He asked Department Directors to give him what was important. This could balloon pretty easily. This showed an emphasis on economic development.

Councilor Bushee felt the economic development list was the least vetted. She didn't think the Council ever approved the demonstration center. And the City had some serious catch up on unpaved streets.

Mr. Romero said they could use \$30 million for unpaved streets.

Mr. Ortega said it cost the City about \$60,000 per mile for materials to re-gravel.

Councilor Bushee asked about the bridge and whether there really was a bridge.

Mr. Ortega said the next bridge would be the Guadalupe Bridge. He didn't think it was historic but it was in the historic district.

Councilor Bushee wondered if they could make a reduction on the 2% for arts. She asked if the City could pay the artists out of this fund and save some of this contract money.

Mr. Romero said he would look into the resolution and the options.

Councilor Bushee asked if there was no need for the tennis court.

Mr. Romero felt they could postpone it to the next one.

Councilor Bushee asked about the transit matching funds.

Mr. Romero said it was for matching any federal grants for transit and they would try to find it in the CIP/GRT Fund balances. This was their match.

Councilor Bushee asked Mr. Romero to find out if any of these funds for new buses were to be used on routes for the Rail Runner or regional connectivity. Mr. Romero agreed.

Councilor Bushee asked if he could add trail maintenance under road maintenance.

Mr. Romero said they could but it would spread it thinner.

Councilor Bushee also felt they needed to restucco City Hall.

Mr. Romero agreed to determine costs for it.

Councilor Bushee objected to the way the Council spent money on Casa Solana.

She asked if the broadband network would be coming forward. She questioned several other projects that were on the list. She favored shifting money around for infrastructure at the Railyard. She had other questions about it. She also was opposed to spending more money on the historic water building park.

She asked where the homeless shelter would be located.

Mayor Coss said he had put that on the list at the request of the interfaith group. It was the overflow shelter and perhaps a one-stop. The million would try to get to both of those.

Councilor Bushee thought the emphasis was on the one-stop.

Councilor Bushee still had a bone to pick about Airport Road. They used money out of RPA but the County was supposed to pay it.

She felt there were things on this list that didn't need to be on it.

Councilor Wurzbarger went to the second page and said it needed to have a clearer understanding of what needs to be done. She hoped Mr. Romero could make it clear what they were talking about. She really appreciated the Chair's first question about the community's priorities. She felt that discussion would be more fruitful. The concern with the economy and local jobs was tops for her. In the budget cycle at present - the possibility for long term was going away. They could not continue to run the city on the basis of non-recurring items. Infrastructure needed to move on from the 1960's definition. The impact would last longer.

Mayor Coss thanked the Committee for inviting the Council to this session. They were going to have to cut off about \$9.5 million from this list. He was not against roads and bridges or what they took off in favor of parks. But he agreed they needed to think about jobs and quality of life. They did adopt the sustainable Santa Fe. The money for AH infrastructure would help a lot.

He felt the \$3 million for broadband was valuable for economic development. It would save the City \$300,000 annually on their Qwest expenses. Jobs and the economy had moved up higher on the priority list. He would advocate for those two at least.

Even with \$7 million in roads, he would like to see some domestic content by using local companies. He wondered if they could require that the company have some workers living in Santa Fe.

Regarding the CIP balance reallocation, he wondered- how much of this \$5 million the City still needed to spend.

Lastly, on equity, as good as the parks bond was, it really focused on existing parks.

Jobs for Santa Feans were very important to him.

Chair Dominguez thought there were parts where they needed to do roads. He was also in support of broadband capability.

Councilor Wurzbarger asked on the spreadsheet where there was a blank it that meant they didn't need it anymore.

Also, on the Railyard, she was concerned about the rental costs per event. It would improve the potential use of that.

Councilor Bushee thought every project on here was economic development. If they built the

demonstration center, the City would have to have staff and pay for electricity.

She favored the projects at the Railyard and was very supportive of broadband. She also didn't want to see this money not used.

Councilor Romero said Tino Griego needed to be finished. They gave staff direction a couple of times on what it would take to complete.

Councilor Calvert said if 80% of the contracts were going to Albuquerque companies, the City should do more with local contractors. The other Councilors agreed.

Chair Dominguez said once the analysis was done they could begin honing down the list. Secondly, projects that were not intended to be finished this cycle could be pushed out. Third they could identify other funding sources.

Chair Dominguez thanked Councilor Romero for adjusting the Land Use Subcommittee to accommodate this study session.

## 5. ADJOURN

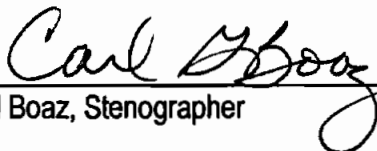
Having completed the agenda and with no further business to come before the Committee, the study session was adjourned at 6:00 p. m.

Approved by:

---

Carmichael Dominguez, Chair

Submitted by:

  
Carl Boaz, Stenographer