



Agenda

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**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
CITY COUNCIL CHAMBERS
MONDAY, MARCH 28, 2011
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 MARCH 7, 2011 PUBLIC WORKS COMMITTEE MEETING

INFORMATIONAL AGENDA

6. UPDATE ON ACCESSORY DWELLING UNITS (**MATTHEW O'REILLY**)

CONSENT AGENDA

7. CIP PROJECT #419C – MUSEUM HILL TRAIL (PHASE I)
 - REQUEST FOR RECOMMENDATION AND APPROVAL OF CHANGE ORDER NO. 1 FOR CONSTRUCTION UNDER BID #08/37/B – CITY COUNCIL APPROVED ON CALL CONSTRUCTION SERVICES CONTRACT WITH H.O. CONSTRUCTION, INC., IN THE AMOUNT OF \$185,929.96 INCLUSIVE OF NMGR (LEROY PACHECO)

Committee Review:

Finance Committee (Scheduled)

04/04/11

Council (Scheduled)

04/13/11

8. CIP PROJECT #500B – SANTA FE RIVER TRAIL CONSTRUCTION (PHASE 3) AND RIVER CHANNEL IMPROVEMENTS
 - REQUEST FOR RECOMMENDATION AND APPROVAL OF BID NUMBER 11/24/B AND CONSTRUCTION AGREEMENT WITH RL LEEDER COMPANY IN THE AMOUNT OF \$2,396,773.40 PLUS \$196,235.82 (NMGR) FOR A TOTAL AMOUNT OF \$2,593,009.22 (**BRIAN DRYPOLCHER**)

Committee Review:

Finance Committee (Approved)

03/21/11

Council (Scheduled)

03/30/11

9. SANTA FE MUNICIPAL AIRPORT

- REQUEST FOR APPROVAL OF A COMBINED APPLICATION AND FINAL AGREEMENT FOR A STATE GRANT IN THE AMOUNT OF \$313,500 FOR THE PURPOSE OF PURCHASING A NEW MOWER, FUNDING DESIGN OF RUNWAY 10-28 MEDIUM INTENSITY RUNWAY LIGHTING (MIRL), AND FUNDING AN ENVIRONMENTAL ASSESSMENT (EA) FOR THE PROPOSED NEW TAXIWAY H PROJECT
- REQUEST FOR APPROVAL OF BUDGET ADJUSTMENT REQUEST (BAR) **(JIM MONTMAN)**

Committee Review:

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

10. REQUEST FOR APPROVAL OF AMENDED AND RESTATED RAILYARD LEASE AND MANAGEMENT AGREEMENT BETWEEN THE CITY OF SANTA FE AND THE SANTA FE RAILYARD COMMUNITY CORPORATION WHICH RESTATES, SUPERSEDES, AND REPLACES IN ITS ENTIRETY THAT CERTAIN RAILYARD LEASE AND MANAGEMENT AGREEMENT DATED FEBRUARY 27, 2002 AS AMENDED **(ROBERT SIQUEIROS)**

Committee Review:

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

11. EMERGENCY MANAGEMENT GRANTS

- REQUEST FOR APPROVAL OF THE HOMELAND SECURITY GRANT PROGRAM
- REQUEST FOR APPROVAL OF THE HAZARD MITIGATION GRANT PROGRAM **(SEVASTIAN GURULE)**

Committee Review:

Public Safety Committee (Approved)	03/15/11
Finance Committee (Scheduled)	04/04/11
Council (Scheduled)	04/13/11

12. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 23-2.10 SFCC 1987 REGARDING STREET CUT PERMIT FEES AND RESTORATION PENALTIES **(COUNCILOR DOMINGUEZ) (DAVID CATANACH)**

Committee Review:

Finance Committee (Scheduled)	04/04/11
Council (Request to publish)	04/13/11
Council (Public hearing)	05/11/11

13. REQUEST FOR APPROVAL OF A RESOLUTION TO CELEBRATE AND REMEMBER DON R. LOVATO, STREET GENIUS IN MUSIC, AND REVERED FOR HIS CHARITY WORK **(COUNCILOR ORTIZ) (SABRINA PRATT)**

Committee Review:

Finance Committee (Approved)	03/21/11
Council (Scheduled)	03/30/11

DISCUSSION AGENDA

14. REQUEST FOR APPROVAL OF A RESOLUTION REPEALING RESOLUTION 2001-35 THAT ESTABLISHED THE TRANSIT ADVISORY BOARD FOR THE PURPOSE OF ELIMINATING THE TRANSIT ADVISORY BOARD **(COUNCILOR ROMERO) (JON BULTHUIS)**

Committee Review:

Transit Advisory (Scheduled)	03/22/11
Finance Committee (Scheduled)	04/04/11
Council (Scheduled)	04/13/11

15. MATTERS FROM STAFF
16. MATTERS FROM THE COMMITTEE
17. NEXT MEETING: **MONDAY, APRIL 11, 2011**
18. 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 FOR
PUBLIC WORKS/CIP & LAND USE COMMITTEE
March 28, 2011**

ITEM	ACTION	PAGE
1. Call to Order	Convened at 5:15 p.m.	1
2. Roll Call	Quorum Present	1
3. Approval of Agenda	Approved as presented	1
4. Approval of Consent Agenda	Approved as amended	2
5. Approval of Minutes - Mar 7, 2011	Approved as presented	2
Informational Agenda		
6. Accessory Dwelling Units Update	Presented	2
Consent Agenda Listing	Listed	2-4
Discussion Agenda		
10. Railyard Lease Agreement Amendment	Approved	4-5
12. Street Cut Permit Fees	Approved	5-6
14. Transit Advisory Board Resolution	Denied	6-7
15. Matters from Staff	None	7
16. Matters from the Committee	Discussion	7
17. Next Meeting	Set for April 11, 2011	7
18. Adjournment	Adjourned at 5:42 p.m.	7-8

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

MONDAY, MARCH 28, 2011

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 Carmichael Dominguez at approximately 5:15 p.m. in City Council Chambers, City Hall, 200 Lincoln, Santa Fé, New Mexico.

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Councilor Carmichael Dominguez, Chair
Councilor Christopher Calvert
Councilor Ronald S. Trujillo

MEMBERS ABSENT:

Councilor Miguel Chávez
Councilor Rosemary Romero [excused]

STAFF PRESENT:

Mr. Ike Pino, Public Works Director
Ms. Bobbi Mossman, Public Works Staff

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

3. APPROVAL OF AGENDA

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

4. APPROVAL OF CONSENT AGENDA

Mr. Pino noted that Exhibit B had been handed out and was under item #10.

Councilor Calvert requested discussion on items 10 and 12, 10 mainly to go over the exhibit.

Councilor Calvert moved to approve the consent calendar as amended with #10 and #12 moved to the Discussion Agenda. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

5. APPROVAL OF MINUTES FROM MARCH 7, 2011 PUBLIC WORKS COMMITTEE MEETING

Councilor Trujillo moved to approve the minutes from the March 7, 2011 Public Works Committee meeting as presented. Councilor Calvert seconded the motion and it passed by unanimous voice vote.

INFORMATIONAL AGENDA

6. UPDATE ON ACCESSORY DWELLING UNITS (MATT O'REILLY)

Mr. O'Reilly presented. Chair Dominguez noted that Councilor Chávez requesting putting this on the agenda but was not present.

Councilor Calvert noted the bill passed the legislature and was awaiting the governor's signature. He asked if that covered what needed to be reported.

Mr. O'Reilly agreed.

Councilor Calvert thanked him for getting it through the legislature.

CONSENT AGENDA LISTING

7. CIP PROJECT #419C – MUSEUM HILL TRAIL (PHASE 1)

- **REQUEST FOR RECOMMENDATION AND APPROVAL OF CHANGE ORDER NO. 1 FOR CONSTRUCTION UNDER BID #08/37/B – CITY COUNCIL APPROVED ON CALL CONSTRUCTION SERVICES CONTRACT WITH 2.0. CONSTRUCTION, INC., IN THE AMOUNT OF \$185,929.96 INCLUSIVE OF NMGR (LEROY PACHECO)**

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04/04/11
04/13/11

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Committee Review:

Finance Committee (Scheduled)
Council (Scheduled)

04/04/11
04/13/11

Councilor Calvert said Exhibit B was not in the packet and the letter from Mr. Csoski said all debts would be repaid to the city according to the scheduled values included in Exhibit B per the agreement. He asked for someone to walk the Committee through it.

Mr. Richard Csoski started at the top of the spreadsheet to explain it. The first line was debt service and was the Railyard's share of the acquisition debt and was paid as rent. The second line was deferrals included in the 2005 amendment. Those were all actuals up to current year.

The next was the MMFA loan and then the second loan and then the refinance in 2010. The Finance Department refinanced it to reduce the amount owed in the first 3 years.

Then there was a subtotal for what was owed as rent. Next down was the negotiated option - deferrals granted to the Railyard Corporation vs. the acquisition debt et al.

The next line down was where they would repay that commencing in 2021 and ending in 2024.

The next down was a listing of requested deferrals - going forward were deferrals they requested based on projected cash flow.

The repayment would occur over 3 years in 2024 through 2027 and the requested extension of term

would coincide with the year they anticipated having it all repaid. (By 2027)

Councilor Calvert asked if on repayment of debt they were deferring it over ten years and repaying it all in three. Mr. Csoski agreed.

Councilor Calvert asked if that was realistic. They assumed there would be much more activity to base it on in the latter years.

Mr. Csoski explained that on the spread sheet for 2024 you could see the MMFA debt and bond debt would become substantially lower giving the Corporation enough cash flow to pay it all back. So they were paying back the deferrals as quickly as possible.

Chair Dominguez asked if this Exhibit B was different than had been approved. Mr. Csoski agreed.

Mr. Csoski pointed out that the 2011 deferral went down because the Finance Dept refinanced it.

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

12. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 23-2.10 SFCC 1987 REGARDING STREET CUT PERMIT FEES AND RESTORATION PENALTIES (COUNCILOR DOMINGUEZ) (DAVID CATANACH)

Committee Review:

Finance Committee (Scheduled)	04/04/11
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Council (Public hearing)	05/11/11

Councilor Calvert said his question was mainly on the justification for approving these. It said "keeping up with the Joneses." He asked if this was something that was commensurate with actual costs vs. what other people were charging. He wanted to know solidly about it.

Chair Dominguez noted this was a request of staff. He thought it was not even that much of an increase especially when compared with other communities.

Mr. Catanach said it was quite a bit lower others. He asked if they got a copy of the spreadsheet. They didn't and he provided copies but none to the recorder.

Mr. Pino said they were trying to keep it in the realm of reality.

Councilor Calvert said in a lot of these things the Council set fees and got challenged on the justification. So he was looking for justification here on processing and inspection.

Mr. Catanach said it was all on the spreadsheet but didn't include the fact that it cut the street in half for utility cuts, etc. and the City absorbed all of those.

Councilor Calvert saw the labor and materials and asked if he was referring to cuts the City made or that contractors made.

Mr. Catanach said the majority were contractors but the City made the water cuts.

Councilor Calvert asked if they charged other departments. Mr. Catanach agreed.

Chair Dominguez commented it was the way it was with enterprise. That was a discussion at Finance if they were just transferring the cost from one fund to another. He didn't think it was that significant but was a way to charge it to the developers on subdivisions.

Councilor Calvert saw a subtotal for labor and miscellaneous and then a total. He asked where it showed the number of street cuts this represented.

Mr. Catanach said it was summarized on the first page. It was an average of 850 for the last three years which he used to project for future. That number was on street cuts of both city and contractors.

Councilor Calvert was looking for a breakdown between both and on the contractor one, what it was costing the City for each type that justified the increase.

Mr. Catanach said they were generating that now. It was about \$100,000/year with miscellaneous penalties. So with the \$200 permit fee it would bring it up to about \$200,000 - not quite what it cost the city but closer.

Councilor Calvert moved to approve the request with the condition that the justification was provided. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

14. REQUEST FOR APPROVAL OF A RESOLUTION REPEALING RESOLUTION 2001-35 THAT ESTABLISHED THE TRANSIT ADVISORY BOARD FOR THE PURPOSE OF ELIMINATING THE TRANSIT ADVISORY BOARD (COUNCILOR ROMERO) (JON BULTHUIS)

Committee Review:

Transit Advisory (Scheduled)	03/22/11
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Mr. Mike Kelly presented in place of Jon Bulthuis. He reported that at the TAB meeting the other night, they voted to not support this recommendation.

Councilor Calvert pointed out that the resolution stated accurately what the duties of TAB were.

He said in addition to that, he knew some members had provided technical assistance in terms of equipment and getting grants to help fund equipment purchases for the Transit Division. But one of biggest was to provide a vehicle for public input. Councilor Trujillo and Chair Dominguez had been to those meetings.

The people most in need in the community needed to have a voice. The resolution really didn't state a reason why Councilor Romero wanted to disband this body.

Councilor Calvert moved to deny this resolution. Councilor Trujillo seconded the motion.

Councilor Calvert didn't know that Public Works had the power to keep it from going to Council.

Councilor Trujillo asked what the need was for this resolution. It wasn't explained.

Councilor Calvert didn't know.

Mr. Pino said he never had the opportunity to discuss it with her.

Councilor Calvert said if there was a reason, it would be well to state it in the resolution.

Chair Dominguez knew they had a lot of committees. This was probably one of the most important because of the constituency that needed transportation. It was very valuable so he didn't see any reason to do this. If she had reasons, they were not in the resolution.

Councilor Calvert said there were also financial implications for the transit system. There was no one else providing these functions for the transit system.

Chair Dominguez said it had a whereas statement that the Governing Body desires to get rid of the TAB but he thought it was Councilor Romero who wanted that.

The motion to deny the resolution passed by unanimous voice vote.

15. MATTERS FROM STAFF

There were no matters from staff.

16. MATTERS FROM THE COMMITTEE

Chair Dominguez said he had been working with Ms. Mossman to get informational items on the agenda.

17. NEXT MEETING: MONDAY, APRIL 11, 2011

18. ADJOURNMENT

The Committee meeting was adjourned at 5:42 p.m.

Approved by:

Carmichael Dominguez, Chair

Submitted by:



Carl Boaz, Stenographer