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STUDY SESSION OF THE GOVERNING BODY

Monday, October 1, 2007
4:00 p.m.
City Council Chambers, City Hall
200 Lincoln Avenue

- 1) CALL TO ORDER
- 2) ROLL CALL
- 3) APPROVAL OF AGENDA
- 4) PRESENTATION AND DISCUSSION ON CITY NEEDS ASSESSMENT AND MASTER PLAN; SGS GROUP/TERRAPLEN. (Richard Fieldler)
- 5) ADJOURN

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SANTA FE GOVERNING BODY STUDY SESSION
October 1, 2007

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**MINUTES
OF THE STUDY SESSION OF THE
GOVERNING BODY
City Council Chambers
Santa Fe, New Mexico
October 1, 2007**

1. CALL TO ORDER

A Study Session of the Governing Body of the City of Santa Fe, New Mexico, was called to order by Mayor David Coss, on October 1, 2007, at approximately 4:00 p.m., in the City Council Chambers, 200 Lincoln Avenue, Santa Fe, New Mexico

2. ROLL CALL

MEMBERS ATTENDING

Mayor David W. Coss
Councilor Christopher Calvert
Councilor Miguel Chavez
Councilor Carmichael A. Dominguez
Councilor Rebecca Wurzburger

MEMBERS EXCUSED

Councilor Patti J. Bushee
Councilor Karen Heldmeyer
Councilor Matthew E. Ortiz
Councilor Ronald S. Trujillo

At the time the meeting was called to order there was not a quorum of the Council in attendance. Mayor Coss opened the meeting for the purpose of receiving information on Agenda Item #4. Councilor Wurzburger arrived shortly before the Study Session was adjourned, but no action was taken.

3. APPROVAL OF AGENDA

No action.

**4. PRESENTATION AND DISCUSSION ON CITY NEEDS ASSESSMENT AND MASTER PLAN;
SGS GROUP/TERRAPLEN. (RICHARD FIEDLER)**

A copy of the "City of Santa Fe Facilities Master Plan," dated August 2007, prepared by Terraplen, the SGS Group, is incorporated herewith to these minutes as Exhibit "1."

Richard Fiedler presented information from the Introduction [see Exhibit "1"], and introduced the consulting team, Harvey Monroe of Terraplen and Mic Steinmann of the SGS Group.

Mr. Steinmann presented information from Exhibit "1" via a power point presentation.

Councilor Chavez asked what would be the savings as we phase out of the current leased space.

Harvey Monroe said currently the City is spending \$500,000 plus on leased space annually.

Councilor Chavez said then this amount can be reallocated as we phase out the leases.

Councilor Chavez noted that one component which is not listed at Siler Road is the Streets Division sign shop.

Mr. Steinmann said they met with everyone on Siler Road, and all space needs currently located there were taken into account. He said they also looked at the Fire training and vehicle maintenance which is located at the end of the yard.

Councilor Chavez asked if the fire training facility at the corner of Siler and Agua Fria will stay at that site.

Mr. Steinmann said the Fire Department indicated that the fire training tower would remain, but the classroom space most likely wouldn't remain there.

Responding to Councilor Chavez, Mr. Monroe said the Fire Department would like to move the activities which the local community felt were noxious to a more remote location. However, since the structure is there for the training facility, they will continue to use that. They also are planning on reactivating that station, once Siler Road is continued across the River, so it would become more of a prominent, active location.

Responding to Councilor Chavez, Mr. Fiedler said the actual burning of debris and such will be relocated. However, the training tower has built in smoke generators which simulate conditions inside a building which is on fire, with heat and smoke without burning anything.

Councilor Chavez noted the City is in the process of replacing some of the windows in this building, and asked if this is premature if we are going to be doing additional remodeling.

Mr. Fiedler said, because of the concerns of the Historic Board and Tribal issues, the only face or elevation which can be changed which would be approved by all would be in "that direction." He said, "this side of the building" that faces Lincoln is the contributing factor of the facility and the one most vigorously controlled by its appearance.

Councilor Chavez said the integrity would be retained there, more than on other elevations of the building.

Mr. Monroe said, in reality, "this" would be the only elevation which could be altered, all of the other facades would remain the same.

Councilor Chavez asked, since there are plans to renovate the entire facility, if it is wise to piecemeal the windows.

Mr. Fiedler said the immediate need of this facility are the windows, regardless of what does or does not happen in the future. The windows would have to reproduce the existing look, and that would have to be done, noting the window technology between now and then won't change, and it doesn't make a difference money-wise to wait.

Councilor Chavez asked if we will jeopardize that investment by doing it now because we can't change these elevations.

Mr. Fiedler said the renovations and remodeling will occur inside the building and not outside.

Councilor Chavez said there was a discussion for years about the City Hall being in an old gym. He said the old gym is gone, and we're still stuck in the old school. He said he thought we would master plan the entire block, so we would know how this building will fit with the new Civic Center, and if it will continue to be the municipal building into the future.

Councilor Wurzbarger arrived at the meeting at this time

Councilor Chavez commented that the information in the summary is concise. However, he asked if we are sure, in the long term, that we want to sell the Siringo property, and won't lament later that we should have held this property. Do we really have to sell the Siringo property in order to do everything, and are there other options.

Mr. Steinmann said even if the City retained the Siringo Road site, there still would be a deficiency at the Siler Road site, so it wouldn't mitigate the need to purchase additional acreage. He said the Siringo Road site is located next to a public school, a park, a college in a residential neighborhood which really isn't an appropriate location for this type of activity.

Councilor Dominguez noted on page 11 it indicates the City is leasing 19,000 sq. ft. of space.

Mr. Steinmann said this is correct, noting 15,700 sq. ft. of that is leased at the Federal Building, at a cost of approximately \$385,000 annually.

Councilor Dominguez said there are Facility Management Guidelines and Space Standards, and asked what guidelines or standards were developed as it pertains to Corporation Yard activities – is there a standard used for the Solid Waste Division, for example, which needs a certain amount of space or, for that matter, for any other function of the City.

Mr. Steinmann said the standards used were individual space standards.

Councilor Dominguez asked where are the standards in this document [Exhibit "1"].

Mr. Steinmann said those should be at the end of the document.

Councilor Dominguez said one of the options is the purchase of the 14 acres, and you say without this 14 acres that we would have to relocate or split the corporation yard activities to accommodate current needs.

Mr. Steinmann said this is correct. If the 14-acre site were not purchased, then to accommodate the current needs and future growth requirements, there still will be the need for some corporation yard functions to be located at another location in the yard.

Councilor Dominguez asked if a scenario has been developed to accommodate that.

Mr. Steinmann said they have not, at this point, developed that alternative plan to split the functions.

Councilor Calvert said you said Parks & Recreation and Public Utilities weren't included, but Parks & Recreation already is there, as well as part of Public Utilities.

Mr. Steinmann said what wasn't included with regard to Parks & Recreation were Parks Administration, and the various community facilities – pools and such.

Councilor Calvert thought Parks Administration was at this site.

Mr. Fiedler said they did consider all of the people in Building C at this moment in time, but the labeling is where we are having misunderstandings.

Councilor Calvert said you talked about transit expansion, and he thought this was being done right now.

Mr. Fiedler said this project has been put together over 1½ years, and the summations regarding Transit were made before any plans for expansion, or documents had been approved by the Council. He said part of it is being done currently.

Councilor Calvert asked if there if a financial plan in the document.

Mr. Fiedler said all we have are preliminary cost estimates, and there is no financing plan, although there is a bottom line number.

Councilor Calvert commented on the proposal to reactivate the fire station, and said it appears everybody is "jumping on the bandwagon." He understands that there are true space needs in the City, but he doesn't want everybody's wish list thrown into the mix, not knowing how we are going to pay for any of this.

Mr. Fiedler said there is a financing scenario for the land acquisition. He said the cost of the new service center is included in the Master Plan. He noted that the development of a financing plan was not part of the original scope of service.

Councilor Calvert said we need to know the costs and how it would be financed.

Mr. Fiedler said this plan tells the City its requirements and provides direction on what is needed. He said how this is financed is not part of the scope of their work.

Councilor Wurzbarger apologized for her lateness. She asked if Mr. Fiedler had an opportunity to answer her question: what is the minimum amount of storage and "trucky" type stuff as opposed to people type stuff that we could put on this property – and/or the 14 acres. She is interested in exploring options with regard to public/private partnerships with different activities other than just City uses, including the possibility of moving some of the storage or maintenance things further out toward the County.

Mr. Fiedler said this is the first time he's heard this request.

Councilor Wurzbarger would like to talk about this, because an additional scenario which might help with the financing challenges is to look at this possibility. She will get back to him in this regard.

Mayor Coss thanked Mr. Fiedler, Mr. Steinmann and Mr. Monroe for the presentation. He said this was begun a year ago. He believes we are behind in this effort, and we are coming to the end of the slack which our grandparents got for us when they made the trade with the schools and then picked up the Siler Road yards when the wastewater treatment plant moved further out. We need to do this right now and for the future. He is most interested in improving conditions for City workers, about which he is hearing in all of the meetings he is having around town. He said if we are taking care of the needs of the workers we are also improving public access, and Siler Road seems like the perfect place right now.

Mayor Coss said then it appears there is a need for 175,000 sq. ft., which could change somewhat if Transit is already being addressed. He estimated construction costs at \$250 per sq. ft. – a \$30 million long range investment. He would like to keep this process moving forward and get started on this, noting it won't get any easier by postponing it.

Mayor Coss said he wants to take the next step and look at a finance plan, including purchase of the 14 acres, the amount of money which would be available which now is being used for the lease of facilities, Councilor Wurzbarger's idea of opportunities for public/private partnerships, enterprise fund contribution possibilities. He wants to know how we can create a revenue stream to invest \$30 million over the next 5-10 years.

Mayor Coss asked Mr. Buller to prepare a Resolution for introduction which spells out the next steps to move this process forward, noting all of this will be green building and meet the 20/30 challenge. He wants to know the costs and how to finance those, noting we will never get there if we are going to pay with CIP bond issues.

Mr. Fiedler said there were some financing scenarios regarding just the potential for the purchase of the property, and it was not to be done with CIP bond money, but he doesn't recall the type of financing. He said the discussion was about principal payments over 6-10 years, and he can provide that information. He said that was discussed at a previous session on a different topic. This evening's discussion is about the Needs Assessment Master Plan, with regard to direction on land purchase.

Councilor Chavez agreed with Mayor Coss that it won't be easy to fund this, but if we are willing to invest in the future of the City, this is what we are going to have to do.

5. ADJOURN

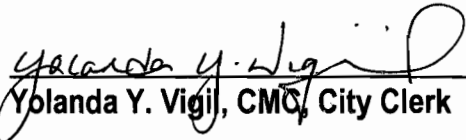
The Study Session was adjourned at 5:10 p.m.

Approved by:

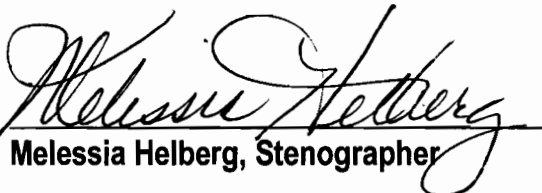


Mayor David Coss

ATTESTED TO:


Yolanda Y. Vigil, CMC, City Clerk

Respectfully submitted:


Melessia Helberg, Stenographer