



Agenda

CITY CLERK'S OFFICE

DATE 9/4/13 TIME 4:20

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**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
CITY COUNCIL CHAMBERS
MONDAY, SEPTEMBER 9, 2013
4:45 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM AUGUST 26, 2013 PUBLIC WORKS COMMITTEE MEETING

CONSENT AGENDA (10 MINUTES)

6. CIP PROJECT #682 – MARY ESTHER GONZALES (MEG) SENIOR CENTER – WAREHOUSE
 - REQUEST FOR APPROVAL OF AMENDMENT NO. 3 WITH ELLIS/BROWNING ARCHITECTS LTD. IN THE AMOUNT OF \$24,150 INCLUSIVE OF NMGR (CHIP LILIENTHAL)

Committee Review:

Finance Committee (Scheduled)

09/16/13

Council (Scheduled)

09/25/13

7. CIP PROJECT #421 – WATER HISTORY PARK & MUSEUM
 - REQUEST FOR APPROVAL OF AMENDMENT NO. 1 WITH VICTOR JOHNSON ARCHITECT IN THE AMOUNT OF \$28,312.67 INCLUSIVE OF NMGR; WITH REIMBURSABLE EXPENSE INCREASE OF \$750.00 (CHIP LILIENTHAL)

Committee Review:

Finance Committee (Scheduled)

09/16/13

Council (Scheduled)

09/25/13

8. CIP PROJECT #646 – LA COMUNIDAD/NEW VISTAS – RE-ROOFING
 - REQUEST FOR APPROVAL TO AWARD BID NO. 14/08/B AND PROFESSIONAL SERVICES AGREEMENT (PSA) WITH MIKE LOPEZ ROOFING, LLC IN THE AMOUNT OF \$169,443.27 INCLUSIVE OF NMGR (CHIP LILIENTHAL)

Committee Review:

Finance Committee (Scheduled)

09/16/13

Council (Scheduled)

09/25/13

9. 2013 STATE OF NEW MEXICO SEVERANCE TAX BOND (STB) AGREEMENT
- REQUEST FOR APPROVAL OF ONE (1) SEVERANCE TAX BOND CAPITAL APPROPRIATION PROJECT AGREEMENT FOR A TOTAL OF \$35,000
 - REQUEST FOR APPROVAL TO INCREASE PROJECT BUDGET VIA BUDGET ADJUSTMENT REQUEST **(DAVID CHAPMAN)**

Committee Review:

Finance Committee (Scheduled) 09/16/13
Council (Scheduled) 09/25/13

10. 2013 STATE OF NEW MEXICO SEVERANCE TAX BOND (STB) AGREEMENTS
- REQUEST FOR APPROVAL OF FOUR (4) SEVERANCE TAX BOND CAPITAL APPROPRIATION PROJECT AGREEMENTS FOR A TOTAL OF \$255,000
 - REQUEST FOR APPROVAL TO INCREASE PROJECT BUDGET VIA BUDGET ADJUSTMENT REQUEST **(DAVID CHAPMAN)**

Committee Review:

Finance Committee (Scheduled) 09/16/13
Council (Scheduled) 09/25/13

11. SANTA FE RAILYARD COMMUNITY CORPORATION
- REQUEST FOR APPROVAL OF AMENDMENT NO. 4 TO THE CITY OF SANTA FE RAILYARD LEASE AND MANAGEMENT AGREEMENT
 - REQUEST FOR APPROVAL OF AMENDMENT NO. 2 OF THE LEASE AGREEMENT FOR TRACT O AND THE SANTA FE DEPOT BUILDINGS **(ROBERT SIQUEIROS)**

Committee Review:

Finance Committee (Scheduled) 09/16/13
Council (Scheduled) 09/25/13

12. REQUEST FOR APPROVAL OF THE AMENDED MORTGAGE AND AMENDED PROMISSORY NOTE BETWEEN THE CITY OF SANTA FE AND THE TIERRA CONTENT CORPORATION (TCC) **(ALEXANDRA LADD)**

Committee Review:

Finance Committee (Scheduled) 09/16/13
Council (Scheduled) 09/25/13

13. SANTA FE MUNICIPAL AIRPORT
- REQUEST FOR APPROVAL OF LANDLORD'S CONSENT AND ESTOPPEL FOR ROSS SANTA FE LLC **(FRANCEY JESSON)**

Committee Review:

Finance Committee (Scheduled) 09/16/13
Council (Scheduled) 09/25/13

14. SANTA FE MUNICIPAL AIRPORT

- REQUEST FOR APPROVAL OF RUNWAY 2/20 MEDIUM INTENSITY RUNWAY LIGHTING (MIRL) RFB NO. 14/05/B; AWARD OF BID TO VISCOM INC. IN THE AMOUNT OF \$469,662.49 CONTINGENT ON FAA GRANT AWARD
- REQUEST FOR APPROVAL OF AN APPLICATION FOR A FEDERAL AIRPORT IMPROVEMENT PROGRAM (AIP) GRANT IN THE AMOUNT OF \$762,910 FOR THE PURPOSE OF CONSTRUCTION OF RUNWAY 2/20 MIRL
- REQUEST FOR APPROVAL OF TASK ORDER NO. 115 TO THE MOLZEN-CORBIN PROFESSIONAL SERVICES AGREEMENT FOR BIDDING AND CONSTRUCTION PHASE SERVICES FOR RUNWAY 2/20 MIRL IN THE AMOUNT OF \$82,828.85
- REQUEST FOR APPROVAL OF TASK ORDER NO. 114 TO THE MOLZEN-CORBIN PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION OBSERVATION AND TESTING SERVICES FOR RUNWAY 2/20 MIRL IN THE AMOUNT OF \$157,582.72
- REQUEST FOR APPROVAL OF AMENDMENT NO. 2 OF MOLZEN-CORBIN PROFESSIONAL SERVICES AGREEMENT INCREASING COMPENSATION FOR TASK ORDERS NO. 114 AND 115
- REQUEST FOR APPROVAL FOR THE MAYOR OR IN HIS ABSENCE THE CITY MANAGER TO ACCEPT THE FEDERAL GRANT ONCE FORMALLY OFFERED IN ORDER TO MEET FEDERAL AIRPORT IMPROVEMENT PROGRAM DEADLINES **(FRANCEY JESSON)**

Committee Review:

Finance Committee (Approved)
Council (Scheduled)

09/03/13
09/11/13

15. REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING AND APPROVING THE SUBMITTAL OF A GRANT APPLICATION TO THE FEDERAL AVIATION ADMINISTRATION FOR THE PURPOSE OF RECEIVING \$2.5 MILLION DOLLARS TO CONSTRUCT AN EXTENSION TO TAXIWAY F AT THE SANTA FE MUNICIPAL AIRPORT **(MAYOR COSS) (FRANCEY JESSON)**

Committee Review:

Finance Committee (Approved)
Council (Scheduled)

09/03/13
09/11/13

16. REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING AND SUPPORTING THE SUBMITTAL OF THE CITY'S PROJECT APPLICATION TO THE SANTA FE METROPOLITAN PLANNING ORGANIZATION FOR FUNDING UNDER THE FISCAL YEAR 2014/2015 TRANSPORTATION ALTERNATIVES PROGRAM FOR THE SANTA FE RIVER TRAIL CONNECTIONS AND IMPROVEMENTS PROJECT **(COUNCILOR CALVERT) (BRIAN DRYPOLCHER/ERIC MARTINEZ)**

Committee Review:

Finance Committee (Scheduled)
Council (Scheduled)

09/16/13
09/25/13

17. REQUEST FOR APPROVAL OF THE 2015/2019 INFRASTRUCTURE CAPITAL IMPROVEMENTS PLAN (ICIP)

- REQUEST FOR APPROVAL OF A RESOLUTION ADOPTING THE 2015-2019 INFRASTRUCTURE CAPITAL IMPROVEMENTS PLAN (ICIP) **(COUNCILOR WURZBURGER) (ISAAC PINO)**

Committee Review:

Finance Committee (Scheduled)
Council (Scheduled)

09/16/13
09/25/13

18. MATTERS FROM STAFF (5 MINUTES)

19. MATTERS FROM THE COMMITTEE (5 MINUTES)

20. MATTERS FROM THE CHAIR (5 MINUTES)

21. NEXT MEETING: MONDAY, SEPTEMBER 23, 2013

22. 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
September 9, 2013**

ITEM	ACTION	PAGE
1. Call to Order	Convened at 4:45 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 August 26, 2013	Approved as presented	2
CONSENT AGENDA LISTING	Listed	2-4
CONSENT DISCUSSION AGENDA		
9. Severance Tax Bond Agreement	Approved	4
11. Railyard Lease Amendment	Approved	4-5
12. TCC Mortgage Amendment	Postponed with directions	5-9
14. Airport construction projects	Approved	9
17. ICIP List	Approved as amended	9-13
18. Matters from Staff	None	13
19. Matters from the Committee	Discussion	13-14
20. Matters from the Chair	Comments	14
21. Next Meeting	Set for September 23, 2013	14
22. Adjournment	Adjourned at 6:25 p.m.	14

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

MONDAY, SEPTEMBER 9, 2013

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 Rebecca Wurzburger at approximately 4:45 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 Rebecca Wurzburger, Chair
Councilor Christopher Calvert
Councilor Peter Ives
Councilor Christopher Rivera
Councilor Ronald S. Trujillo

MEMBERS ABSENT:

STAFF PRESENT:

Isaac Pino, Public Works Director
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 Trujillo moved to approve the agenda as presented. Councilor Rivera seconded the motion and it passed by unanimous voice vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Calvert requested discussion on agenda items 12, 14 and 17.

Councilor Ives requested discussion on agenda items 9 and 11.

Councilor Calvert moved to approve the consent agenda as amended. Councilor Rivera seconded the motion and it passed by unanimous voice vote.

5. APPROVAL OF MINUTES FROM AUGUST 26, 2013 PUBLIC WORKS COMMITTEE MEETING

Councilor Calvert moved to approve the minutes of the August 26, 2013 Public Works Committee as presented. Councilor Rivera seconded the motion and it passed by unanimous voice vote.

CONSENT AGENDA LISTING

- 6. CIP PROJECT #682 – MARY ESTHER GONZALES (MEG) SENIOR CENTER – WAREHOUSE**
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- **REQUEST FOR APPROVAL OF LANDLORD'S CONSENT AND ESTOPPEL FOR ROSS SANTA FÉ LLC (FRANCEY JESSON)**

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09/16/13

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09/25/13

15. REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING AND APPROVING THE SUBMITTAL OF A GRANT APPLICATION TO THE FEDERAL GRANT ONCE FORMALLY OFFERED IN ORDER TO MEET FEDERAL AIRPORT IMPROVEMENT PROGRAM DEADLINES (FRANCEY JESSON)

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Committee Review:

Finance Committee (Scheduled)

09/16/13

Council (Scheduled)

09/25/13

CONSENT DISCUSSION AGENDA

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Committee Review:

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09/25/13

Councilor Rivera recused himself from this matter and left the room.

Councilor Ives noted this talked about sidewalks and wondered where they were located. It seemed like a small amount. At Council El Castillo representatives reported the sidewalks at Paseo and Alameda were not passable for disabled people.

Mr. Pino said after the complaint came in along the river at El Castillo the staff checked and found that most of the stone sidewalks were impassable. They were getting estimates to replace the sidewalks there and it might take more than \$35,000 but they were doing it with the caveat that it didn't tie the City to do anything on that bridge.

Councilor Ives moved to approve the request. Councilor Calvert seconded the motion and it passed by unanimous voice vote except for Councilor Rivera who had recused himself.

Councilor Rivera returned to the bench after the vote was taken.

11. SANTA FÉ RAILYARD COMMUNITY CORPORATION

- REQUEST FOR APPROVAL OF AMENDMENT NO. 4 TO THE CITY OF SANTA FÉ RAILYARD LEASE AND MANAGEMENT AGREEMENT
- REQUEST FOR APPROVAL OF AMENDMENT NO. 2 OF THE LEASE AGREEMENT FOR TRACT O AND THE SANTA FÉ DEPOT BUILDINGS (ROBERT SIQUEIROS)

Committee Review:

Finance Committee (Scheduled)

09/16/13

Council (Scheduled)

09/25/13

Councilor Ives said he pulled this from consent in order to recuse himself for the Trust for Public Lands conflict.

Councilor Ives recused himself and left the room.

Councilor Calvert moved to approve the request. Councilor Trujillo seconded the motion and it passed by unanimous voice vote except for Councilor Ives who had recused himself.

Councilor Ives returned to the bench after the vote had been taken.

12. REQUEST FOR APPROVAL OF THE AMENDED MORTGAGE AND AMENDED PROMISSORY NOTE BETWEEN THE CITY OF SANTA FÉ AND THE TIERRA CONTENTA CORPORATION (TCC) (ALEXANDRA LADD)

Committee Review:

Finance Committee (Scheduled)

09/16/13

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09/25/13

Councilor Calvert understood the intent and no problem with that but the verbiage gets confusing. It would be helpful to have a brief time line of events that took place so we could keep track of the facts. He tried to follow it He needed to know the salient points and key dates - amounts or acreage or whatever.

Councilor Ives said in # 11 there was a really helpful statement on events so that would be a good model to follow here.

Councilor Calvert preferred to have a chart.

Ms. Ladd said that was a great idea. There were different players and partial institutional memory. She agreed to pull it together.

Councilor Ives was hoping to hear about the present status of Tierra Contenta Corporation. He assumed it was nonprofit.

Ms. Ladd said Mr. Dave Thomas was here and had been with Tierra Contenta Corporation from its beginning.

Mr. Thomas said up to now the TCC had managed the development of Tierra Contenta to assure income limits were kept. Tierra Contenta Corporation would sell land to builders and part of proceeds were used to pay back the mortgage and part to put into infrastructure for the next step of development. When land sales dry up, that was their stumbling block because TCC didn't have the funding for the next stage and continued paying back the mortgage. This would give Tierra Contenta Corporation more time to recover from 2008.

Councilor Ives was curious about pricing. The amount of \$10,600 dollars was determined as the per acre value when it started and discounts would be based on that. He asked if appraisals were done.

Ms. Ladd agreed. It was not the value of the land but what the City determined Tierra Contenta Corporation should pay back as the mortgage. They divided the number of acres by the total amount and came up with \$10,600.

Councilor Ives asked if sales had been at that same price or at market value.

Ms. Ladd said it was market value to the developers.

Councilor Ives asked what the current value was.

Mr. Thomas said they had an appraisal 8 months ago for the elementary school going up across from Capital and it was about \$50,000 per acre. The \$10,600 was a quick calculation based on the mortgage and that was what TCC had been paying back. That was what paid for the infrastructure that was put in and for the overhead to maintain Tierra Contenta Corporation so they could then sell property to developers for single family homes or apartments or commercial purposes.

Councilor Ives asked if Tierra Contenta Corporation was sitting on a large cash reserve.

Mr. Thomas said no. They had a negative cash flow for about two years and had run out of the reserves.

Councilor Ives asked if TCC had a chart detailing the sales since the beginning.

Mr. Thomas agreed. They had the data for every one of the 2,300 sales since the first sale in 1995. Ms. Ladd showed him a chart which now showed that. Tract sales were part of the packet.

Councilor Calvert noted it was on page 18 of the packet.

Mr. Thomas said the dates were included in the table starting in phase 1B in the 3rd column.

Councilor Ives said it would be helpful to see the full chart by, filling in the rest of the information of this chart. He understood the excess revenue went into infrastructure. He asked if the developers were required to cover part of the infrastructure.

Mr. Thomas explained that originally all of that area was raw land and in order to subdivide and sell it, the TCC had to add sewer, roads and other utilities.

Councilor Ives asked if TCC had annual audits.

Mr. Thomas agreed - both their own and by the City on the mortgage.

Councilor Ives said it would be helpful to review the last few audits and 990s. Santa Fé was seeing a rebound in the housing market so he wanted to understand it much better before going forward. This was the first time he had seen anything about it. He asked if there had been any sales in the last 5 years.

Mr. Thomas said the last sale was 5 acres for Tierra Contenta Village plaza and was almost four years ago.

Councilor Ives asked for the information for the last ten years then and presumed those were available.

Mr. Thomas said the Executive Director was out of town but he would relate that to him upon his return.

Councilor Calvert understood the infrastructure charges. The developer was responsible for the infrastructure within the development to the individual lots. Mr. Thomas agreed.

Councilor Calvert asked how impact fees were dealt with.

Mr. Thomas explained that Tierra Contenta Corporation didn't build houses. The developers were responsible for the impact fees.

Chair Wurzbarger asked what the financial impact of these two amendments would be on the City's cash flow plan, if any.

Councilor Calvert asked if, in the original note, the City was responsible for payment to RTC.

Ms. Ladd said Ms. Garcia told her that the debt from RTC was done. The extension means the City would get revenue as the property was sold, assuming that the housing market was picking up.

Mr. Pino said as this data was being gathered it would be good to have a report from Finance on where the cash was going. Page 13 showed the arrangement.

Councilor Calvert said that was part of the amended and restated promissory note and he would like to know if that was all new or partly new or mostly the same. He didn't have the original note to compare what had changed.

Mr. Thomas said the original intent was that the mortgage had always been interest-free. It was done in the mid-nineties and the attorney sought an AG opinion on anti-donation clause. The AG determined that the City was getting no-cost service on the development and that service had been provided consistently since 1994.

Councilor Calvert requested on the amended agreement for a red line edition to be provided so the Councilors would know what changed.

Chair Wurzbarger recapped that the Committee was asking for two pieces of information, one of which was what the FIR was on this.

Councilor Calvert said it appeared the impact was only on cash flow because it wasn't on anything the City was paying out but was affecting the income side.

Chair Wurzbarger pointed out that it was dedicated revenue the City couldn't spend if it was postponed. They needed to have that picture.

Councilor Calvert said provision B was where he needed the continuum over a period of time. On page 3 of the packet it talked about reducing the amount of acreage on which Tierra Contenta Corporation was paying. There were justifications for things taken out regarding terrain and open space standards and also they took out acreage for commercial. So the Committee needed the time line.

Ms. Ladd referred to the second page of Exhibit C over in a column called "part of MP" where it showed the actual acres and, following to page 3, showed the totals for all phases and showed the 37 acres.

Councilor Calvert understood that one condition said Tierra Contenta Corporation would provide 163 acres but we were taking things out like parks and undevelopable land and the exclusion of 40+ acres and he needed to know when that was done. He would like to see all of the pieces, not in the detail as it was in the chart but the big categories.

Ms. Ladd was not sure that could be done.

Chair Wurzbarger felt it was best to resolve that at this committee first. We should ask that it come back to us to work out those details first.

Ms. Ladd and Mr. Thomas were okay with that.

Councilor Ives noticed in the settlement agreement specific requirements for affordable housing and last year Council revised the percentage from 30% to 20%. He asked if that amendment applied to Tierra Contenta.

Ms. Ladd explained that Tierra Contenta had always had its own rules. So anytime the City amended it, that didn't affect Tierra Contenta Corporation. So the percentage stays the same.

Mr. Thomas explained the original percentages for affordable housing in Tierra Contenta. To date, Tierra Contenta had provided 46% affordable housing so they were ahead of the target.

Councilor Ives noted in paragraph (iii) the City agreed to issue revenue bonds for Tierra Contenta Corporation to do infrastructure and acquisition of water rights. So he asked if there were two funding mechanisms for infrastructure.

Mr. Thomas explained that was a provision that might be needed to fund Phase III infrastructure. It hadn't been utilized but would remain open. That was an outcome of the settlement agreement that we can't modify. It referred to the \$3 million bond issue in 1998 and at that time, Tierra Contenta Corporation used the bulk of it to purchase 150 acres owned by someone else and the rest helped pay for Phase I infrastructure and was paid off ten years ago.

Councilor Ives wanted a copy of the anti-donation citation if it was available.

Councilor Calvert was not suggesting the City was going to change the value here but it would be helpful to know what a ballpark appraisal would be. It had obviously appreciated since the original time and since they were extending the contract ten more years, he would like to know on what appraised value the affordable housing would be based.

Councilor Calvert moved to postpone the request to the next meeting for more information. Councilor Ives seconded the motion and it passed by unanimous voice vote.

14. SANTA FÉ MUNICIPAL AIRPORT

- **REQUEST FOR APPROVAL OF RUNWAY 2/20 MEDIUM INTENSITY RUNWAY LIGHTING (MIRL) RFB NO. 14/05/B; AWARD OF BID TO VISCOM INC. IN THE AMOUNT OF \$469,662.49 CONTINGENT ON FAA GRANT AWARD**
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Committee Review:

Finance Committee (Scheduled)

09/16/13

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09/25/13

Councilor Calvert said it was great to get all the infrastructure in place but from what he had heard about the terminal conditions from constituents and what he knew was required by FAA, the terminal was in dire need for upgrading.

Chair Wurzbarger said the money for these projects couldn't be used for that.

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

17. REQUEST FOR APPROVAL OF THE 2015/2019 INFRASTRUCTURE CAPITAL IMPROVEMENTS PLAN (ICIP) (COUNCILOR CALVERT) (BRIAN DRYPOLCHER/ERIC MARTÍNEZ)

Committee Review:

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Mr. Pino said the listing of all the projects was on page 4. The top three were by consensus: the main police station, the SWAN Park and the back-up generator for IT. The rest of the priorities were all over the place.

This had been a continuing project with Finance. This was their best effort based on the rules and Ms.

Mossman was responsible for interpretation of the rules. But all of the things on this list could be chosen.

Chair Wurzbarger reasoned that any of them could become appropriated project regardless of priority.

Mr. Pino agreed. They were going to stick with the golden rule that any project on the list could be picked for legislation.

Councilor Calvert understood that the City would get the top five from Public Works and five from Finance and merge the lists to get the final top five.

Mr. Pino said Finance did agree with Public Works' top three. So 4th and 5th we need by Finance.

He planned to check in with the remaining two councilors (from Finance) and without their input we would go with this list. The Soccer Complex and the Water History Museum each got two votes.

Councilor Rivera asked, based on the requirement for being specific on the projects, if they were looking at one downtown bridge.

Mr. Pino said Guadalupe, would be the first priority.

Councilor Rivera noted that the south side transit center was being funded by federal funds and that was approved at the last Council meeting.

Councilor Calvert said what they approved then was to move forward with plan B because there was a time deadline on the federal money to be spent. He didn't think it would cover all of their expenses. John Romero would be the person to ask.

Councilor Rivera thought Mr. Romero had said it would be enough.

Chair Wurzbarger asked Ms. Jesson to talk about the importance of doing (not the long range plan) but what we need now at the airport terminal.

Ms. Jesson said many people have told her about the terminal capacity right now not being sufficient for the number of passengers on any given day. They were in a triage situation now and not providing the level of service we want to provide for customers. There was a chance that we would lose those customers. We didn't want them to choose Albuquerque over Santa Fé. The secure hold room was about 1,000 sq. ft. and had a maximum of 50 chairs with no queuing to get on board and it gets hot with 50 people in there. (Over 85 degrees). It was served by a swamp cooler and had west facing windows.

Chair Wurzbarger added that after security checks no bathroom was available and security had to examine your bag again.

Ms. Jesson agreed. There were no restrooms, no concessions, and poor water facilities. For a temporary solution, they would bring in pre-fab buildings to increase the square footage and provide restrooms as part of the prefab buildings. The challenge to the west was dependent on federal distance

requirements. We could put up about a 7,500 square foot pre fab building for the next few years.

Chair Wurzburger thought this had to go to Council very soon.

Mr. Pino said it would go first to Finance.

Ms. Jesson agreed to provide all the numbers by the next meeting. The first estimate was \$175,000. Probably the real number was about \$250,000 to \$300,000.

Chair Wurzburger wanted to advocate for that number.

Councilor Trujillo asked how many west windows there were.

Ms. Jesson said it was a full wall about 35' long and 15' tall. They were putting in blinds there now.

Chair Wurzburger said it was also just a physical space issue.

Chair Wurzburger asked if they needed \$150,000 for the long-range plan separately of as part of the existing request.

Mr. Pino said they would plug in the right number and then go back to the supporting documents and include temporary versus long range.

Chair Wurzburger reasoned it would be about \$500,000.

Councilor Rivera was all in favor of moving it up on the list. Obviously the FAA puts lots of money into our airport. He asked if the FAA could fund buildings.

Ms. Jesson said it was not impossible but almost. In this economic climate, very few were able to get money for terminals. The FAA was also restricted on the particular portions of facilities. Beyond safety, very little was approved.

Councilor Rivera said Appleton Wisconsin had a terminal building much larger than ours.

Ms. Jesson said the most popular funding was by bonds or an aggressive weights and fees structure to pay for maintenance of the building or future development of the building. Those were user fees.

Councilor Rivera suggested they could go out for bids.

Ms. Jesson acknowledged their contract with Molzen-Corbin with a task for airport design so we could just issue a task order for them.

Councilor Rivera understood they were on contract for FAA funds and was not clear how that would work.

Ms. Jesson said the contract didn't specify only using FAA funds.

Councilor Rivera asked if that was why the City didn't go to bid on construction.

Ms. Jesson said they went out to bid for on-call and Molzen-Corbin won that bid.

Councilor Calvert recalled seeing items on property tax bills to help pay for an airport. For the long term the City was asking for \$1.3 million for the terminal and if Santa Fé didn't get it from the State, he wondered how they would fund it.

Ms. Jesson said for the long term, it would be a combination of revenue bond and user fees. They were also requesting PFC's which could be used for airports and then user fees and then bonds. PFC's could be used to pay debt service on bonds.

Councilor Calvert figured those who flew out but didn't use the terminal would not want to pay user fees.

Councilor Trujillo said that would be his attitude. "If I didn't use it, I wouldn't want to pay a user fee. I'd like to fly out here but I've looked at the prices in comparison with Albuquerque. The airlines want to stay here because they were making the money.

Ms. Jesson agreed. That was why the airport was an enterprise fund. That was the way it was designed ten years ago and her goal was to make it self-sufficient but with ICIP, it could help us get to self-sufficiency.

Councilor Trujillo just cautioned that bonds were for the whole city and a lot of people say no because they didn't use the airport. He thought the airport was a vital part of our city but he was looking out for the local middle-class people.

Councilor Calvert said that was why he mentioned revenue bonds that were not distributed city-wide.

Chair Wurzburger thought another option would be on the lodgers' tax. One of the primary beneficiaries were the hotels and film industry. That was another avenue.

Councilor Ives pointed out that on the list the shade structure was now #62 on page six and was an item the City had been approached by a legislator to have that on our list. He indicated he would work on it. Councilor Ives suggested moving the airport from 13 to six and moving St. Michael's from 12 down further and bringing 62 up to where 11 was now.

Mr. Pino said at this juncture it would make more sense to just switch items. Switch 10 and 62.

Councilor Calvert said heroes' housing was an individual's request. They were trying to get money to pay for a veteran's subdivision and \$50,000 wouldn't do it soon. We were trying to get her to modify it to be part of another program.

Chair Wurzburger said they tried that with CDC and it was rejected. She asked if switching 10 and 62

would be okay.

Councilor Ives suggested switching the traffic study with the airport.

Chair Wurzbarger said she would move airport to #1 because none of the others had the ability to generate income.

Councilor Calvert agreed with Councilor Ives.

The Public Works Committee agreed to switch 62 and 6.

Councilor Calvert said it would be subject to those two finance committee members' choices too. It would go to Council eventually. There were only two more people to vote.

Councilor Calvert moved to approve the list, knowing it could be subject to other changes. Councilor Ives seconded and proposed a friendly amendment exchanging 6 with 11 and 8 with 62. Councilor Calvert agreed it was friendly and the motion passed by unanimous voice vote.

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

18. MATTERS FROM STAFF

There were no matters from Staff.

19. MATTERS FROM THE COMMITTEE

Councilor Trujillo was pleased with the Siringo Road overlay. Traffic control was spotty around the bridge. He saw 7 cars honking and the truck there wouldn't move. With the overlay, there were sections at Richards Avenue with a lot of soft spots. He asked if the overlay would take care of those soft spots. He also congratulated the crews for Fiestas - everything looked good.

Councilor Ives thanked all the staff who worked over the weekend for Fiestas activities. It was a wonderful extended weekend and from everyone who participated, it was a wonderful time.

Also from constituents he heard there was heavy truck traffic on Old Pecos Trail and Cordova where there was not supposed to be large truck traffic.

Councilor Calvert said deliveries were exempted.

Mr. Pino said there was no truck restriction for either place.

Councilor Ives said the trucks from Atalaya needed to use paved roads.

Mr. Pino agreed to pass that along to staff.

Councilor Calvert said there was a sign (event ahead) on St. Francis left from Fiestas.

20. MATTERS FROM THE CHAIR

Chair Wurzburger asked if at the next meeting they would have a report on bonding.

Mr. Pino said okay.

Secondly she noted it was time to have meeting with Jody to talk about the TV show to showcase Public Works.

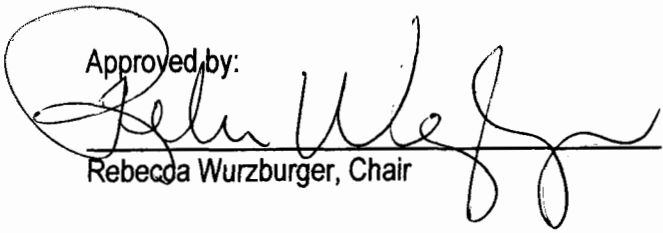
She added that as a city trying to emphasize healthy food the candy things given out by Solid Waste was not in keeping. By the time they left the pet parade some of the children were in sugar shock. There should be more consistency. Councilor Dominguez was also concerned.

21. NEXT MEETING: MONDAY, SEPTEMBER 23, 2013

22. ADJOURN

The meeting was adjourned at 6:25 p.m.

Approved by:


Rebecca Wurzburger, Chair

Submitted by:


Carl Boaz, Stenographer