



Agenda

DATE 5/23/12

TIME 11:35

PREPARED BY

Bella Messmer
J. J. J.

**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
CITY COUNCIL CHAMBERS
TUESDAY, MAY 29, 2012
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 MAY 7, 2012 PUBLIC WORKS COMMITTEE MEETING

INFORMATIONAL AGENDA (20 minutes)

6. FACILITIES DIVISION PRESENTATION (DAVID PFEIFER)

CONSENT AGENDA (10 minutes)

7. REQUEST FOR APPROVAL OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ELEVATE MEDIA TO RENEW FOR AN ADDITIONAL ONE YEAR TERMINATING ON JUNE 30, 2013 (FABIAN CHAVEZ)

Committee Review:

Finance Committee (Scheduled)
Council (Scheduled)

06/04/12
06/13/12

8. REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT – DEFOURI STREET BRIDGE REPLACEMENT PROJECT (RFP #12/17P) WITH THE LOUIS BERGER GROUP, INC. IN THE AMOUNT OF \$229,559.83 (DESIRAE LUJAN)

Committee Review:

Finance Committee (Approved)
Council (Scheduled)

05/21/12
05/30/12

9. REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT AMENDMENT #1 WITH THE SANTA FE RAILYARD COMMUNITY CORPORATION (SFRCC) FOR MECHANICAL & ELECTRICAL DESIGN SERVICES AT THE SANTA FE DEPOT PLATFORM (SNOWMELT DESIGN) & FOR PROVIDING PRIVATE SECURITY AT THE NORTH RAILYARD DEVELOPMENT (ROBERT SIQUEIROS)
 - REQUEST FOR APPROVAL OF A BUDGET INCREASE – RAILYARD PROJECT FUND

Committee Review:

Finance Committee (Scheduled)
Council (Scheduled)

06/04/12
06/13/12

10. REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH THE SANTA FE RAILYARD PARK STEWARDS FOR SERVICES PROVIDED AT THE SANTA FE RAILYARD PARK DEVELOPMENT **(ROBERT SIQUEIROS)**

- REQUEST FOR APPROVAL OF A BUDGET INCREASE – RAILYARD PROJECT FUND

Committee Review:

Finance Committee (Scheduled)

06/04/12

Council (Scheduled)

06/13/12

11. REQUEST FOR REVIEW OF THE PRELIMINARY REPORT OF THE TELECOMMUNICATIONS ADVISORY COMMITTEE **(SEAN MOODY)**

- REQUEST FOR APPROVAL TO REALLOCATE \$50,000 FROM THE 2012 CIP BOND HIGH SPEED INTERNET BUDGET FOR PROFESSIONAL SERVICES TO DEVELOP A TELECOMMUNICATIONS MASTER PLAN

Committee Review:

Finance Committee (Scheduled)

06/04/12

Council (Scheduled)

06/13/12

12. MATTERS FROM STAFF **(5 minutes)**

13. MATTERS FROM THE COMMITTEE **(5 minutes)**

14. MATTERS FROM THE CHAIR **(5 minutes)**

15. NEXT MEETING: **TUESDAY, JUNE 12, 2012**

16. 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
May 29, 2012**

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 May 7, 2012	Approved as presented	2
Information Agenda		
6. Facilities Division Presentation	Information presented	2-4
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DISCUSSION/ACTION		
9. PSA for Design Services & Depot Security	Security approved	5-6
11. Telecomm Advisory Committee Report	Postponed with directions to staff	6-9
12. Matters from Staff	None	9
13. Matters from the Committee	Discussion	9-10
14. Matters from the Chair	Discussion	10
15. Next Meeting	Set for June 12, 2012	10
16. Adjournment	Adjourned at 5:46 p.m.	10

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

TUESDAY, MAY 29, 2012

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 Wurzbarger 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 Wurzbarger, Chair
Councilor Christopher Calvert
Councilor Peter Ives
Councilor Christopher Rivera
Councilor Ronald S. Trujillo

MEMBERS ABSENT:

STAFF PRESENT:

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

4. APPROVAL OF CONSENT AGENDA

Councilor Calvert requested to remove items 9 and 11 from the consent agenda for discussion.

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

Councilor Ives said he would recuse himself from both 9 and 11 because of a conflict regarding the Trust for Public Lands.

5. APPROVAL OF MINUTES FROM MAY 7, 2012 PUBLIC WORKS COMMITTEE MEETING

Councilor Trujillo moved to approve the minutes of May 7 2012 as presented. Councilor Ives seconded the motion and it passed by unanimous voice vote.

INFORMATIONAL AGENDA

6. FACILITIES DIVISION PRESENTATION (DAVID PFEIFER)

Mr. Pfeifer presented and provided a handout for the Committee to follow along. He said the mission of the Facilities Division was to plan, design and construct safe, efficient and cost effective public facilities that complied with all federal, state and local codes. Once constructed the mission was to provide safe, clean and well maintained facilities through a system of preventive maintenance and emergency repairs.

He introduced the staff members of the Facilities Division who were present. He noted that Chris Lilienthal was out sick and could not be present.

Chair Wurzburger asked if he would later put names on the organizational chart so the Committee could remember who was who. Mr. Pfeifer agreed.

Chair Wurzburger suggested he might even put each section on separate pages so the Committee could get to know all the staff members and remember names. Mr. Pfeifer agreed.

Mr. Pfeifer said the Division's current annual budget was \$3.46 million plus \$1.28 million out of the CIP bonds.

He reviewed the Division's goals and responsibilities and explained the four subdivisions:

1. Custodians
2. Facilities maintenance
3. Locals Crew
4. Facilities Development

He referred to but didn't read the list of major accomplishments.

He then read the challenges. He pointed out that the average age of city buildings was 49 years. He announced that Ft. Marcy would have new showers installed on June 20th.

Chair Wurzbarger asked for a list of buildings and everything needed for them.

Mr. Pfeifer provided a few copies of a very long spreadsheet dealing with each of the facilities.

Councilor Calvert noted that sometimes it no longer made sense to fix and repair and made more sense to build a new facility. It was like the public housing on Alameda. The Council needed to have that kind of analysis because at some point the City would be just throwing good money after bad.

Mr. Pfeifer agreed. This spreadsheet was being worked on by staff to get to a grand plan.

Chair Wurzbarger asked when the spreadsheet would be finished.

Mr. Pfeifer wanted it done during his first year but would have it done in November or December.

Councilor Trujillo asked if the concession stand at Ft. Marcy fell under his jurisdiction.

Mr. Pfeifer agreed.

Councilor Trujillo had been asked by many women for the City to put doors on the stalls there.

Chair Wurzbarger thought that shouldn't wait to December.

Mr. Pfeifer said he would work on it tomorrow.

Councilor Ives said he would review it further and send any questions he had.

Councilor Calvert noted in the mission statement he should replace "emergency" with "timely" since they were trying to avoid the emergencies.

Chair Wurzbarger asked how the Public Works Committee could help with any policy changes or any ordinance changes to make his work more effective. She felt succession planning was important here and pointed out that there was a model to figure that out.

She asked if tile would be replaced at Fort Marcy when new showers were installed.

Mr. Pfeifer said they believed they could install the new showers without disturbing the tile. If that didn't

work they would have to find more money for that.

Chair Wurzbarger said she would do a schedule of visits to the facilities over the next few months and invited the other members to visit with her.

Councilor Ives asked if the series of reports he was preparing for December would be in a single volume or a separate one for each facility. It would have been nice to know how to modify the budget to be less reactive and more proactive. So he would like the reports to facilitate the Council's consideration of repair and replacements and build them into the budget to avoid being reactive.

Mr. Pfeifer explained this was the beginning of the spreadsheet and could be broken down in various ways. They first wanted to have one giant spreadsheet to show everything. There were buildings that had been remodeled 3-4 times. It was picking out those pieces to come up with a plan.

Councilor Ives was more interested in a facility by facility analysis to determine should be done in the next budget cycle and maybe look out at least 5 years.

Chair Wurzbarger thanked him and his staff for the presentation and their work.

CONSENT AGENDA

7. REQUEST FOR APPROVAL OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ELEVATE MEDIA TO RENEW FOR AN ADDITIONAL ONE YEAR TERMINATING ON JUNE 30, 2013 (FABIAN CHÁVEZ)

Committee Review:

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CONSENT ITEMS PULLED FOR DISCUSSION

9. REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT AMENDMENT #1 WITH THE SANTA FÉ RAILYARD COMMUNITY CORPORATION (SFRCC) FOR MECHANICAL & ELECTRICAL DESIGN SERVICES AT THE SANTA FÉ DEPOT PLATFORM (SNOWMELT DESIGN) & FOR PROVIDING PRIVATE SECURITY AT THE NORTH RAILYARD DEVELOPMENT (ROBERT SIQUEIROS)

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Councilor Ives left the room for the consideration of this item.

Councilor Calvert saw there were two distinct things in here - design and security. He had no questions about security and favored it but asked if they had already selected someone and if it was a formal or informal process.

Mr. Siqueiros said that was a formal process. Mr. Czoski set up the meetings and the contract would be between the security firm and SFRCC. He explained that they needed the contracting flexibility that SFRCC had for this year because if they went through the City's process it couldn't be completed by October. No company had been chosen. They hoped to have it finished by June 1.

Mr. Richard Czoski said they anticipated selection during the first week of June and June 11 for the contractor to start.

Councilor Calvert noted the PSA for the design was about \$7,000 with Snowmelt. He asked what it might cost to construct and operate this system and whose meter would be charged when it was operating. This seemed like a high tech solution and the City was already working on drainage. He suggested considering just a protective cover that would get year-round use instead of just one season of the year. He didn't know the answers but it seems like a lot of ongoing maintenance costs. He asked if they had looked at low tech.

Mr. Siqueiros said they did look at low tech but at only \$7,000 it seemed worth it. The mechanical and electrical engineer looked at the same system for the parking garage. It wasn't cheap to operate and they would look at that after getting the design completed.

Councilor Calvert countered that they would only get seasonal use out of it. A shade structure could protect from snow rain and sun year-round. He thought they should look at something that would get more year-round use and didn't cost as much to operate.

Chair Wurzbarger thanked the New Mexican for running the article on poverty in this city and she brought it up at the Public Utilities Committee. She thought a low tech solution would be to hire people to shovel snow. Santa Fé only had four days of snow last winter. She asked staff to please look at that option before committing to engineering.

Councilor Trujillo asked how this system would work.

Mr. Siqueiros said it was radiant heating and was very efficient. The \$7,000 covered the electrical and mechanical plan.

Councilor Calvert thought for the same amount they might get something for year-round use.

Councilor Trujillo asked about cost comparison with salt and cinder.

Mr. Siqueiros said the Parks staff cleaned it now.

Mr. Pino cautioned that they had a union. So probably they couldn't get others to come in to shovel snow.

Chair Wurzbarger thought they could explore that with Parks.

Mr. Pino said anybody in Parks could work on any part of the Railyard.

Councilor Calvert said the ramps at the garage were not covered and on an incline and with a cover structure they wouldn't have such a need.

Mr. Siqueiros said the platform at the Depot was on the National Register of Historic Places. The City had to get special permission even to do the brick work.

Councilor Calvert had seen historic stations elsewhere with shade structures.

Councilor Rivera asked if the Committee had to approve or disapprove both together.

Chair Wurzbarger said no.

Councilor Calvert moved to approve the security portion of the requested PSA and ask staff to come back with at least an exploration for controlling accumulation of snow or ice on the platform. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

11. REQUEST FOR REVIEW OF THE PRELIMINARY REPORT OF THE TELECOMMUNICATIONS ADVISORY COMMITTEE (SEAN MOODY)

Committee Review:

Finance Committee (Scheduled)

06/04/12

Council (Scheduled)

06/13/12

Councilor Ives remained recused.

Mr. Moody was present.

Councilor Rivera asked him to share a little history.

Mr. Moody said the Advisory Committee was set up by Council in early 2011 to look at broad range issues and develop a master plan. Five citizens comprised the Committee and he served as staff liaison to look at infrastructure, impacts on rights of way and make a list of policy recommendations from Santa Fé Complex. The CIP budget was \$1 million to implement infrastructure primarily to serve economic development interests. The Advisory Committee would deliver the master plan in about 6 months and the recommendation of the committee was to outsource to a consultant and take the funds from CIP.

Councilor Calvert said after reading this he wasn't sure where we were heading. It seemed to carve out a narrow scope and he was not sure he agreed with that narrow scope. He asked where the scope was presented.

Mr. Moody said it was on page 6 of the preliminary report under Further Investigation.

Chair Wurzbarger said the Committee was missing all even numbered pages in the report.

Mr. Moody read it to them. "Impacts of facilities placed in public rights of way - impacts of costs to citizens and congestion, inconvenience, visual impact, and adverse impacts on other users of the rights of way." The Committee in considering all of the contexts understood its mission also as the concerns of councilors impacting current public policy, impacts of new technologies, anything that could be learned from public comments in open hearings and limits from federal regulation.

Councilor Calvert was missing how this was economic development or the interplay between the concerns and economic development. He had problems with what the committee chose to focus on.

Chair Wurzbarger had a similar concern. Without knowing the history, this did a very good job of outlining the concerns of why we should not have telecommunications and did not address the issue of was needed for economic development.

The broadband line now comes to the boundary of City of Santa Fé and we have an opportunity to connect to it but that was not included in here. Part of her interest in supporting and moving forward with the broadband was that opportunity and to clarify what it was and how it might be moved forward.

Councilor Calvert noted that part of the history was that they were asked to put their efforts on hold. When the Santa Fé Complex made its report they said the City should work closely with the New Mexico IT Department (DOIT) in developing a telecommunications master plan. He asked if that was ever pursued and whether it was still available or had come and gone.

Mr. Moody said DOIT was there. And Garth Clark was administrator of it. Their money was spent by September before the advisory committee got started. So it came and went. He added that Mr. Clark referred to it as a master plan guide book for communities.

The committee understood its mission was to look at infrastructure and law. They understood they were chosen for their technological skill so their bias was to look at infrastructure and that was in the Santa Fé Complex document.

The \$1 million CIP bond was to make available very high speeds. The Committee believed the master plan could be integrated with infrastructure to make the most of both. \$50,000 would be used to set the CIP project in context.

Chair Wurzbarger asked if that meant the City needed to wait for this plan even though the state completed broadband was at our door.

Mr. Moody disagreed. They were working in parallel and were ready to release an RFQ for a business plan. The project would be better to be set in the context of the master plan. He wasn't sure how to put out all the different elements without boring the committee.

Chair Wurzbarger told him not to worry about that.

Mr. Moody said there was the due diligence leading to the bond vote, new technology. Fixed wireless - changed and also 4G also changed the world. There was also a lot of strict law unearthed. They had planned to lay empty pipe from the Railyard to St. Michael's Drive and to the airport. The due diligence was time well spent.

Chair Wurzbarger concluded this was for the wider community and was new technology instead of an empty infrastructure.

Mr. Moody agreed. It had been a learning experience on his part. The three original constituents were pursuing things that would tie in. The recommendation was to include context for future decision making.

Chair Wurzbarger said they had an RFP ready to let and decided we didn't have staff to do this.

Mr. Moody explained that the advisory committee was composed of five IT professionals, most of whom have implemented IT before. Their comfort and experience was in procuring this information. In terms of scope of work, it would be as broad as possible and address all the hot topics for Council to deal with.

Chair Wurzburger was trying to recall those hot topics. She asked if the RFP was approved by the committee.

Mr. Moody agreed - as a recommendation.

Chair Wurzburger said the Public Works Committee would have to see the RFP in order to approve it.

Councilor Calvert agreed that would help to clarify and also to have the whole packet to begin with. He asked if the context issue was going to resolve one of the goals of the previous committee. It was talking about looking for universal access, affordability and economic development and asked if that was part of the goals. The other thing that was in previous recommendations there was a list of past studies. He asked if none of those were still useful. He acknowledged that the Committee did have the "conceptual map" of past and concurrent projects in the packet.

Chair Wurzburger asked Nick Schiavo if this was time sensitive. If not, she asked that the Committee could have the correct packet and have guidance on refining the goals including the most important just made by Councilor Calvert. These were process goals and she wanted to make sure they didn't make people unhappy in three different ways (universal access, affordability and economic development).

Chair Wurzburger asked if this could come back to the next meeting.

Mr. Moody agreed. The only driver would be the master plan delivery time and getting six months from approval. He agreed to provide a copy of the full report to each member.

Councilor Calvert moved to postpone the request for two weeks with direction to staff on defining goals and providing a complete packet. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

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

12. MATTERS FROM STAFF

Mr. Pino said staff did agree to move the meeting from June 11 to June 12 and would meet on Mondays from then on.

13. MATTERS FROM THE COMMITTEE

Councilor Trujillo got a call from a person who lived at the intersection of Avenida las Estrellas and Rodeo Road. Again a car went through their yard during last weekend and this was the fourth time. The City eventually had to build a retaining wall at Aventuras where that problem also recurred. The fire hydrant got taken out and the owner was very disgruntled. The Council had discussed putting a guard rail in that section of Rodeo Road a few years ago.

Also while driving on portions of Rodeo and Zia it looked like asphalt portions were put in where they replaced concrete. That's all.

14. MATTERS FROM THE CHAIR

Chair Wurzburger asked if the Committee could get those missing pages right away.

Ms. Mossman agreed.

15. NEXT MEETING: Tuesday, June 12, 2012


16. ADJOURNMENT

The meeting was adjourned at 6:00 p.m.

Approved by:

Rebecca Wurzburger, Chair

Submitted by:



Carl Boaz, Stenographer