



CITY CLERK'S OFFICE  
*Agenda*  
DATE 5/22/18 TIME 12:53  
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**PUBLIC WORKS/CIP & LAND USE  
COMMITTEE MEETING  
CITY HALL COUNCIL CHAMBERS  
TUESDAY, MAY 29, 2018  
5:00 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, 2018, PUBLIC WORKS COMMITTEE MEETING

**INFORMATIONAL AGENDA**

6. UPDATE ON AGING AND LONG TERM SERVICES DEPARTMENT GENERAL OBLIGATION BOND PROJECT A14-1261, "VILLA CONSUELO SENIOR CENTER – IMPROVE CODE, PHASE I," MANAGED BY THE SANTA FE CIVIC HOUSING AUTHORITY FOR THE CITY OF SANTA FE'S DIVISION OF SENIOR SERVICES **(GINO RINALDI)**

**CONSENT AGENDA**

7. REQUEST FOR APPROVAL AND ACCEPT THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) AVIATION DIVISION GRANT AGREEMENT, SAF 18-05 TO REHABILITATE RUNWAYS 10-28 AND 15-33 IN THE AMOUNT OF \$1,087,200
  - REQUEST FOR APPROVAL OF A BUDGET AMENDMENT RESOLUTION **(NICK SCHIAVO)**

**COMMITTEE REVIEW**

Finance Committee (Scheduled)  
Council (Scheduled)

06/04/18  
06/13/18

8. CIP PROJECT #519 – FORT MARCY RECREATION COMPLEX GYM AND RACQUETBALL COURT FLOOR REPLACEMENT
  - REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH COOPERATIVE EDUCATION SERVICES (CES) / ROBERT COHEN COMPANY LLC IN THE AMOUNT OF \$104,921.66 **(SAM BURNETT)**

**COMMITTEE REVIEW**

Finance Committee (Scheduled)  
Council (Scheduled)

06/04/18  
06/13/18

9. CIP PROJECT #333 – NEW FIRE STATION #2

- REQUEST FOR APPROVAL OF AWARD OF DESIGN SERVICES UNDER RFP '18/29/P AND A PROFESSIONAL SERVICES AGREEMENT WITH ATKIN OLSHIN SCHADE ARCHITECTS, INC (AOS ARCHITECTS) TOGETHER WITH THE ASSOCIATED AIA AGREEMENT BETWEEN OWNER AND DESIGN PROFESSIONAL IN THE AMOUNT OF \$432,917.74 INCLUSIVE OF NMGR, SUPPLEMENTAL SERVICES AND REIMBURSABLE EXPENSES **(JASON KLUCK)**

**COMMITTEE REVIEW**

Finance Committee (Scheduled)

06/04/18

Council (Scheduled)

06/13/18

10. REQUEST FOR APPROVAL OF AMENDMENT NO. 3 FOR ELEVATOR MAINTENANCE SERVICE AGREEMENT WITH KONE, INC. EXTENSION OF ONE-YEAR IN THE AMOUNT OF \$140,300.81 **(NOEL CORREIA)**

**COMMITTEE REVIEW**

Finance Committee (Scheduled)

06/04/18

Council (Scheduled)

06/13/18

11. REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT UNDER SOLE SOURCE PROCUREMENT FOR REMIX SOFTWARE, INC. FOR A THREE (3) YEAR CONTRACT FOR A TOTAL OF \$114,000 INCLUSIVE OF GRT **(KEITH WILSON)**

**COMMITTEE REVIEW**

Finance Committee (Scheduled)

06/04/18

Council (Scheduled)

06/13/18

12. REQUEST FOR APPROVAL OF PROCUREMENT VIA COOPERATIVE AGREEMENT FROM THE STATE OF VIRGINIA AGREEMENT #E194-75548 MA2274 WITH GILLIG LLC FOR TWO (2) HEAVY DUTY 30-FOOT LOW-FLOOR CNG NEAR ZERO EMISSIONS BUSES IN THE AMOUNT OF \$1,018,184

- REQUEST FOR A BUDGET AMENDMENT RESOLUTION IN THE AMOUNT OF \$118,184 **(KEITH WILSON)**

**COMMITTEE REVIEW**

Finance Committee (Approved)

05/21/18

Council (Scheduled)

05/30/18

13. REQUEST FOR APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SANTA FE AND SANTA FE CIVIC HOUSING AUTHORITY (SFCHA) IN THE AMOUNT OF \$36,675 FOR SFCHA TO ACT AS PROJECT MANAGER FOR THE BALANCE OF THE SEVERANCE TAX BOND, PROJECT A15-0173; SANTA FE CIVIC HOUSING AUTHORITY **(GINO RINALDI)**

**COMMITTEE REVIEW**

Finance Committee (Scheduled)

06/04/18

Council (Scheduled)

06/13/18

14. REQUEST FOR APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SANTA FE AND SANTA FE CIVIC HOUSING AUTHORITY (SFCHA) IN THE AMOUNT OF \$198,000 FOR SFCHA TO ACT AS PROJECT MANAGER FOR THE BALANCE OF THE SEVERANCE TAX BOND, PROJECT A16A5092; SANTA FE CIVIC HOUSING AUTHORITY **(GINO RINALDI)**

**COMMITTEE REVIEW**

Finance Committee (Scheduled)  
Council (Scheduled)

06/04/18  
06/13/18

15. REQUEST FOR APPROVAL OF A RESOLUTION SPONSORING THE SECOND ANNUAL "TAKE A KID HIKING DAY", A FREE COMMUNITY EVENT, ON JUNE 9, 2018; AND PROVIDING SUPPORT ON AN ANNUAL BASIS **(COUNCILORS VILLARREAL, IVES, AND RIVERA) (RICHARD THOMPSON)**

**COMMITTEE REVIEW**

Finance Committee (Approved)  
Council (Scheduled)

05/21/18  
05/30/18

16. REQUEST FOR APPROVAL OF A RESOLUTION SUPPORTING THE ELIMINATION OF THE USE OF PLASTIC STRAWS IN THE CITY OF SANTA FE ENCOURAGING LOCAL BUSINESSES TO PROVIDE ALTERNATIVE OPTIONS TO REDUCE STRAW WASTE **(COUNCILOR IVES) (JESSE GUILLEN)**

**COMMITTEE REVIEW**

Finance Committee (Approved w/amendment)  
Council (Scheduled)

05/21/18  
05/30/18

17. REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING THE CONSUMPTION OF ALCOHOL DURING A PRIVATELY SPONSORED RECEPTION FOR THE NATIONAL GOVERNORS ASSOCIATION ON CITY PROPERTY ON JULY 21, 2018, PURSUANT TO SECTION 23-6.2(B) SFCC 1987 **(COUNCILOR LINDELL) (ZACH SCHANDLER)**

**COMMITTEE REVIEW**

Intro Finance Committee (Scheduled)  
Council (Scheduled)

05/21/18  
05/30/18

18. REQUEST FOR APPROVAL OF A RESOLUTION CONCERNING A BOND ELECTION TO BE HELD AT THE SAME TIME AS AND CONSOLIDATED WITH THE GENERAL ELECTION ON TUESDAY, NOVEMBER 6, 2018, FOR THE PURPOSE OF SUBMITTING TO THE ELECTORS OF THE CITY OF SANTA FE QUESTIONS AUTHORIZING THE ISSUANCE BY THE CITY OF SANTA FE OF ITS GENERAL OBLIGATION BONDS IN AN AGGREGATE PRINCIPAL AMOUNT OF \$60,000,000; DESCRIBING THE PURPOSES TO WHICH THE PROCEEDS OF THE BONDS WOULD BE PUT; PROVIDING THE FORMS OF THE BOND QUESTIONS; DIRECTING THAT THE QUESTIONS BE DELIVERED TO THE SANTA FE COUNTY CLERK FOR INCLUSION ON THE BALLOT FOR THE GENERAL ELECTION TO BE HELD ON NOVEMBER 6, 2018; RATIFYING ACTION TAKEN IN CONNECTION THEREWITH; AND PROVIDING THE EFFECTIVE DATE OF THIS RESOLUTION **(MAYOR WEBBER, COUNCILOR IVES) (BRAD FLUETSCH)**

**COMMITTEE REVIEW**

Finance Committee (Scheduled)  
Council (Scheduled)

06/04/18  
06/13/18

19. REQUEST FOR APPROVAL OF AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF SANTA FE, NEW MEXICO SUBORDINATE LIEN GROSS RECEIPTS TAX IMPROVEMENT REVENUE BONDS, SERIES 2018A IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$13,000,000 FOR THE PURPOSE OF DEFRAYING THE COST OF CONSTRUCTING, PURCHASING, FURNISHING, EQUIPPING, REHABILITATING, MAKING ADDITIONS TO OR MAKING IMPROVEMENTS TO PUBLIC BUILDINGS AND FACILITIES OR PURCHASING OR IMPROVING ANY GROUND RELATING THERETO, OR ANY COMBINATION OF THE FOREGOING PURPOSES, AND RECONSTRUCTING, RESURFACING, MAINTAINING, REPAIRING OR OTHERWISE IMPROVING EXISTING ALLEYS, STREETS, ROADS OR BRIDGES OF ANY COMBINATION OF THE FOREGOING, PROVIDED THAT ANY OF THE FOREGOING IMPROVEMENTS MAY INCLUDE BUT NOT LIMITED TO ACQUISITION OF THE RIGHTS OF WAY; PROVIDING THAT THE BONDS WILL BE PAYABLE AND COLLECTIBLE FROM CERTAIN GROSS RECEIPTS TAX REVENUES DISTRIBUTED TO THE CITY; DELEGATING AUTHORITY TO THE MAYOR, OR IN THE MAYOR'S ABSENCE, THE CITY MANAGER OR FINANCE DIRECTOR, TO APPROVE THE FINAL PRINCIPAL AMOUNT, INTEREST RATES AND OTHER DETAILS OF THE BONDS WITHIN THE PARAMETERS SET FORTH IN THIS AUTHORIZING ORDINANCE, AND TO EXECUTE AND DELIVER A BOND PURCHASE AGREEMENT OR AWARD CERTIFICATE FOR THE SALE OF THE BONDS TO WINNING BIDDER FOR THE BONDS; PROVIDING FOR THE COLLECTION OF CERTAIN GROSS RECEIPTS TAX REVENUES; APPROVING CERTAIN OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION WITH THE BONDS; RATIFYING ACTION PREVIOUSLY TAKEN IN CONNECTION WITH THE BONDS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND RELATED MATTERS  
**(MAYOR WEBBER, COUNCILORS IVES) (BRAD FLUETSCH)**

**COMMITTEE REVIEW**

Finance Committee (Scheduled)  
Council (Request to publish)  
Council (Public hearing)

06/04/18  
06/13/18  
07/11/18

**DISCUSSION AGENDA**

20. DISCUSSION AND POSSIBLE ACTION OF OPTIONS FOR AUGMENTED RIVER FLOW IN SUPPORT OF THE SANTA FE RIVER GREENWAY PROJECT **(ANDREW ERDMANN AND MELISSA MCDONALD)**

**COMMITTEE REVIEW**

Finance Committee (No Recommendation)  
Council (Scheduled)

05/21/18  
05/30/18

21. MATTERS FROM STAFF

22. MATTERS FROM THE COMMITTEE

23. MATTERS FROM THE CHAIR

24. NEXT MEETING: **MONDAY, JUNE 9, 2018**

25. 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, 2018**

<b>ITEM</b>	<b>ACTION</b>	<b>PAGE</b>
1. Call to Order	Convened at 5:00 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, 2018	Approved as presented	2
<b>INFORMATIONAL AGENDA</b>		
6. Aging & Long-Term Services Update	Updated by Mr. Rinaldi	2-3
<b>CONSENT AGENDA LISTING</b>		
10. Elevator Maintenance Amendment #3	Approved by consent	3-4
11. PSA for ReMix Software sole source		
12. Two CNG Low Emission City Buses		
13. MOU with Civic Housing: A15-0173 Project		
14. MOU with Civic Housing Project A 16-A5092		
15. Take A Kid Hiking Day June 9, 2018		
16. Plastic Straw Elimination Project		
<b>CONSENT AGENDA DISCUSSION</b>		
7. DOT Aviation Grant SAF 18-05 Runways	Approved	4-5
8. Fort Marcy Floor Replacement PSA	Approved	5-6
9. Fire Station #2 Design PSA	Approved	6-9
17. Alcohol Service at NGA Conference	Approved	9-10
18. Bond Election Details Resolution	Approved	11-18
19. GRT Bond Ordinance	Postponed with directions	18-20
<b>DISCUSSION AGENDA</b>		
20. Augmenting River Flow	Approved with conditions	20-24
21. MATTERS FROM STAFF	Comments	25
22. MATTERS FROM THE COMMITTEE	Comments	25
23. MATTERS FROM THE CHAIR	Comments	25
24. NEXT MEETING: MONDAY, JUNE 11, 2018		25
25. ADJOURN	Adjourned at 8:03	26

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

**Monday, May 29, 2018**

**1. CALL TO ORDER**

A regular meeting of the Public Works/CIP & Land Use Committee was called to order on the above date by Councilor Peter Ives, Chair at approximately 5:00 p.m. in the City Council Chambers, 200 Lincoln Avenue, Santa Fé, New Mexico.

**2. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Councilor Peter N. Ives, Chair  
Councilor Roman "Tiger" Abeyta  
Councilor JoAnne Vigil Coppler  
Councilor Mike Harris  
Councilor Renee D. Villarreal

**MEMBERS EXCUSED:**

**STAFF PRESENT:**

John Romero, Interim Public Works Director  
Bobbi Huseman, Public Works Staff

**OTHERS PRESENT:**

Carl Boaz, Stenographer

**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**

**MOTION:** Councilor Harris moved, seconded by Councilor Villarreal, to approve the agenda as presented.

**VOTE:** The motion passed by unanimous (5-0) voice vote with Councilors Abeyta, Vigil Coppler, Harris,

Ives and Villarreal voting in favor and none voting against.

#### **4. APPROVAL OF CONSENT AGENDA**

Councilor Harris requested discussion on items 7, 8, 9, 16, 18, and 19

Councilor Villarreal pulled items 8, 17, 18, 19

Councilor Abeyta also wanted discussion on items 18, 19.

**MOTION:** Councilor Villarreal moved, seconded by Councilor Harris, to approve the Consent Agenda as amended with discussion on items 7, 8, 9, 16, 17, 18 and 19.

**VOTE:** The motion passed by unanimous (5-0) voice vote with Councilors Abeyta, Vigil Coppler, Harris, Ives, and Villarreal voting in the affirmative and none voting against.

#### **5. APPROVAL OF MINUTES FROM MAY 7, 2018 PUBLIC WORKS COMMITTEE MEETING**

**MOTION:** Councilor Abeyta moved, seconded by Councilor Vigil Coppler, to approve the minutes of April 9, 2018 as presented.

**VOTE:** The motion passed by unanimous (5-0) voice vote with Councilors Abeyta, Vigil Coppler, Harris, Ives, and Villarreal voting in the affirmative and none voting against.

#### **INFORMATIONAL AGENDA**

##### **6. UPDATE ON AGING AND LONG-TERM SERVICES DEPARTMENT GENERAL OBLIGATION BOND PROJECT A14-1261, "VILLA CONSUELO SENIOR CENTER – IMPROVE CODE, PHASE I," MANAGED BY THE SANTA FE CIVIC HOUSING AUTHORITY FOR THE CITY OF SANTA FE'S DIVISION OF SENIOR SERVICES (GINO RINALDI)**

Mr. Rinaldi explained he was following up from Councilor Villarreal on the project at Consuelo - 136 GO Bonds received in 2014 to do the phase 1 renovation and code compliance for the center and the bonds from 2016 will finish it up. It is an old facility with minimal operation - no kitchen, small conference room - renovation is for a commercial kitchen and larger conference room. It is the furthest south center, and good to use to meet federal requirements and as a backup.

The first phase will cover the plan and design, demolition and construction and the second half ties it together. Construction will start one week from today and notice to proceed has been received. They should be able to begin paying the expenses and complete this by the end of the fiscal year.



The election got in the way of some of the committee hearings and put them behind. The MOU was for civic housing to be the project manager because they could do it quicker.

Councilor Harris said he heard his reasons and it was hard to find themselves mid 2018 with a 2014 grant.

Councilor Villarreal thanked Mr. Rinaldi for the update. The Committee wanted to be sure he was on track and glad to have a partner in this and want to be sure the funds are being spent accordingly.

Chair Ives- asked that if any issues were encountered they be brought back to the Committee.

## **CONSENT AGENDA LISTING**

### **10. REQUEST FOR APPROVAL OF AMENDMENT NO. 3 FOR ELEVATOR MAINTENANCE SERVICE AGREEMENT WITH KONE, INC. EXTENSION OF ONE-YEAR IN THE AMOUNT OF \$140,300.81 (NOEL CORREIA)**

#### **COMMITTEE REVIEW**

Finance Committee (Scheduled)  
Council (Scheduled)

06/04/18  
06/13/18

### **11. REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT UNDER SOLE SOURCE PROCUREMENT FOR REMIX SOFTWARE, INC. FOR A THREE (3) YEAR CONTRACT FOR A TOTAL OF \$114,000 INCLUSIVE OF GRT (KEITH WILSON)**

#### **COMMITTEE REVIEW**

Finance Committee (Scheduled)  
Council (Scheduled)

06/04/18  
06/13/18

### **12. REQUEST FOR APPROVAL OF PROCUREMENT VIA COOPERATIVE AGREEMENT FROM THE STATE OF VIRGINIA AGREEMENT #E194-75548 MA2274 WITH GILLIG LLC FOR TWO (2) HEAVY DUTY 30-FOOT LOW-FLOOR CNG NEAR ZERO EMISSIONS BUSES IN THE AMOUNT OF \$1,018,184**

- **REQUEST FOR A BUDGET AMENDMENT RESOLUTION IN THE AMOUNT OF \$118,184 (KEITH WILSON)**

#### **COMMITTEE REVIEW**

Finance Committee (Approved)  
Council (Scheduled)

05/21/18  
05/30/18

13. REQUEST FOR APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SANTA FE AND SANTA FE CIVIC HOUSING AUTHORITY (SFCHA) IN THE AMOUNT OF \$36,675 FOR SFCHA TO ACT AS PROJECT MANAGER FOR THE BALANCE OF THE SEVERANCE TAX BOND, PROJECT A15-0173; SANTA FE CIVIC HOUSING AUTHORITY (GINO RINALDI)

**COMMITTEE REVIEW**

Finance Committee (Scheduled)  
Council (Scheduled)

06/04/18  
06/13/18

14. REQUEST FOR APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SANTA FE AND SANTA FE CIVIC HOUSING AUTHORITY (SFCHA) IN THE AMOUNT OF \$198,000 FOR SFCHA TO ACT AS PROJECT MANAGER FOR THE BALANCE OF THE SEVERANCE TAX BOND, PROJECT A16A5092; SANTA FE CIVIC HOUSING AUTHORITY (GINO RINALDI)

**COMMITTEE REVIEW**

Finance Committee (Scheduled)  
Council (Scheduled)

06/04/18  
06/13/18

15. REQUEST FOR APPROVAL OF A RESOLUTION SPONSORING THE SECOND ANNUAL "TAKE A KID HIKING DAY", A FREE COMMUNITY EVENT, ON JUNE 9, 2018; AND PROVIDING SUPPORT ON AN ANNUAL BASIS (COUNCILORS VILLARREAL, IVES, AND RIVERA) (RICHARD THOMPSON)

**COMMITTEE REVIEW**

Finance Committee (Approved)  
Council (Scheduled)

05/21/18  
05/30/18

**CONSENT AGENDA DISCUSSION**

7. REQUEST FOR APPROVAL AND ACCEPT THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) AVIATION DIVISION GRANT AGREEMENT, SAF 18-05 TO REHABILITATE RUNWAYS 10-28 AND 15-33 IN THE AMOUNT OF \$1,087,200
- REQUEST FOR APPROVAL OF A BUDGET AMENDMENT RESOLUTION (NICK SCHIAVO)

**COMMITTEE REVIEW**

Finance Committee (Scheduled)  
Council (Scheduled)

06/04/18  
06/13/18

Councilor Harris to Mr. Schiavo city had questions so we could let the rest of the committee know how

effective Mr. S had been in not just keeping the airport in operational since November 1 but also cleaning up issues working with State Aviation and the FAA and improving relations. As a result of his work and Baca and Mr. Silver they are looking at a grant.

The main runway, Runway 220 is under construction now and the grant allows them to address the other two runways. He asked the estimated time for the project.

Mr. Schiavo responded regarding taxiway Delta and Runway 220 those started today. Regarding this grant, they received \$60k plus for the design and he is working to get Mozell Corbin to do it and will have that done in 45 days.

He has talked with the current contractor Mountain States about doing work on the primary runway and they are interested in having the work. The work will need to come before the committees and has been cleared with Jean Lucero at State and she is on board.

Councilor Harris asked if the scope of the work a milling overlay.

Mr. Schiavo explained that Runway 1028 has been closed for 18 months and can get by with crack seal and bog and the secondary Runway 1533 the same.

**MOTION:** Councilor Harris moved, seconded by Councilor Vigil Coppler, to approve the NMDOT agreement and the budget amendment resolution as presented.

#### **DISCUSSION ON THE MOTION:**

Councilor Vigil Coppler expressed interest in the development of the airport becoming a better economic contributor. She asked where she could get a Master Plan of the airport.

Mr. Schiavo offered to email her a copy of the plan done last year which covers projections for the next 5 years and talk with her about the number of commercial passengers etc.

Chair Ives noted the design work would put them mid-July and the AOPA is still planned. He asked the status of 10-28 parking.

Mr. Schiavo noted that timeframe would be avoided for construction because it is a Friday-Sunday.

Chair Ives added it would be helpful to have the project planning sheets as they are ready to move forward. He noted their good work getting the grant.

**VOTE:** The motion passed by unanimous (5-0) voice vote with Councilors Abeyta, Vigil Coppler, Harris, Ives, and Villarreal voting in the affirmative and none voting against.

- 8. CIP PROJECT #519 – FORT MARCY RECREATION COMPLEX GYM AND RACQUETBALL COURT FLOOR REPLACEMENT**
- **REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH COOPERATIVE EDUCATION SERVICES (CES) / ROBERT COHEN COMPANY LLC IN THE AMOUNT OF \$104,921.66 (SAM BURNETT)**

**COMMITTEE REVIEW**

Finance Committee (Scheduled)

06/04/18

Council (Scheduled)

06/13/18

Councilor Harris addressed Mr. Burnett and told him the package was very good compared to the first one. The scope is clearly stated, and the PSA is correct, and the waiver on professional liability is included.

The only question was that the Kone Company is a good company, but he did not see anything that addressed their warranty. He wanted to be sure when it goes to Finance they are clear about the warranty on the flooring system.

Mr. Burnett agreed and will ensure those warranties offered are included.

Councilor Villarreal asked what was included in the warranty.

Mr. Barnett did not know how long the warranty was.

Councilor Villarreal noted there had been a problem with contractors at Fort Marcy and wanted to be on top of that. She asked if there is contingency language in the contract on completion of their scope of services to ensure how they are paid is based on completion that meet contract needs.

Mr. Burnett replied they do not pay a contractor until the scope of the project is complete and prior to the issuance of a final payment, he would walk through with Mr. Kone to make sure every aspect is completed.

Councilor Villarreal asked about the pay-out.

Mr. Burnett explained in his experience some smaller projects are paid at the end and larger budgets could have after a portion of the work was completed a request for a partial payment. In this case it is not been specified if there will be progress payments. His assumption is he would just issue a final payment once complete.

The time frame is sometimes extended especially for small contractors who are working on larger projects to help cover material and labor, but he does not expect that. To date he has not had a project large enough to discuss progress payments and is beyond his experience and expertise.

Councilor Villarreal noted on page 25 although it may not be applicable to the City - page 26 on the extension of contract – would the time frame for expiration of February 28 affect any contractual agreements.

Mr. Burnett thought the extension of the contract between Kone and CES is February 2019 and this project should be completed by September 30, 2018, so it would not affect their contract.

Councilor Harris regarding the warranty, they should be sure that the Committee understands the exclusions in the warranty on the surfaces of the floor.

**MOTION:** Councilor Harris moved, seconded by Councilor Vigil Coppler, to approve the PSA for work at Fort Marcy.

**VOTE:** The motion passed by unanimous (5-0) voice vote with Councilors Abeyta, Vigil Coppler, Harris, Ives, and Villarreal voting in the affirmative and none voting against.

**9. CIP PROJECT #333 – NEW FIRE STATION #2**

- **REQUEST FOR APPROVAL OF AWARD OF DESIGN SERVICES UNDER RFP '18/29/P AND A PROFESSIONAL SERVICES AGREEMENT WITH ATKIN OLSHIN SCHADE ARCHITECTS, INC (AOS ARCHITECTS) TOGETHER WITH THE ASSOCIATED AIA AGREEMENT BETWEEN OWNER AND DESIGN PROFESSIONAL IN THE AMOUNT OF \$432,917.74 INCLUSIVE OF NMGR, SUPPLEMENTAL SERVICES AND REIMBURSABLE EXPENSE (JASON KLUCK)**

**COMMITTEE REVIEW**

Finance Committee (Scheduled)

06/04/18

Council (Scheduled)

06/13/18

Mr. Burnett explained that he was here in Jason Kluck's place and he was joined by Chief Snyder and Sean Evans.

Councilor Harris was glad to see this contract. He noted it is competitive and congratulated them on the award. He liked that the package is full services through construction and administration.

He has talked about how particularly on road projects, construction observation is always brought in after design. He liked this is not only through construction/administration but also, they have a full team of sub-consultants. It looks like a very good team.

The questions he has are because he could not read, e.g. 4.2 schedule is difficult and before it goes to Finance they should make sure there are clear insertions because you cannot read insertions that are typed in.

Mr. Burnett replied he had noticed that and the process of scanning had muted everything with a grey background and made it illegible. He reprinted the schedule for everyone.

He passed out a handout of the schedule (EXHIBIT 1).

Councilor Harris since he knows that is a problem he should put that in a separate sheet for Finance.

The important part of the schedule is the discussion they will have later on the subordinate lien bond. He wanted to see the construction period. He asked Chief Snyder to respond to the project scoping document on page 44, that stated it is *leased* land.

Mr. Snyder explained the City does lease the land and it is State land with a 100-year lease.

Councilor Vigil Coppler said she was trying to visualize where the fire station is located.

Mr. Burnett explained at the new roundabout at the far end of West Alameda that connects to 599 the road dead ends and there will be an access road where the parcel will be located.

Councilor Vigil Coppler asked if further from most of the buildings. She thought it would be closer to the homes at Airport Road and Calle Nopal.

Mr. Burnett could not answer. The best answer was that the intent was to build a fire station in a growing part of the City where they see an increase need for coverage.

Mr. Snyder explained with the addition of South Meadows coming into 599 and the improvement of the overpasses it put the fire station at an advantageous location to quickly get throughout the area they could easily assist nearby fire stations.

Councilor Vigil Coppler asked the advantage of choosing a site on leased space.

Mr. O'Reilly replied that the City did not own land in this vicinity and the City had the ability to control the entire parcel of land. There were concerns about the land being leased that would be deleterious to District Three. They got the lease at a favorable rate of less than \$11,000 a year for a 25-year lease on 30 acres next to the by-pass. They will set aside 4.5 acres for the fire station from that.

Councilor Harris suggested including a location map in the packet.

Councilor Harris addressed Councilor Vigil Coppler and provided additional information - before the election the City approved the zoning across the street, and this is adjacent to the El Camino Real Academy. He thought it was a good location.

He asked what kind of renewal options are incorporated in the lease.

Mr. O'Reilly replied the SLO gives the City an intergovernmental agreement and the lease is structured so that once it is improved the lease goes up but also it becomes harder for others to take control of the lease. It is a special lease that can be done by the SLO with other government entities.

The structure is a rate a little below market and allows some spread and if they could find an economic development use that would create jobs or potentially housing, the City could lease the land below market

rate. So there are advantages to lease it from the SLO.

**MOTION:** Councilor Harris moved, seconded by Councilor Vigil Coppler, to approve the award and PSA with AOS Architects as presented.

**VOTE:** The motion passed by unanimous (5-0) voice vote with Councilors Abeyta, Vigil Coppler, Harris, Ives, and Villarreal voting in the affirmative and none voting against.

**16. REQUEST FOR APPROVAL OF A RESOLUTION SUPPORTING THE ELIMINATION OF THE USE OF PLASTIC STRAWS IN THE CITY OF SANTA FE ENCOURAGING LOCAL BUSINESSES TO PROVIDE ALTERNATIVE OPTIONS TO REDUCE STRAW WASTE (COUNCILOR IVES) (JESSE GUILLEN)**

**COMMITTEE REVIEW**

Finance Committee (Approved)

05/21/18

Council (Scheduled)

05/30/18

Councilor Harris addressed Mr. Guillen regarding the amendment he thought would include his name, as well as Councilor Romero Wirth and Councilor Rivera's names.

Mr. Guillen was not aware of that.

Councilor Harris replied they could leave it as it but was sure Councilor Rivera wanted his name on the amendment.

**MOTION:** Councilor Harris moved, seconded by Councilor Vigil Coppler, to approve the resolution.

**DISCUSSION ON THE MOTION:**

Councilor Vigil Coppler remarked that she was happy to see the amendments. The general public thought this was about banning straws and she would not be in favor if that was true.

She was baffled why something like this comes before the Council and take a priority. There are other ways they could spend their time. Not that this is a bad idea, but she has heard so much about how Councilors spend their time.

Chair Ives noted that this is a movement across the world to reduce the use of plastics which end up in the environment. He served on the SWMA and expressed then, he hoped the City would never have to locate or seek another land fill. There are alternatives to plastic straws made of corn products that are biodegradable. This is not to ask people not to use straws but find one that is friendlier to the environment.

**VOTE:** The motion passed by unanimous (5-0) voice vote with Councilors Abeyta, Vigil Coppler, Harris, Ives, and Villarreal voting in the affirmative and none voting against.

**17. REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING THE CONSUMPTION OF ALCOHOL DURING A PRIVATELY SPONSORED RECEPTION FOR THE NATIONAL GOVERNORS ASSOCIATION ON CITY PROPERTY ON JULY 21, 2018, PURSUANT TO SECTION 23-6.2(B) SFCC 1987 (COUNCILOR LINDELL) (ZACH SCHANDLER)**

**COMMITTEE REVIEW**

Finance Committee (Approved)

05/21/18

Council (Scheduled)

05/30/18

Mr. Guillen came to the podium.

Councilor Villarreal asked for clarification because usually an event on City property has specifics about location and time and this does not. She thought it was not realistic for an alcohol to last 11 am to 11 pm and curious if there is an amendment needed for the resolution.

Mr. Guillen suggested Mr. Shandler would be better to answer the question and perhaps he would before city Council tomorrow. The ordinance has a time limit and is on an expedited schedule.

Councilor Villarreal requested Mr. Guillen ensure Mr. Shandler would be present tomorrow.

Mr. Guillen agreed.

Councilor Vigil Coppler asked if Mr. Guillen was uncomfortable answering the question because of which City property it is her because of the timing.

Mr. Guillen replied he is not a lawyer and this involves State and the NGA and Mr. Shandler would be better to answer those questions. He did not know specifics about the event.

Chair Ives said the only place there was an expression of prohibited use was on the Plaza.

Mr. Guillen responded that he could say it is not on the Plaza because that is prohibited by code.

Chair Ives suggested this could be approved with direction for specifics provided tomorrow night.

**MOTION:** Councilor Harris moved, seconded by Councilor Abeyta, to forward the request without a recommendation.

**VOTE:** The motion passed by unanimous (5-0) voice vote with Councilors Abeyta, Vigil Coppler, Harris, Ives, and Villarreal voting in the affirmative and none voting against.



**18. REQUEST FOR APPROVAL OF A RESOLUTION CONCERNING A BOND ELECTION TO BE HELD AT THE SAME TIME AS AND CONSOLIDATED WITH THE GENERAL ELECTION ON TUESDAY, NOVEMBER 6, 2018, FOR THE PURPOSE OF SUBMITTING TO THE ELECTORS OF THE CITY OF SANTA FE QUESTIONS AUTHORIZING THE ISSUANCE BY THE CITY OF SANTA FE OF ITS GENERAL OBLIGATION BONDS IN AN AGGREGATE PRINCIPAL AMOUNT OF \$60,000,000; DESCRIBING THE PURPOSES TO WHICH THE PROCEEDS OF THE BONDS WOULD BE PUT; PROVIDING THE FORMS OF THE BOND QUESTIONS; DIRECTING THAT THE QUESTIONS BE DELIVERED TO THE SANTA FE COUNTY CLERK FOR INCLUSION ON THE BALLOT FOR THE GENERAL ELECTION TO BE HELD ON NOVEMBER 6, 2018; RATIFYING ACTION TAKEN IN CONNECTION THEREWITH; AND PROVIDING THE EFFECTIVE DATE OF THIS RESOLUTION (MAYOR WEBBER, COUNCILOR IVES) (BRAD FLUETSCH)**

**COMMITTEE REVIEW**

Finance Committee (Scheduled)

06/04/18

Council (Scheduled)

06/13/18

Councilor Harris addressed Mr. Fluetsch and noted Mayor Webber and Chair Ives as sponsors. He had a lot of problems with the resolution. He has been involved in a lot of bond programs and without a clear scope of work determined professionally...bringing forward a \$60 million bond program, he thought, would "go down in flames".

He asked what the plan is; the process for developing a scope of work that people would agree with and who will organize the education program; and why now.

Mr. Fluetsch said this has been in the works for a while with he and Adam Johnson. The Gas Tax Bond was the first since 2014 and the City has had a lack in capital improvement investments and has a \$250 million backlog of needs.

The GO bond immediately has a \$5 million fire station for South Meadows; a strong demand for fire training at \$15 million – that is \$20 million out of the \$60 million. Also this was envisioned in two tranches; \$40 million with \$5 million for the fire station, \$15 million for police training and \$20 million for roads.

The second tranche would be \$20 million and is also for roads. They worked with Public Works to discuss their capacity to pave and improve the roads. Mr. Romero told him \$10 million is at their upper end and that would be out of the gas tax money by the time this is issued and then proceeds received.

That is the number one driving force and the other is the interest rates. They can borrow money for 20 or so years as cheaply as borrowing for 3 years and they want to capture that before rates go back up.

Councilor Harris – thought that was easy to say, but citizens of Santa Fe need to agree. The bond question for a fire station had been defeated and last year the soda tax was defeated. He thought the concept to roll this out is a mistake.

Mr. Fluetsch handed out the Debt Plan. A copy is attached to these minutes as Exhibit 1..

Councilor Harris said he is aware of the infrastructure needs but believes without a well-organized bond program this would fail and the fire station and three bridges should be shifted to the subordinate lien. He thought the bridges are not critical and the close to \$4 million subordinate lien should take care of the fire station and other projects listed without going to voters and is within their capacity.

That would be his strategy to ensure the fire station is built.

Councilor Harris thought the GO question premature and will take a lot of convincing and the City will use about half of their bonding capacity.

Mr. Fluetsch explained there is \$23,600,000 outstanding or 20% GO and between \$70-\$80 million in GRT capacity.

Councilor Harris they have discussed getting the operational budget behind them and putting a rigorous effort on the CIP issues and priorities while at the same time looking at the bonding capacity. They have zero understanding on either count. It would take a lot to convince him.

He said it is about education. Flyers say the City raised water and electrical rates and shows people's lack of understanding and Mr. Fluetsch does not comprehend the amount of education needed.

Mr. Fluetsch pointed out the Debt Plan addresses the capacity need and page 6 shows the GRT capacity. The orange bars are existing outstanding debt and the colors of the other bars are the separate \$20 million GRT issue. That amount could be used in perpetuity and never come close to reaching the debt limit capacity.

The GO Bond is on page 7 and the gray represents the first tranche; yellow is the \$20 million to be issued in 2021 and the page shows how they would use their debt.

Councilor Harris agreed that answered some of the questions but not enough. The City still has a black eye on the Parks and Trails audit and this is gambling with the City's credibility.

Mr. Fluetsch explained the purpose of this introduction is if the Council decides to go forward, there is a mid-June deadline with the County they have to meet to have the opportunity to introduce the GO Bond on the November election. The primary reason this had to be introduced is to hit the June deadline and the rest is up to the Council.

Councilor Harris stated he was not in favor of the resolution. Mr. Fluetsch referenced a survey from a year ago and if serious, should have defined a program that would give a better understanding and the Committee did not have to rush into this.

Councilor Abeyta agreed and would not support asking voters to support a \$60 million bond. They have to restore public confidence to manage another bond. He understands their intent, but they have a lot of

work to do and there is an audit coming out and he thought residents would not support the resolution.

Councilor Vigil Coppler thought there is a communication problem at Council. She could understand this is a great deal of money and there is not a lot of trust from citizens. They could say they did not know about the issues, but what happens when the buildings fall down around them. The Ameresco has been ongoing and if they do not do this, what is the alternative.

City Hall does not look like a destination city hall, but what is the alternative and where would they get the money to fix the buildings. And why not educate the public about where the money will go and would be spent. They could do a wonderful campaign and make the public the last word and give the voters a chance to speak and educate them. This is short notice, etc. but she is worried about the facilities.

Councilor Villarreal asked clarification of two items related but different. The resolution is for three items listed as infrastructure - not buildings.

Mr. Fluetsch explained Staff had the South Meadows Fire Station; the Fire Training Center and the rest is for roads (\$10 million a year over the next four years).

Councilor Villarreal thought street improvement had gone on way too long and they could make a case for that, but it is about community understanding and outreach and having as many specifics as possible. If they explain where the money will go relating to roads, streets and infrastructure, then people could understand.

Her understanding was that CIP funds had been designated for the South Meadows Fire Station.

Chair Ives explained in the past, CIP had many items that remained on the list unfunded.

Councilor Villarreal was aware of the unfunded items but thought the fire station had been funded.

Mr. Fluetsch explained the CIP budget was adopted last year but nothing was funded. They will see a reimbursement resolution for the GRT bond for money to proceed at the June 4<sup>th</sup> Finance Committee.

Mr. Romero noted according to the memo, the design money was budgeted.

Councilor Villarreal asked if typical to allot money for a design when there is no money to build.

Mr. Romero said not in the past, but it is better to design the building first because it is more difficult to get the money, do the design *and* build all within the allotted timeframe.

Councilor Villarreal did not recall having a discussion on a priority for a public safety training center and did not see that as a priority for a bond measure. The case could be made for street improvement and the fire station on South Meadows, but the public did not have the information to trust the City and would ask "why now".

Councilor Villarreal said people could understand the bigger picture about deferred maintenance, but the City will never catch up. She is conflicted with the resolution and sees the need but is cautious about how to move forward.

Chair Ives thanked them for the Debt Plan because it made clear the unused resources at their disposal.

They have talked about the facilities and streets for years, noting improvement is needed. Ameresco's initial advice was to spend about \$4.2 million annually to keep their facilities in fair condition and currently they spend about \$1.2 million.

Councilor Harris said he joined as a co-sponsor because he is interested in having this discussion and much of it revolves around the Public Works Committee's charge. They have been dealing with the problems with the 2008 bond since, and the trust of the people has been tested.

The Gas Tax had a positive response from the use of those funds and nothing can be done with the GRT bond for another ten years, but they have to do something. The discussion is important, and the timing is tight.

Chair Ives stated he had introduced a property tax to cover the cost of a new fire station but not a single councilor would support that. They have not been able to do a comprehensive review of all of the priorities in the City, but Mr. Romero will aggregate all of those for the Committee to review.

The Committee has the capacity to review and evaluate and make recommendations about changes or priorities, which is the charge of PWC.

Chair Ives expressed preference to postpone the matter to give the Committee an opportunity to look at what they believe should be the priorities. Part of the Committee's obligation is streets and the \$40 million potential over ten years would not be viewed as a bad thing because they know the streets need repair.

There was a series of issuances to cover items in the CIP and some of that is reflected on page 6 in the Debt Plan. Finance had suggested going back to a regular bonding schedule for those needs and PWC needs to undertake that to determine how to fund infrastructure needs and improvements on a regular basis and ensure their buildings do not require a higher expenditure in the future.

He asked Mr. Fluetsch to talk about the revenue available for CIP projects.

Mr. Fluetsch noted there are no revenues and they have to bond to do CIP. They cannot address big ticket items out of cash flow. The chart on page 6, shows the level of debt service of the City and they are comfortable at \$20 million. The pledged revenues and last year's total revenues were \$60 million, and the net of pledged revenues is the amount the City cannot exceed, and they have plenty of capacity.

The GO Bonds has just under 10% of the total property tax bill and currently could impose \$4.88 mills before reaching maximum capacity, even if they issued the entire \$138 million of unused GO Bond

capacity.

The interest rates are not going to be around much longer and the amount of infrastructure that could be bought today at 2-4% gives a bigger bang for the dollar than it will be in 3 years. With inflation at 2.4%, the City financed the street improvements for free – there will be no inflation or financial impact.

The idea with the Gas Tax Bond, is for another source of revenue they can bond. That will show the public 1) that Public Works can do the work and 2) the Finance Department can account for that knows what they are doing. Nothing is written in stone - except the deadline in June to get on the November election, because they do not want to have a special election.

Chair Ives asked for the critical timeframes in June.

Mr. Fluetsch replied they need to get something to BCC by June 18 and the election proclamation resolution has to be adopted at the June 13<sup>th</sup> City Council meeting to make the deadline.

Chair Ives asked to be ready for the Committee where the "master list" stands that identifies needs from the numerous reports, such as Ameresco, MBO priorities etc.

Mr. Romero explained that would be a significant undertaking to assimilate them in a matrix and the priorities are in the eye of the beholder. It would be best to start by determining the amount of money that would be put toward each item.

Chair Ives explained he was talking about aggregating the list in one place to understand the scope and do the prioritization.

Mr. Romero noted in the past they have presented committees with the various plans they use and sent hard copies as well as links and he could provide that again. He suggested for a comprehensive plan they start with last year's capital budget that included every department's wish list of what could be funded in a year or two.

He needs direction from the Committee on what projects to do and he is hearing that maintaining infrastructure is priority #1 and there is a priority list. They have a roadway plan if they use the \$40 million for roads and \$5 million could be put toward facilities and that would get them started.

Chair Ives offered to put looking at priorities of the different plans on the next meeting's agenda. He hoped that would inform what might be done with the CIP and GRT proposals. He knew there was criticism about the lack of a public education plan as part of the package but having the discussion is critical to the Committee's work. They cannot restore trust by doing nothing.

Councilor Harris stated he was glad they were talking but the only thing he received from Mr. Fluetsch is what he would expect to hear at the Finance Committee. He heard Mr. Romero's hesitation about coming up with a coherent plan based on a rational process and appreciated that the Chair would have the Committee jump into work on that. But that is not a rational process.

The Public Works Committee's work is to get a process about what the program – GRT or GO Bond- would undertake. They need to talk about the types of projects they are going to accomplish, and they are a long way from that.

The revenue bonds with the Gas Tax were a success. He agrees that City Hall is not a facility to be proud of for Santa Fe – the City admin is in 5 different locations and he hesitates to put a lot of money into this building or those on Siringo or Siler Road or San Mateo.

Councilor Harris indicated they are doing this backwards because of finances and he thought they could not get this passed.

Councilor Abeyta recalled at the County, they polled before the election and that gave a good idea if the resolutions would pass and what the public looked more favorably on. Polls can be done in a matter of weeks and with cross tabulation can identify problems.

He is still concerned that they are just throwing projects on the list, to see if they could get bond money. He definitely would not feel comfortable moving forward without polling.

He understands the reasoning with interest rates, but in 2008 they did that, and the economy tanked, and the bond money was used for something else to make the books balance. He would not be in favor at this time; maybe if polling was done and he had a better idea of the public's perspective.

Everyone agrees about the need, but the question is if given the money would that be spent on improvements and where the money was supposed to be spent.

Chair Ives asked the Committee about the idea to postpone the resolution until the next meeting when they have more information aggregated in one place. He would also like for everyone to receive a copy of the survey by the National Citizen Survey Group.

Councilor Vigil Coppler asked if postponed would they be done with the November 6<sup>th</sup> date.

Mr. Fluetsch explained the next Public Works hearing is June 13 and gives them time for the next City Council meeting.

Councilor Vigil Coppler asked if Finance shoved it out the door why would it come to Public Works.

Chair Ives explained once approved by one of the 3 major committees, it could still go to Council on June 13 even if Finance decided against bringing this forward. Public Works could vote to move this forward and it would be appropriate to go to City Council for the ultimate decision.

**MOTION:** Councilor Harris moved seconded by Councilor Abeyta to postpone consideration of the request for approval of a bond election to the June 11 meeting when the PWC would have, to the greatest extent possible, a consolidated report.

## **DISCUSSION ON THE MOTION:**

Councilor Abeyta thought this would get things moving forward. He was in favor of what could come out of this.

Councilor Villarreal wanted to make sure Staff understands what is needed by the Committee to help them prioritize. In her opinion, a priority would be projects with an issue of safety versus someone that wants a project in their district.

Chair Ives asked that Mr. Romero circulate last year's CIP budget and ICIP resolution and the various plans identified priorities such as the Ameresco study on facilities and those that identify the work across the City. He offered to work with Mr. Romero on the potential projects.

Mr. Romero offered to provide last year's CIP plan and the plans developed by the City, but noted that park improvements, future fire stations or City consolidation was currently in a plan.

Chair Ives asked for a list of those projects that did not have a plan with a paragraph on them because there are obligations with the County on some of the annexation.

Councilor Abeyta indicated there may be other ways to fund the Fire Training Center and regionally with the State, City, County, etc. they could come up with a plan for a regional facility.

Councilor Vigil Coppler questioned how this could come together. They might need a study session on because it was a lot of information. She did not understand how it was possible to pare down the information and decide what would move forward.

Chair Ives offered to have a study session between June 11 and now.

Councilor Vigil Coppler explained she was still contemplating what was presented. She hoped there had been a lengthy discussion by Staff about the priorities and why they were set. The pond is getting "muddier and muddier" and that makes her think this would go nowhere.

She expressed more interest in Mr. Fluetsch's priorities and did not want to lose sight of what Staff thought was important. She has seen this in government before and is not interested in failure and is trying to be proactive and wants to express her frustration. She wants to know where the priorities came from and if she would be interested in the matter being postponed if that is brought back to PWC.

Mr. Fluetsch responded that Finance did not make these up and all of the projects are in the CIP budget report of 421 pages and were vetted before being put in the CIP budget book. There is also an ICIP –the legislative wish list.

The reason for choosing \$40 million for roads is because it is simple and understandable and there is a need. The fire station is an annexation requirement and must be built within the next two years and must

be funded regardless. The training center is in the budget book and all of these things have been discussed in Public Works and adopted by the full Council.

Councilor Vigil Coppler said she appreciated the work.

Mr. Romero agreed this is a lot of information to digest and produce recommendations and could be simplified by looking first at what can be funded by GO bonds. Those could then be pushed aside, and they could look at projects that will be funded by the CIP bonds. Those will have more time for a detailed review.

The motion was repeated, and a vote was taken.

**VOTE:** The motion passed by unanimous (5-0) voice vote with Councilors Abeyta, Vigil Coppler, Harris, Ives, and Villarreal voting in the affirmative and none voting against.

**19. REQUEST FOR APPROVAL OF AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF SANTA FE, NEW MEXICO SUBORDINATE LIEN GROSS RECEIPTS TAX IMPROVEMENT REVENUE BONDS, SERIES 2018A IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$13,000,000 FOR THE PURPOSE OF DEFRAYING THE COST OF CONSTRUCTING, PURCHASING, FURNISHING, EQUIPPING, REHABILITATING, MAKING ADDITIONS TO OR MAKING IMPROVEMENTS TO PUBLIC BUILDINGS AND FACILITIES OR PURCHASING OR IMPROVING ANY GROUND RELATING THERETO, OR ANY COMBINATION OF THE FOREGOING PURPOSES, AND RECONSTRUCTING, RESURFACING, MAINTAINING, REPAIRING OR OTHERWISE IMPROVING EXISTING ALLEYS, STREETS, ROADS OR BRIDGES OF ANY COMBINATION OF THE FOREGOING, PROVIDED THAT ANY OF THE FOREGOING IMPROVEMENT'S MAY INCLUDE BUT NOT LIMITED TO ACQUISITION OF THE RIGHTS OF WAY; PROVIDING THAT THE BONDS WILL BE PAYABLE AND COLLECTIBLE FROM CERTAIN GROSS RECEIPTS TAX REVENUES DISTRIBUTED TO THE CITY; DELEGATING AUTHORITY TO THE MAYOR, OR IN THE MAYOR'S ABSENCE, THE CITY MANAGER OR FINANCE DIRECTOR, TO APPROVE THE FINAL PRINCIPAL AMOUNT, INTEREST RATES AND OTHER DETAILS OF THE BONDS WITHIN THE PARAMETERS SET FORTH IN THIS AUTHORIZING ORDINANCE, AND TO EXECUTE AND DELIVER A BOND PURCHASE AGREEMENT OR AWARD CERTIFICATE FOR THE SALE OF THE BONDS TO WINNING BIDDER FOR THE BONDS; PROVIDING FOR THE COLLECTION OF CERTAIN GROSS RECEIPTS TAX REVENUES; APPROVING CERTAIN OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION WITH THE BONDS; RATIFYING ACTION PREVIOUSLY TAKEN IN CONNECTION WITH THE BONDS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND RELATED MATTERS (MAYOR WEBBER, COUNCILORS IVES) (BRAD FLUETSCH)**

**COMMITTEE REVIEW**

Finance Committee (Scheduled)	06/04/18
Council (Request to publish)	06/13/18
Council (Public hearing)	07/11/18



Councilor Harris clarified with Mr. Romero that his reference of the CIP bond was to the subordinate lien bond.

Councilor Harris asked if they can fund the fire station with that bond.

Mr. Romero thought Finance had placed it on the agenda in the event it did not pass a GO Bond. Mr. Fluetsch agreed.

Councilor Harris explained that the three bridges are a possibility of the CIP Bond and the total amount anticipated is \$3,955,000 and the Fire Department feels they need \$4.1 million dollars for the new fire station. It was unclear if that included the amount approved for the design services.

The City has an obligation to have the fire department work effectively and their budget was increased for a new cadet class to staff a facility that could be completed by May 2020.

Councilor Harris wanted to discuss putting the fire station in this bond instead of the GO Bond.

Mr. Fluetsch noted the GO Bond met with resistance. The ordinance is for a \$13 million subordinate lien and if a GO Bond does not pass they have to re-think the GRT Bond. They typically use their senior lien, and this is a subordinate lien in the ordinance.

They discussed increasing to \$25 million to take care of other items needed, so the parameters of the GRT bond is open for discussion regarding size of projects and the timing. The City has absolute control over GRT issuance.

Councilor Harris recalled Mr. Fluetsch's opening statement talked about capacity in each of the bond streams and he had mentioned \$25 million. The Committee should look hard at the projects in the next couple of weeks and focus on those priorities appropriate to put in the CIP. That is within their control and flexible enough to address some of the priorities.

He does not like having a bond stream funding a maintenance program but is willing to look at that because they are so far behind. First, they need to look at the bond program and what is prudent in terms of dollar amount and rational in terms of projects. The Fire Station is at the top the list and the electorate has rejected the fire station once, so he did not want that put to the voters.

Councilor Abeyta confirmed that Chair Ives recommended the matter be postponed.

**MOTION:** Councilor Abeyta moved, seconded by Councilor Harris, to postpone the requested ordinance.

**DISCUSSION ON THE MOTION:**

Chair Ives clarified there was no critical timeframe to bring this forward.

Councilor Vigil Coppler asked the cost of the new fire station.

Mr. Fluetsch pointed out that Councilor Harris mentioned \$4.1 million. Chair Ives responded that figure came from item #9 in the design contract with the architect.

Councilor Villarreal asked the best way to understand the components because of the complexity. The difference between senior and subordinate liens, etc. If the Committee is inundated, the public does not see this information so how they are to understand it.

Mr. Fluetsch offered to meet with the Councilor individually and write something with a set of definitions/explanations for the Finance/Public Works Committees.

Councilor Villarreal continued they are discussing IRBs and GRT payment percentages and it is hard for a non-financial person to understand what comes from the State; the obligations for revenues received from GRT and where those can be distributed etc.

Mr. Fluetsch suggested if needed, they could schedule the bond council and municipal advisor to do a meeting or work session and prepare documentation on the terminology and obligations, etc.

Councilor Villarreal thought that would be important as a refresher.

Chair Ives agreed and the memorandum, as a predicate would also help.

Councilor Vigil Coppler pointed out the legal field has the Black's Law Dictionary. She asked if there is something similar for this that the Committee could read.

Mr. Fluetsch indicated *Barron's Blue Book* defines almost every financial term. He offered to look at locating nine copies.

**VOTE:** The motion to postpone to the next meeting passed by unanimous (5-0) voice vote with Councilors Abeyta, Vigil Coppler, Harris, Ives, and Villarreal voting in the affirmative and none voting against.

## **DISCUSSION AGENDA**

### **20. DISCUSSION AND POSSIBLE ACTION OF OPTIONS FOR AUGMENTED RIVER FLOW IN SUPPORT OF THE SANTA FE RIVER GREENWAY PROJECT (ANDREW ERDMANN AND MELISSA MCDONALD)**

#### **COMMITTEE REVIEW**

Finance Committee (No Recommendation)	05/21/18
Council (Scheduled)	05/30/18

Mr. Erdmann noted that everyone has heard about the project, the Santa Fe River Greenway Project.

Mr. Erdman indicated the Project Manager Scott Kaseman was present.

A request was made to the River Commission for the City to look at alternatives to watering the trees. A lot of willows will be planted that will supply erosion control, shade, dust reduction, bank protection, etc. and make the park more beautiful. In the past a living river served the purpose of watering the trees.

The River Commission came up with 3 options. They are using effluent water but that was subsequently eliminated because they do not have the discharge permit required. There is no water to speak of regarding the living river and the final option is the use of the Osage well at Frenchy's Field.

Since last discussed, there has been a lot of rain but not enough. The previous intention was if the City Council decided to do this they would do the project quickly and since then trees received a good drink of water by the rain. It could rain again eliminating the need for the City to do the project.

The Osage well project would use about 12 acre-feet or about 1/3 of the water rights for the well. They have a plan for delivery and could get material to get water into the river with minimal loss. They also looked at whether the orchard trees could be watered but thought that would be complicated and not possible.

Councilor Vigil Coppler had expressed when this was presented in PUC (Public Utilities Committee) the need to do everything to ensure the trees survive. She supported the recommendations.

Councilor Harris indicated this was heard at Finance last week and there were questions and skepticism about whether this is the right way to deal with the issue and the use of 12 ac/ft of potable water. There were concerns about what happened in the past and he is in between.

He said the discussion at Finance was an agreement between the City and County and that this was basically a County project that needs to be completed about the end of June.

Mr. Kaseman replied there is an MOU (Memorandum of Agreement) to support the project and upon the completion of the twelve-month warranty period would convey areas to the City.

Councilor Harris suggested attaching the MOU would be good. There was a question if it was the obligation of the County to handle the one-year warranty.

Mr. Kaseman agreed the responsibility is the County's and the contractor's and they are doing supplemental watering to keep the plants going. The flow requested is to saturate 4-5 feet down so the willow root system can access the water and better survive future dry years.

Councilor Harris indicated he sees four County Commissioners on a regular basis and have mutual respect for one another and everyone is aware of the desire to improve relations with the County.

He thought there should be a way to amend the MOU to address this; but it is not all on the City. He asked what the value is of 12 ac/ft of water.

Mr. Erdmann replied at base rate it is \$6.06 per thousand gallon - a fairly high number, but the issue is the demand. The County believes there will be enough to provide demand even with the 12 acre/ft and it would not affect their revenue. But it does take power, etc.

Councilor Harris said maybe by June 21<sup>st</sup> it would only need to be 6 ac/ft, but they should look at an acceptable cost sharing approach to both the County and City.

Mr. Erdmann pointed out that Mr. Kaseman made his department Staff available and the City's incurred cost is mostly for Staff time. The County offered to provide staff time as well.

Councilor Villarreal indicated there was a lot of discussion at PUC and she favored the collaboration because they have worked hard to make the greenway a reality.

Councilor Villarreal asked if there is a standard regarding capacity for the number of plants/trees.

Mr. Erdmann indicated 142 trees of cottonwoods were planted and the intention with those and the willows was once established they would not be watered supplementary.

Councilor Villarreal asked how the number of trees have been determined.

Mr. Kaseman replied the design by a landscape architect determined the trees based on acreage and floodplain for the cottonwoods. For the willows they estimated the number of willow clumps for the linear feet of the channel and came to approximately 3,000 willow clumps.

Councilor Villarreal asked if that was ever looked at historically and what the vegetation was then.

Mr. Kaseman recalled that was the intention of the project. They have historic photos showing the river has changed a lot in the last hundred years due to mining, excessive run off and neglect, etc. they wanted to look as natural as possible and he has to take the landscape architect's recommendation.

Councilor Villarreal thought the numbers seemed large. She confirmed this is potable water. She asked if the County was currently hand-watering from a source close by. She was told it comes from a private well. She asked how that would be communicated to the public.

Mr. Erdmann explained given additional time they could do a better job describing that to the public and they are looking at ways to do that. They are trying to get the word out by talking to people and Next Door and have talked with Rosemary Romero and are working on various ways. And there was a story in the newspaper over the weekend about it.

Councilor Villarreal asked the next phase for this and what the plan is for the San Isidro section.

Mr. Kaseman replied currently he is conducting acquisitions for the necessary property and has 30% conceptual design identifying the layout of the channel, the trail and the access roads on the north bank.

They are negotiating with an engineering firm for 100% final construction drawings and the design is scheduled for completion by September 2019 and to go for GO Bonds in 2020. The hope is to acquire the construction funding to do the restoration to the river and continue the trail to San Isidro Crossing and complete that in about 3 years.

Councilor Villarreal asked if the landscape architect will follow what had been done in the section.

Mr. Kaseman said there is a new engineer, but this will be similar. The cottonwoods and willows are native and have been successful. The willows are not just decorative but actually a best management practice for stream restoration and prevent bank erosion and the channel from scouring down more so than rock structures. They are a vital part of the river restoration.

Councilor Villarreal was in support of moving the matter forward.

Councilor Abeyta asked if this must be acted on at City Council tomorrow or could it be postponed.

Mr. Erdmann thought it may be postponed for the following meeting to see what happens with the rainfall.

Councilor Abeyta asked Staff to evaluate the pros and cons of using the Osage well and the impact of that because everyone is hesitant about using the well.

Mr. Erdmann agreed pros and cons would be a good way to present that. His job is to provide clean, reliable drinking water to the City and that does not play into this trail.

Councilor Abeyta noted there were three options on April 23 and now they do not have that. He wanted a recommendation from Staff - use the well or not - and why.

Mr. Erdmann offered to work to get a recommendation but noted the difficulty from the Water Division Staff is their concern about a safe, reliable source of drinking water. This project does not do that.

Councilor Vigil Coppler said she was impressed by the large photograph in the Santa Fe New Mexican article and that made her hopeful for what is about to occur and solidified what that would look like down the road.

She was ready to make a motion to proceed with option B with a caveat that only in the event watering is needed and if it rained water and would not be used.

**MOTION: Councilor Vigil Coppler moved to approve and move forward with option B based on the necessity to water to be determined by Staff. Councilor Villarreal seconded the motion.**

Chair Ives asked to clarify that the City had a 37 ac/ft water right available with this well- he is now hearing it is 12 ac/ft.

Mr. Erdmann explained the refinement came from the questions at the PUC meeting. Recommendations from Engineering were tied to running a single CFS for six days, or about 12-acre feet that left them with 2/3 of the water rights intact. There are two other water rights within the well they are not able to produce because of permitting.

He explained there are no offset requirements.

Chair Ives asked about the last time the well had produced.

Mr. Erdmann noted the well ran for a couple of hours last year and they are sure it still works.

Chair Ives expressed surprise they were not using the well every year in other places. He asked how often the well would be used.

Mr. Erdmann explained the small amount of water produces pressure problems. The intent is doing 12-acre feet to provide the water needed for the root establishment, which is 3.6 million gallons.

Chair Ives thought that a small amount compared to the City's total use of 9500 ac/ft annually.

Mr. Alan Hook shared it is 1.26 inches measured in the watershed over several hours - probably 12 ac/ft into the reservoir in a 24-hour period. The river is dry and that is the purpose of this project for the root system with the supplemental well water. The storm water flow and rain will not last.

Chair Ives called for the aye votes.

He asked if Mr. Erdmann was looking for action or a recommendation from the Committee.

Mr. Erdman said he would love to have a recommendation but could go either way.

Chair Ives continued, the action has been proposed.

Councilor Villarreal asked if that was contingent on rainwater.

**Chair Ives offered a friendly amendment that up to 12 ac/ft of water be released based on the need determined by the Water Department.**

**Councilor Vigil Coppler and Councilor Villarreal accepted the friendly amendment.**

**VOTE:** The motion was approved by a majority (3) vote. Councilor Abeyta and Councilor Harris abstained, and Chair Ives voted in favor.

### **13. MATTERS FROM STAFF**

Mr. Romero noted the receipt of a Municipal Program Grant from DOT in the amount of \$440,750 for the Agua South Meadows Intersection Project.

Councilor Harris asked to clarify the money would be used for design.

Mr. Romero indicated based on the design contract they will not receive the grant until September, but the money can be used toward construction.

#### **14. MATTERS FROM THE COMMITTEE**

Councilor Vigil Coppler noted the agenda stated the next meeting would be Monday, the 9<sup>th</sup> of June. Ms. Huseman confirmed the date should be 11<sup>th</sup> of June.

#### **15. MATTERS FROM THE CHAIR**

Chair Ives complimented those working on the medians on Old Pecos Trail and St. Michael's Drive. He suggested everyone let them know they notice the work and that it is getting done.

Councilor Villarreal thanked Mr. Romero for responding in regard to the Railyard construction. She said David Catanach is retiring and she wondered if she had missed a celebration. She wanted to convey her appreciation for the quality of his work and his demeanor.

Mr. Romero replied Mr. Catanach's last day is tomorrow and he did not want to be recognized in front of City Council. He offered to provide the email about the luncheon and share Councilor Villarreal's comments with Mr. Catanach.

Councilor Harris commented about the discussion at the Finance Committee on the patches on various streets. Councilor Lindell had mentioned Alameda and Palace and he thought Siringo is not smooth. Siringo was just repaved a year ago and there are now big patches.

Mr. Romero indicated he had talked with Shannon Jones about the issue and they will meet to discuss that. They also will propose through ordinance a change for private developers to use a minimum cut of ten-foot swathe to provide a better layer of asphalt and that will be brought to City Council later.

That could be ordinance or maybe a standard change, but he also wants to look at how they assess to make it a simple matrix to charge per day for the use of the right of way.

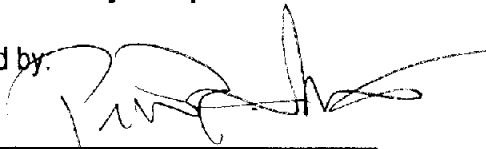
Councilor Harris pointed out coordination and quality is a big issue.

#### **16. NEXT MEETING: MONDAY, JUNE 11, 2018**

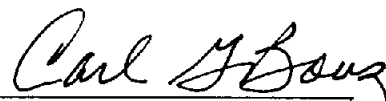
## 17. ADJOURNMENT

The meeting was adjourned at approximately 8:03 pm.

Approved by:

  
\_\_\_\_\_  
Chair - Ives N. Ives, Chair  
*Peter*

Submitted by:

  
\_\_\_\_\_  
Carl G. Boaz for Carl G. Boaz, Inc.



Public Works Committee  
May 29, 2018

## **EXHIBIT 1**

# Debt Plan

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City of Santa Fe, NM

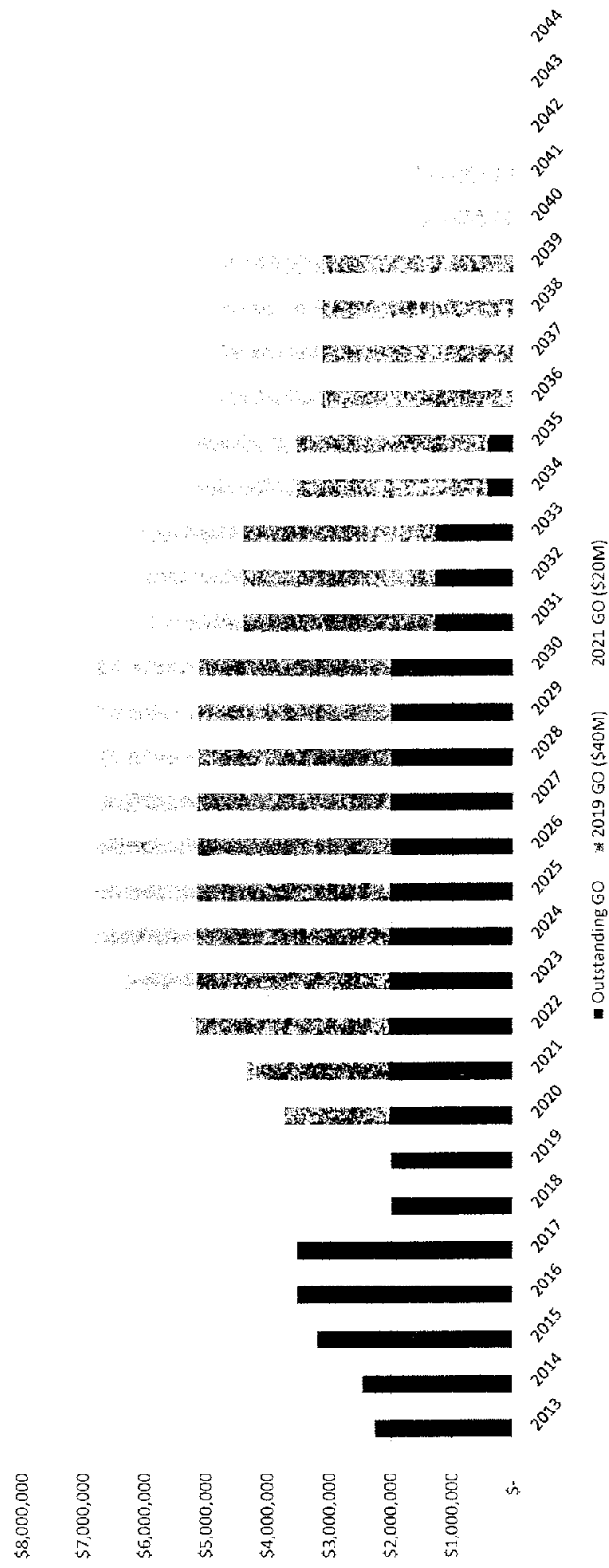
## Debt Tools for Gross Receipts Tax (GRT)

- GRT pledged revenues
  - ½ percent Municipal GRT \$18,222,207
  - 1/16 percent Municipal Infrastructure GRT \$ 1,886,279
  - 1/16 percent Environmental Revenues GRT \$ 1,886,129
  - State shared GRT \$38,420,828
  - Total \$60,415,443
- Senior and subordinate lien bondholders have first claim on these and only these revenues.

# Debt Tools New Mexico Finance Authority

- NMFA has a number of programs that the City has used in the past, however these are typically for smaller loan programs such as drinking water, solar arrays, garbage carts.
- NMFA has participated in buying Senior and Subordinate GRT bonds as well.

# GO Bonds



## 2018 General Obligation Bond Proposal

The City's capital improvement investment is driven by bond issuance and general obligation bonds are an important tool for the City to use in addressing its infrastructure needs. The City is relatively new at issuing General Obligations Bonds, having only gone to the voters twice this century, 2008 and 2012. The process for issuing and paying off General Obligation Bonds is governed by the State of New Mexico. Terms of the bond issue also must comply with New Mexico Statutes. The City is guided in the bond issuance process by its Bond Counsel, Modrall Sperling (Peter Franklin) and its Municipal Advisor First Southwest (George Williford).

### **Why the 2018 General Obligation Bond**

There is a level of urgency for the City to address its backlog of facility repair, maintenance, and address road infrastructure. General Obligation bonds give the citizens a voice in what infrastructure projects to be included, where in the case of GRT Bonds, is the discretion of the Governing Body.

### **Impact on Citizens**

New Mexico statutes give the Citizens a say on whether or not they want to incur General Obligation debt and what projects, if any, they want done. New Mexico Statutes only permit property tax revenue to pay the debt service of a General Obligation bond. Since the City is relatively new at issuing GO bonds, its debt service schedule is not as well programed as Santa Fe Public Schools or the Community College where they can issue new debt and not impact tax rates. It should be noted of the property tax residents pay, the City is the smallest slice relative to the School District, County, Community College.

For the first \$40 million issuance, we estimate that the impact on a homeowner would be \$74 per \$100,000 of market value. (a home worth \$300,000 market value would pay an additional \$222 per year. The same house would have an assessed taxable value of \$100,000 and pay the same additional \$222 per year.)

### **Timing**

Interest rates are favorable at this time, but that is changing as the Federal Reserve is increasing interest rates. This favorable environment is eroding and will gone in the next couple of years as interest rates return to a more normal condition.

Need to invest in infrastructure and facilities.

It has been four years since the City raised capital for infrastructure and it is falling behind on it maintenance.

The bond calendar shows when what needs to be accomplished in order to hit the November General Election.

### **Projects**

#### **Public Safety**

- South Meadows Fire Station
- Fire and Police Training Center
- Public Safety Radio System

#### **Roads**

No specific road projects have been identified at this time.

## 2018 GRT Bond Proposal

The City's capital improvement investment is driven by bond issuance and general obligation bonds are an important tool for the City to use in addressing its infrastructure needs. In the past, the City issued GRT Capital Improvement Bonds every two years and that funded the CIP budget. Prior to the 2018 Gas Tax Bond, the last new money bond was in 2014 where the City sold both a GRT and GO bond. The City is guided in the bond issuance process by its Bond Counsel, Modrall Sperling (Peter Franklin) and its Municipal Advisor First Southwest (George Williford).

The current GRT rate in the City of Santa Fe is 8.4375 percent. The State takes 5.125 percent, the County takes 1.50 percent and the City takes 1.8125 percent. The Table of Enactment Dates detailing GRT is attached.

The City pledges a portion of the GRT revenue to secure its Senior and Subordinate GRT Bonds. (Senior or subordinate ranks the priority of claim investors have on pledged revenues)

### **Why the 2018 GRT Bond**

It has been a long time since the City issued a GRT bond and the urgency of fixing the City's infrastructure is growing. GRT Bond sales fund the capital improvement project budget, not cash flow.

### **Impact on Citizens**

GRT Bonds do not affect GRT tax rates. The only impact on the public is the positive effects of the projects.

### **Timing**

Interest rates are favorable at this time, but that is changing because of the national economy and the Federal Reserve is increasing interest rates. This favorable environment is eroding and will gone in the next couple of years.

Need to invest in infrastructure and facilities. It has been four years since the City raised capital for infrastructure and it is falling behind on it maintenance.

The City can go to market anytime for a GRT Bond, it only takes the Governing Body to authorize it.

### **Projects**

Public Works Department has put together a list of potential projects that they would like funded.

- Ameresco Facility improvements (approximately \$4.2 million in facility repair and improvements that are to make the City more sustainable) List attached
- Facility improvements selected by Public Works. List attached
- Bridges
- Public Safety Radio system

The City of Santa Fe has worked with Ameresco, Inc., an energy services company (ESCO), to develop a facility asset management plan to assist staff in the daily operations and maintenance of the city's facilities. In addition, Ameresco has also conducted investment grade energy audits on select city facilities identified by city staff as needing mechanical equipment upgrades due to their current age, condition, and high levels of energy consumption. Energy audits were performed at:

- Genoveva Chavez Community Center (GCCC)
- Salvador Perez Recreation Center
- Southside Library
- Main Library
- Transit Operations Center
- Siler Road Complex
- City Hall

Ameresco provided staff with their findings, including recommendations for installing energy efficient equipment at each facility, and an analysis of the costs and annual energy savings associated with the equipment installations.

Facilities staff and renewable energy planner reviewed the audit report, and, based on that and their knowledge and experience of working with the equipment at each facility, selected the following equipment retrofits as being high-priority. The list includes the total cost of the equipment installation, including labor, and the annual cost-savings associated with each retrofit.

Building	Retrofit	Total Cost	Total Annual Savings
Genoveva Chavez Community Center	Interior Lighting	\$291,738	\$38,228
	Exterior Lighting	\$76,867	\$3,664
	Pool Pump VFD	\$90,626	\$10,256
	Building Automation, Scheduling & Commissioning	\$67,123	\$17,302
	Install VFDs on Ice Rink Pumps and Tower Fans	\$125,556	\$12,523
	Replace Ice Chiller	\$321,658	\$16,553
	Additional HVAC (HVU_3&4; RTU-1,2,3,4,5)	\$1,073,000	TBD (recently added)*
	Replace Therapy Pool Dehumidification Unit and Ductwork	\$450,535	\$8,162
	Roof Replacement: 4 areas	\$511,000	**
	<b>Building Subtotals</b>	<b>\$3,008,103</b>	<b>\$106,688</b>
Main Library	Interior Lighting	\$84,035	\$9,437



## Other potential projects for GRT or GO bond

### Bridges

- Guadalupe St - Santa Fe River Bridge Rehab - \$550k
- Delgado St - Santa Fe River Bridge Replacement - \$1.4 Million (Can be phased over 2 years, \$150k 1st and \$1,250,00 2nd)
- Paseo de Peralta - Santa Fe River Bridge Replacement - \$2.05 Million (Can be phased over 2 years, \$350k 1st and \$1,700,00 2nd)

### Public Safety Radio

- \$2.2 million to replace 18 year old public safety radio