

**SUMMARY INDEX FOR
PUBLIC WORKS/CIP & LAND USE COMMITTEE
April 7, 2014**

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

MONDAY, APRIL 7, 2014

1. CALL TO ORDER

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

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Councilor Christopher M. Rivera, Vice Chair
Councilor Bill Dimas
Councilor Carmichael A. Dominguez
Councilor Patti Bushee

MEMBERS ABSENT:

Councilor Ronald S. Trujillo, Chair [excused]

STAFF PRESENT:

Isaac Pino, Public Works Director
Bobbi Mossman, Public Works Staff

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

3. APPROVAL OF AGENDA

Mr. Pino requested that Item #7 be withdrawn from the agenda. That procurement was already in progress and would be ratified by Council at their second meeting in April.

Councilor Dimas moved to approve the agenda as amended with #7 withdrawn. Councilor

Dominguez seconded the motion.

Councilor Dominguez asked Mr. Pino if #7 had not come before the Committee before.

Mr. Pino deferred to Mr. Rodarte.

Mr. Robert Rodarte said although this item had not come forward to Public Works Committee, they had to decide on it. They went out last year for a 4-year contract and ran into situation with the Police Department when they had to move into the premises and in order to have furniture delivered by June 6, the decision could not wait until May. They had officers in Market Station and other locations. So the City Manager executed his right to move it forward in the best interest of the City so they could bring it to Council.

Councilor Dominguez didn't want to debate what was in the best interests of the City. It was scheduled for Finance and if both committees disapproved, he asked if they would take it to Council anyway.

Mr. Rodarte said they would. The Certificate of Occupancy would be early in June and taking it through the committees would delay the move in until August.

Last year at this time, Mr. Rodarte said he had told the Committee that additional procurements using this bid that were over \$50,000 would be brought to the Governing Body.

Vice Chair Rivera if this item had been scheduled with Finance for April 21.

Mr. Rodarte agreed but said that schedule would go away.

Vice Chair Rivera said if this was being done under emergency procurement.

Mr. Rodarte agreed. It was an emergency as specified in the report.

Vice Chair Rivera said if the City Manager was approving it as an emergency then the amount was irrelevant.

Mr. Rodarte agreed. He had the power to do it as long as it was brought back for ratification.

Vice Chair Rivera asked if the furniture had to be ordered already in order to be here by June 6th.

Mr. Rodarte agreed. It would take 10-12 weeks and when they got the C/O, the Police Department could move in then.

Vice Chair Rivera was not too sure he was in favor. The Police Department knew they would need furniture when this started several months ago.

The agenda as amended was approved by unanimous voice vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Dimas pulled item #8 for discussion.

Councilor Bushee asked to have her name added as cosponsor to #9.

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

5. APPROVAL OF MINUTES FROM FEBRUARY 24, 2014 PUBLIC WORKS COMMITTEE MEETING

Councilor Bushee requested on correction on page 6 where Byrne was the correct spelling of the construction company. On page 5, she didn't making the statement at the bottom of that page and felt it could be stricken.

Councilor Bushee moved to approve the February 24, 2014 Public works Committee minutes as amended. /Councilor Dimas seconded the motion and it passed by unanimous voice vote.

CONSENT AGENDA LISTING

6. CIP #211 - POLICE STATION IMPROVEMENTS PHASE III

- REQUEST FOR APPROVAL OF CHANGE ORDER NO. 2 WITH SARCON CONSTRUCTION CORP. IN THE AMOUNT OF \$66,530.32 PLUS \$5,447.17 (NMGRT) FOR A TOTAL OF \$71,977.49 (LEANN VALDEZ)**

Committee Review:

Finance Committee (Scheduled)

04/21/14

Council (Scheduled)

04/30/14

7. CIP #211 - POLICE STATION IMPROVEMENTS PHASE III

- REQUEST FOR APPROVAL TO USE BID #13/12/B WITH CREATIVE INTERIORS, INC. TO PURCHASE FURNITURE IN THE AMOUNT OF \$149,939.57 INCLUSIVE OF NMGRT (LEANN VALDEZ)**

Committee Review:

Finance Committee (Scheduled)

04/21/14

Council (Scheduled)

04/30/14

9. **A RESOLUTION DIRECTING STAFF THE FEASIBILITY OF HOLDING ON AN ANNUAL BASIS, AT LEAST ONE CITY COUNCIL MEETING IN EACH OF THE FOUR COUNCIL DISTRICTS TO ENCOURAGE INVOLVEMENT AND PARTICIPATION BY RESIDENTS OF THE COUNCIL DISTRICTS (COUNCILOR TRUJILLO) (JODI PORTER/YOLANDA VIGIL)**

Committee Review:

Finance Committee (Scheduled)

04/21/14

Council (Scheduled)

04/30/14

CONSENT AGENDA DISCUSSION

8. SIERRA VISTA ADDITION - ALLEYWAY VACATION

- **REQUEST FOR APPROVAL OF VACATION OF AN EXISTING CITY ALLEY WITHIN THE BOUNDS OF SIERRA VISTA ADDITION ADJOINING THE BOUNDARIES OF LOTS 10(A PORTION), 11, 12, 13, 14, 25 (A PORTION), 26, 27, 28 AND TRACT A OF THE SIERRA VISTA ADDITION, A.K.A. 816, 818, 830, 821 CAMINO SIERRA VISTA AND 901 AND 903 MERCER ST. (EDWARD VIGIL)**

Committee Review:

Finance Committee (Scheduled)

04/21/14

Council (Scheduled)

04/30/14

Councilor Dimas announced that to avoid any appearance of impropriety he was recusing himself on consideration of this issue.

Councilor Dimas left the bench and room and was not part of the discussion of this item.

Councilor Bushee said this was in her district and a constituent brought up this alley way before. It appeared the majority of folks were in favor of this except La Familia. Someone else tried to do something with this property before. It appeared no one was present from La Familia.

Mr. Ed Vigil said he had worked at the City for the last 6.5 years and no one else had requested any use or vacation.

Councilor Bushee said La Familia claimed it would violate their OSHA requirements.

Mr. Matt O'Reilly said on page 2 of the staff memo under Conclusions and Conditions, item #3 said staff recommended this with conditions of approval. The concern of the owner at 818 was that they wouldn't have room to get in at the back for any repairs to the building.

He said the property owner was Carol Hawkins and had leased it to a user and staff proposed condition #3 so the alley could be vacated but all owners including Ms. Hawkins would have room to get to the back of their property.

Councilor Bushee read from their claim of need for emergency egress because of requirements of OSHA.

Mr. O'Reilly discussed the letter with the property owner and got their verbal agreement with this condition on two separate occasions - that it would satisfy the requirements of their tenant, La Familia.

Councilor Bushee asked if they could get that agreement in writing before it went to Council that all property owners agree to the vacation. She asked if they could get that agreement from the owner of La Familia property in writing.

Mr. O'Reilly agreed to try but pointed out that it was not a requirement.

Councilor Bushee asked if there was any reason this would not be in the best interests of the public to vacate this alley.

Mr. O'Reilly said no.

Councilor Dominguez asked if Mr. O'Reilly's office would enforce the conditions now and in the future.

Mr. O'Reilly said the final stage in the process assuming it was approved was that a survey plat would be created and the alley would be vacated and all properties would be extended to the center and that would get recorded and those conditions 2 and 3 would be written on the plat as platted conditions.

The permanent easement to the City for the water line would give all property owners the right to go through there.

Councilor Dominguez understood the recorded easement would be there.

Councilor Dominguez moved for approval of this request.

Councilor Bushee reasoned that the private property owners would have to maintain that easement and wouldn't be able to build on that part of the property.

Mr. O'Reilly agreed. At the back of the packet you could see their signatures to that effect.

Councilor Bushee seconded the motion.

Mr. O'Reilly clarified that the signatures on the petitions were obtained by the applicant from all property owners and he was not sure if the applicant made them all aware that they couldn't build on the

easement.

The applicant who applied for the vacation of the alley, Dr. Victor Schoening, met with all of the people who signed along the alley. Mr. David Schutz met with them also and got six of the seven signatures - all except the Hawkins who refused to meet with us. They were made aware they could not put anything permanent there because of the easement. They had fences there for over 15 years. They were aware they couldn't build anything there.

Councilor Bushee asked if fences were allowable.

Mr. O'Reilly said the City allowed fences and walls but no permanent structures could be built there.

Councilor Bushee reasoned that if owners on both sides of that easement built fences to the property line they wouldn't have an easement.

Mr. O'Reilly said it required a permit and if City staff felt it would block that easement, they would not approve that. The benefit was a larger lot. The Hawkins lot had more building than normally would be allowed but by adding this part, their lot becomes more compliant. That was why the petition was distributed and all have signed except Ms. Hawkins. He agreed to try once again for the signature and was sure she was aware of the conditions. Ms. Hawkins had expressed appreciation for those conditions.

Councilor Bushee asked why the vacation had been requested.

Mr. David Schutz said Dr. Shoening and his partner were building a clinic and this vacation would give them greater flexibility in siting the building. He explained that they owned both sides of the alleyway.

Mr. O'Reilly referred to Exhibit A on page 3 in the packet where the alley was depicted. When the alley disappears, the property would be one property with an easement running through it and where the alley could run right through their parking lot so it was open.

The motion passed by unanimous voice vote. .

10. MATTERS FROM STAFF

There were no matters from Staff.

11. MATTERS FROM THE COMMITTEE

Councilor Dominguez ask Mr. Pino if he had talked with Councilor Trujillo about the CIP schedule and budget hearings.

Mr. Pino said he had not but they were prepared to move forward at the Committee's discretion.

Councilor Dominguez explained he was talking about the CIP bond and how to move some of the money out of it.

Councilor Bushee announced the April 22 event regarding recycle containers in the Railyard.

Vice Chair Rivera had concerns with Jemez Road and the amount of scoria left over from the winter and asked for a street sweeper to go through there. She also asked, since Jemez Road was now within the city limits for staff to determine where city street lights would be located strategically.

Mr. Pino said they could if it wasn't in the traditional village.

Vice Chair Rivera asked Mr. Pino to let him know if it was so he could let residents know.

Vice Chair Rivera noted that at the last few meetings the committee had fewer things to discuss and had thought that toward the end of the FY they would have more to look at. He asked if that was something from the Chair or just the time of year that made it sparse.

Mr. Pino thought it was just happenstance but knew the meetings would get more intense as they got closer to the final budget preparation. They would have significant issues to discuss.

Councilor Bushee said she had asked Councilor Dominguez with her to bring forward a reorganization for Public Works to be separated probably back to the place it was originally when they had Parks and Recreation under Public works and probably Community Services back to Community Development with Housing and Economic Development as separate entities. The other was to pursue having the South Side Library open on Sundays. Those were issues that impact Public Works.

Mr. Pino said Councilor Dominguez already brought those forward.

12. MATTERS FROM THE CHAIR

There were no matters from the Chair.

13. NEXT MEETING: MONDAY, APRIL 28, 2014

14. ADJOURN

The meeting was adjourned at 5:30 p.m.

Approved by:

Ron Trujillo, Chair

Submitted by:



Carl Boaz for Carl G. Boaz Inc.