



Agenda

CITY CLERK'S OFFICE

DATE 11-1-12 TIME 11:17am

SERVED BY Reed Liming

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Capital Improvements Advisory Committee

Thursday, November 8, 2012

3:00 p.m.

City Hall, 200 Lincoln Avenue, 1st Floor
City Councilors' Conference Room

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - Meeting of October 11, 2012
5. DISCUSSION AND ACTION ITEMS
 - A. **Request to use "Road" Impact Fees:**
Allocating approximately \$1.0 million from the "Road" Impact Fee Account for construction of the extension of Herrera Drive to intersect with the planned extension of Paseo del Sol.
 - B. **Resolution amending the *Impact Fees Capital Improvements Plan*:** (Councilor Dominguez & Mayor Coss)
Adding "Herrera Drive Extension" and "Paseo del Sol Extension" to the list of eligible projects listed in "Planned Major Road Improvements" (Table 22, page 23).
6. INFORMATION ITEMS
7. MATTERS FROM THE CHAIR / COMMITTEE / STAFF
8. MATTERS FROM THE FLOOR
9. NEXT QUARTERLY MEETING DATE (Thursday, January 10, 2013, 3:00 p.m.)
10. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at (505) 955-6520, five (5) working days prior to meeting date.

For questions regarding this agenda, please contact the Long Range Planning Division at 955-6610.

INDEX OF MINUTES
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
November 8, 2012

| ITEM | ACTION TAKEN | PAGE(S) |
|---|-------------------------------------|----------------|
| 1. CALL TO ORDER | | 1 |
| 2. ROLL CALL | Quorum | 1 |
| 3. APPROVAL OF AGENDA | Approved [as amended] | 2 |
| 4. APPROVAL OF MINUTES: October 11, 2012 | Approved [as submitted] | 2 |
| 5. DISCUSSION AND ACTION ITEMS | | |
| A. Request to use "Road" Impact Fees: Allocating approximately \$1.0 million from the "Road" Impact Fee Account for construction of the extension of Herrera Drive to intersect with the planned extension of Paseo del Sol | Approved | 3-4 |
| B. Resolution amending the <i>Impact Fees Capital Improvements Plan</i> (Councilor Dominguez & Mayor Coss) Adding "Herrera Drive Extension" and "Paseo del Sol Extension" to the list of eligible projects listed in "Planned Major Road Improvements" (Table 22, page 23). | *Moved up on the agenda Approved | 2-3 |
| 6. INFORMATIONAL ITEMS | | |
| A. Impact Fees Collected and Waived - 2012 | | 4-5 |
| 7. MATTERS FROM THE CHAIR/COMMITTEE | | 5 |
| 8. MATTERS FROM THE FLOOR | None | 5 |
| 9. NEXT QUARTERLY MEETING DATE: Thursday, January 10, 2013 at 3:00 p.m. | | 5 |
| 10. ADJOURNMENT | | 5 |

MINUTES OF THE
CITY OF SANTA FE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

November 8, 2012

1. CALL TO ORDER

A regular meeting of the City of Santa Fe Capital Improvements Advisory Committee was called to order by Karen Walker, Chair at 3:00 p.m. on this date in the City Councilors' Conference Room, 1st Floor, City Hall, Santa Fe, New Mexico.

2. ROLL CALL

Roll call indicated a quorum was present for conducting official business as follows:

MEMBERS PRESENT:

Karen Walker, Chair
Michael Chapman, Vice Chair
Edmundo Lucero
Rick Martinez
Maria Higuera Pope
Gilbert Romero
Kim Shanahan
Neva Van Peski

MEMBERS ABSENT:

Marg Veneklasen, excused

STAFF PRESENT:

Reed Liming, Long Range Planning Division Director
Matt O'Reilly, Land Use Division Director

OTHERS PRESENT:

Jo Ann G. Valdez, Stenographer

3. APPROVAL OF AGENDA

The agenda was reprioritized-Item 5B (*Resolution amending the Impact Fees Capital Improvements Plan*) was moved up before Item 5A.

Ms. Van Peski moved to approve the Agenda as amended. Mr. Romero seconded the motion. The motion passed unanimously by voice vote.

4. APPROVAL OF MINUTES:

- **Meeting of October 11, 2012**

Ms. Van Peski moved to approve the Minutes of the October 11, 2012 meeting as submitted. Mr. Martinez seconded the motion. The motion passed unanimously by voice vote.

5. DISCUSSION AND ACTION ITEMS

- B. Resolution amending the *Impact Fees Capital Improvements Plan***
(Councilor Dominguez & Mayor Coss)
Adding "Herrera Drive Extension" and "Paseo del Sol Extension" to the list of eligible projects listed in "Planned Major Road Improvements" (Table 22, Page 23).

(Mr. Chapman recused himself from voting and discussion on the two following agenda items having declared a conflict of interest.)

[Copies of the Resolution {*Exhibit 5B*} amending Table 22 of the Impact Fees Capital Improvements Plan were distributed in the Board Members' packets.]

Councilor Dominguez and Mayor Coss are co-sponsoring a resolution to amend the Impact Fee Capital Improvements Plan to add the extension of Herrera Drive and the extension of Paseo del Sol (west of and behind the new Wal-Mart located on Cerrillos Road).

Mr. Shanahan asked Mr. O'Reilly if this would be a city project given the fact that impact fees may be allocated to go towards this project. Also, would Community Workforce Agreements be involved or enforced?

Mr. O'Reilly said he was not sure of the relevance of that to this Resolution; therefore he could not answer that question. He said, presently the limit for the Community Workforce Agreements is \$500,000; and he does not know if this is going to be changed.

Ms. Pope said she is assuming that the impotence of doing this project: and it being "bumped up" on the priority list is due to the proposed school.

Mr. O'Reilly said the WHEREAS portions in the Resolution explain why this is important to do now. Again, this connection is critical for the Tierra Contenta development.

Mr. Romero moved to approve the Resolution amending the *Impact Fees Capital Improvements Plan* adding "Herrera Drive Extension" and "Paseo del Sol Extension" to the list of eligible projects listed in "*Planned Major Road Improvements*", Table 22, page 23. Mr. Shanahan seconded the motion. The motion passed unanimously by voice vote.

- A. Request to use "Road" Impact Fees:
Allocating approximately \$1.0 million from the "Road" Impact Fee Account for construction of the extension of Herrera Drive to intersect with the planned extension of Paseo del Sol**

The Public Works Department is requesting \$1.0 million of impact fee funds to build the extension of Herrera Drive with an estimate of \$350,000 for a later extension of Paseo del Sol that would intersect with an extended Herrera Drive.

As of October 1, 2012, the "Roads" Impact Fee Account shows unobligated available funds of \$1.67 million.

Mr. O'Reilly noted that the impact fees that were collected by Wal-Mart-directly adjacent to this proposed road extension - will pay for these improvements.

Ms. Van Peski asked if Wal-Mart would benefit from this as well.

Mr. O'Reilly referred to the fifth WHEREAS in the Resolution that explains the need for the proposed improvements. "*The proposed roadway improvements are now deemed necessary to ensure sufficient fire and police access and general roadway*

network traffic capacity for a proposed 100,000 square-foot K-8 elementary school, the existing public schools in the immediate vicinity, and the Tierra Contenta community in general.”

Mr. O'Reilly reviewed the map of the Tierra Contenta Master Plan noting that the request for impact fee funds is only for a horizontal portion for Herrera Drive; the vertical portion for Paseo del Sol will be paid for by the School for the Deaf/Santa Fe Public Schools. They will be paying to extend that portion. By adding that portion, as well as the Herrera Drive portion to the Capital Improvements Plan, allows the developer to receive impact fee credits, should they build that portion of Paseo del Sol. More importantly, this connection is critical for the Tierra Contenta development.

Mr. O'Reilly noted that the Santa Fe Public Schools is negotiating with the School for the Deaf to build a new community school in this area. They plan to open the school for next year's school year (September of 2013).

A copy of the aerial photo showing the location of Herrera Drive and Paseo del Sol were sent to the Board Members via e-mail earlier for their review.

Mr. Shanahan moved that the CIAC recommends to the Governing Body to approve the request to use “Road” Impact Fees allocating approximately \$1.0 million from the “Road” Impact Fee Account for construction of the extension of Herrera Drive to intersect with the planned extension of Paseo del Sol. Ms. Pope seconded the motion. The motion passed. (1 abstained).

6. INFORMATIONAL ITEMS

A. Impact Fees Collected and Waived – 2012

Mr. Liming referred to the Memo {*Exhibit 6a*} to the CIAC regarding the Impact Fees Collected and Waived – 2012.

Summary

In January 2012, the city started “Waiving” impact fees on permits for all new housing units. From January 1, 2012 through September 30, 2012 the city has collected a total of **\$214,319** in impact fee revenue and has waived a total of **\$848,190** in residential impact fees. The following residential units have had impact fees waived:

176 Multi-family units (San Isidro Apt. Complex)
7 Guest House units
6 Residential Studios/other units
287 Total housing units

At the prior meeting, Mr. Martinez asked Mr. Liming how many of the single family units were built by Centex.

Mr. Liming said of the 98 Single-family units Pulte-Centex built 29; Homewise built 18 and Next Generation-Infinite Ambitions built 16.

7. MATTERS FROM THE CHAIR/COMMITTEE

There were no matters from the Chair/Committee.

8. MATTERS FROM THE FLOOR

There were no matters from the Floor.

9. NEXT MEETING DATE: Thursday, January 10, 2013 at 3:00 p.m.

The next meeting is scheduled for January 10, 2013 at 3:00 p.m.

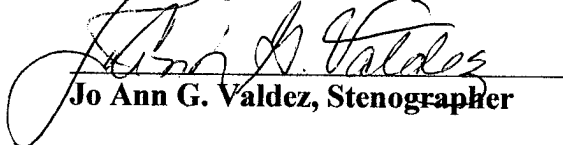
10. ADJOURNMENT

Having no further business to discuss, Mr. Chapman moved to adjourn the meeting, second by Mr. Romero, the meeting adjourned at 4:00 p.m.

Approved by:

Karen Walker, Chair

Respectively submitted by:



Jo Ann G. Valdez, Stenographer

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2012-____

INTRODUCED BY:

A RESOLUTION

AMENDING TABLE 22 OF THE IMPACT FEES CAPITAL IMPROVEMENT PLAN FOR
PLANNED MAJOR ROAD IMPROVEMENTS TO INCLUDE THE EXTENSION OF
HERREA DRIVE AND THE EXTENSION OF PASEO DEL SOL, AND AUTHORIZING
THE EXPENDITURE OF ROADWAY IMPACT FEE FUNDS FOR THE CONSTRUCTION
OF THE EXTENSION OF HERRERA DRIVE.

WHEREAS, on January 9, 2008, the Governing Body approved Resolution No. 2008-7
adopting the "Impact Fees Capital Improvements Plan and Land Use Assumptions, 2007-2012 for
Roads, Parks, Fire and Police" (I.F.C.I.P.) for the City of Santa Fe; and

WHEREAS, Table 22 of the I.F.C.I.P. includes planned major road improvements for 2007
through 2012, specifying roads to be improved and thereby eligible to receive impact fee funds; and

WHEREAS, the proposed roadway improvements, located south of the existing terminus of
Paseo del Sol and west of the existing terminus of Herrera Drive, all within the Tierra Contenta
Master Planned community, are not now included in Table 22 of the I.F.C.I.P.; and

WHEREAS, the proposed roadway improvements, have been, and continue to be, planned

1 and recognized as essential connections required by the approved Tierra Contenta Master Plan; and

2 **WHEREAS**, the proposed roadway improvements are now deemed necessary to ensure
3 sufficient fire and police access and general roadway network traffic capacity for a proposed 100,000
4 square-foot K-8 elementary school, the existing public schools in the immediate vicinity, and the
5 Tierra Contenta community in general.

6 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
7 **CITY OF SANTA FE** that Table 22, page 23, "*Impact Fees Capital Improvements Plan and Land*
8 *Use Assumptions, 2007-2012 for Roads, Parks, Fire and Police*" (I.F.C.I.P.) is amended to include
9 the following improvements, making these improvements eligible to receive impact fee funding for
10 their construction:

| <u>Project Name</u> | <u>Location</u> | <u>Cost Estimate</u> |
|-------------------------|------------------------|----------------------|
| Herrera Drive Extension | West to Paseo del Sol | \$ 1,000,000 |
| Paseo del Sol Extension | South to Herrera Drive | \$ 350,000 |

14 **BE IT FURTHER RESOLVED** that the Public Works Department is authorized to utilize
15 roadway impact fee funds for construction of the Herrera Drive Extension improvements.

16 PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2012.

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18 _____
19 DAVID COSS, MAYOR

20 ATTEST:

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22 _____
23 YOLANDA Y. VIGIL, CITY CLERK
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1 APPROVED AS TO FORM:

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4 GENO ZAMORA, CITY ATTORNEY
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M/Melissa/Resolutions 2012/ICIP_Herrera_Paseo

City of Santa Fe, New Mexico

memo

DATE: CIAC Meeting of November 8, 2012

TO: Capital Improvements Advisory Committee

FROM: Reed Liming, Long Range Planning Division Director *RL*

SUBJECT: Impact Fees Collected & Waived - 2012

Summary

In January 2012, the city started "Waiving" impact fees on permits for all new housing units. From January 1, 2012 through September 30, 2012 the city has collected a total of **\$214,319** in impact fee revenue and has waived a total of **\$848,190** in residential impact fees. The following residential units have had impact fees waived:

| | |
|------------|---|
| 98 | Single family units (Pulte-Centex 29; Homewise 18, Next Generation-Infinite Ambitions 16) |
| 176 | Multi family units (San Isidro Apt. Complex) |
| 7 | Guest House units |
| <u>6</u> | Residential Studios / other units |
| 287 | Total Housing Units |