



Governing Body  
of the  
City of Rio Rancho

PLEASE TURN OFF  
ALL CELL PHONES  
AND PAGERS WHILE  
ATTENDING CITY  
COUNCIL MEETINGS.

**AGENDA**

**Regular Governing Body Meeting**  
**April 12, 2017**  
**06:00 PM**  
Council Chambers,  
City Hall

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CALL TO ORDER AND PLEDGE OF ALLEGIANCE

PROCLAMATIONS AND AWARDS OF MERIT

Government Finance Officers Association Distinguished Budget Award

Earth Day Proclamation

PUBLIC FORUM

COMMENTS BY COUNCILORS

CONSENT CALENDAR - There will be no discussion of these items unless a Governing Body Member so requests, in which event the item will be moved to a discussion item on the regular agenda.

D20, Public Celebration Permit Application – Tractor Brewing Company

[D20 - Attachments](#)

D21, Public Celebration Permit Application – Cazuela's Brewing Company

[D21 - Attachments](#)

D22, Public Celebration Permit Application – Red Door Brewing Company

[D22 - Attachments](#)

R18, Authorizing and Approving Submission of an Application for FY2017 Small-Scale Water Efficiency Project Grant

[R18 - ABM](#)

[R18 - Resolution](#)

R19, Budget Adjustment to the General Fund for Replacement of a Pool Heater at Cabezon Pool

[R19 - ABM](#)

[R19 - Resolution](#)

Minutes of March 21, 2017, Work Session

[032117 - Work Session.doc](#)

Minutes of March 22, 2017, Regular Meeting

[032218.doc](#)

## BOARDS AND COMMISSIONS

### PUBLIC HEARINGS

O8, Amending the Zoning Designation from R-1: Single Family Residential District to NC: Neighborhood Commercial District for Property Legally Known as Unit 16, Block 59, Lots 37A & 38A, located at 1913 & 1917 Golf Course Road

[O8 - ABM](#)

[O8 - Ordinance](#)

D23, Community Development Block Grant (CDBG) Fifth Annual Action Plan Fiscal Year 2017-2018

[D23 - ABM](#)

[D23 - Document](#)

### SECOND READING OF ORDINANCES

### FIRST READING OF ORDINANCES

O9, Amending Title XV, Land Usage, Chapter 150, General Provisions, Sections 150.20 Through 150.36 And Appendix A

[O9 - ABM](#)

[O9 - Ordinance](#)

O10, Ordinance Amending Chapter 90 Animals and Chapter 116 Standards for Professional Animal Facilities, Services and Hobby Breeders

[O10 - ABM](#)

[O10 - Ordinance](#)

[O10 - Attachment](#)

### DISCUSSION AND DELIBERATION

R20, Approving Impact Fee Land Use Assumptions As Required by the State of New Mexico Development Fees Act, for the Period 2016-2026

[R20 - Resolution](#)

[R20 - Attachment](#)

R21, Resolution Approving Impact Fee Capital Improvements Plan As Required By The State Of New Mexico Development Fees Act, For Fiscal Year 2017 Through 2022

[R21 - Resolution](#)

[R21 - Attachment](#)

D24, Site Plan Approval for Fish Factory Swim School located at 1801 Wellspring Avenue SE

[D24 - Resolution](#)

D25, Advice and Consent to award a contract for Rivers Edge Water Line Replacement Project in the amount of \$737,517.07 to New Concepts Inc.

[D25 - ABM](#)

[D25 - Attachment 1](#)

[D25 - Attachment 2](#)

**CITY MANAGER**

Update of Strategic Planning Process

**COMMENTS BY COUNCILORS**

**ADJOURNMENT**

# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-75

Submitted by: Carole Jaramillo

Submitting Department: Financial Services

Meeting Date: April 12, 2017

## **SUBJECT**

Government Finance Officers Association Distinguished Budget Award

## **ATTACHMENTS**

-

# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-99

Submitted by: Administrator Administrator

Submitting Department: City Clerk

Meeting Date: April 12, 2017

## **SUBJECT**

Earth Day Proclamation

## **ATTACHMENTS**

-

# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-83

Submitted by: Steve Ruger

Submitting Department: City Clerk

Meeting Date: April 12, 2017

## **SUBJECT**

D20, Public Celebration Permit Application – Tractor Brewing Company

## **ATTACHMENTS**

- [D20 - Attachments](#)

**ALCOHOL & GAMING DIVISION**  
**PUBLIC CELEBRATION PERMIT APPLICATION WINEGROWER, SMALL BREWER & CRAFT DISTILLER LICENSE HOLDERS**  
**(60-6A-11 / 60-6A-26.1 NMSA)**

**FEES ARE \$10 PER DAY -- Fees are Non-Refundable**

**LICENSE HOLDER INFORMATION:**

Business Name (DBA) Tractor Brewing Company Owner Name Troubled Minds Liquor License # 67033  
Mailing Address 1800 4th St NW City, State & Zip Albuquerque, NM 87102  
Contact Telephone # 505-243-6752 Fax # \_\_\_\_\_ Email Address Sam@getplowed.com

**EVENT INFORMATION:** Celebration type: State Fair \_\_\_ County Fair \_\_\_ Community Fiesta  Cultural/Artistic Performance \_\_\_ Athletic \_\_\_

*Circle those that apply* - All Age Event Wrist Bands and/or Stamps Beer Garden - Indoor Outdoor Event Begin Time 11:00 AM End Time 7:00 PM

Description and Name of Event Pork & Brew Date(s) of Event 7/1-7/3 2017 Alcohol Service Begin Time 11:00 AM End Time 6:30 PM

Physical Address of Event & Name of Building or Business Santa Anastar Center  
3001 Civic Center Circle NE Number of Persons expected to Drink 6,000

Description of Security SASC/RAPD/Securitas Number of Security 35 Security Contact Name mat Bolinger Contact Telephone # 505-891-7334

**SPONSOR INFORMATION**

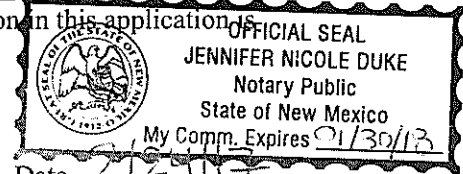
Sponsor of Event City of Rio Rancho Contact Name Noah Trujillo Contact Telephone # 505-274-3082

**BUILDING/PROPERTY OWNER APPROVAL**

Name (print) Shane Cadwell Signature Shane Cadwell Telephone # 505-891-7330 Date \_\_\_\_\_

**LICENSE HOLDER & SERVER CERTIFICATION:** I, Skye Moms-Devore (Licensee) *hereby certify that this event is not within 300 Ft. of a church or school unless alcoholic beverages were sold there prior to July 1, 1981 or a waiver is obtained from the local governing body.* I further certify that all persons providing the service of alcoholic beverages are server certified and that they are my employees and that ALL the information in this application is true and correct.

**NOTE:** List of servers including name, server permit # and server expiration date must be attached to permit application.  
Licensee agrees that if any statements or representations herein are found to be false, the director may refuse to issue additional permits.



Licensee Name (print) Skye Moms-Devore Signature [Signature] Date 2/24/17  
All profits derived from the sale of liquor will go only to the licensee.

**NOTARY INFORMATION**

Subscribed and Sworn before me this 24<sup>th</sup> day of February, 2017 Notary Public Jennifer Nicole Duke Exp. 01/30/18

**LOCAL GOVERNING BODY APPROVAL**

Print Name \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_ Signature \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

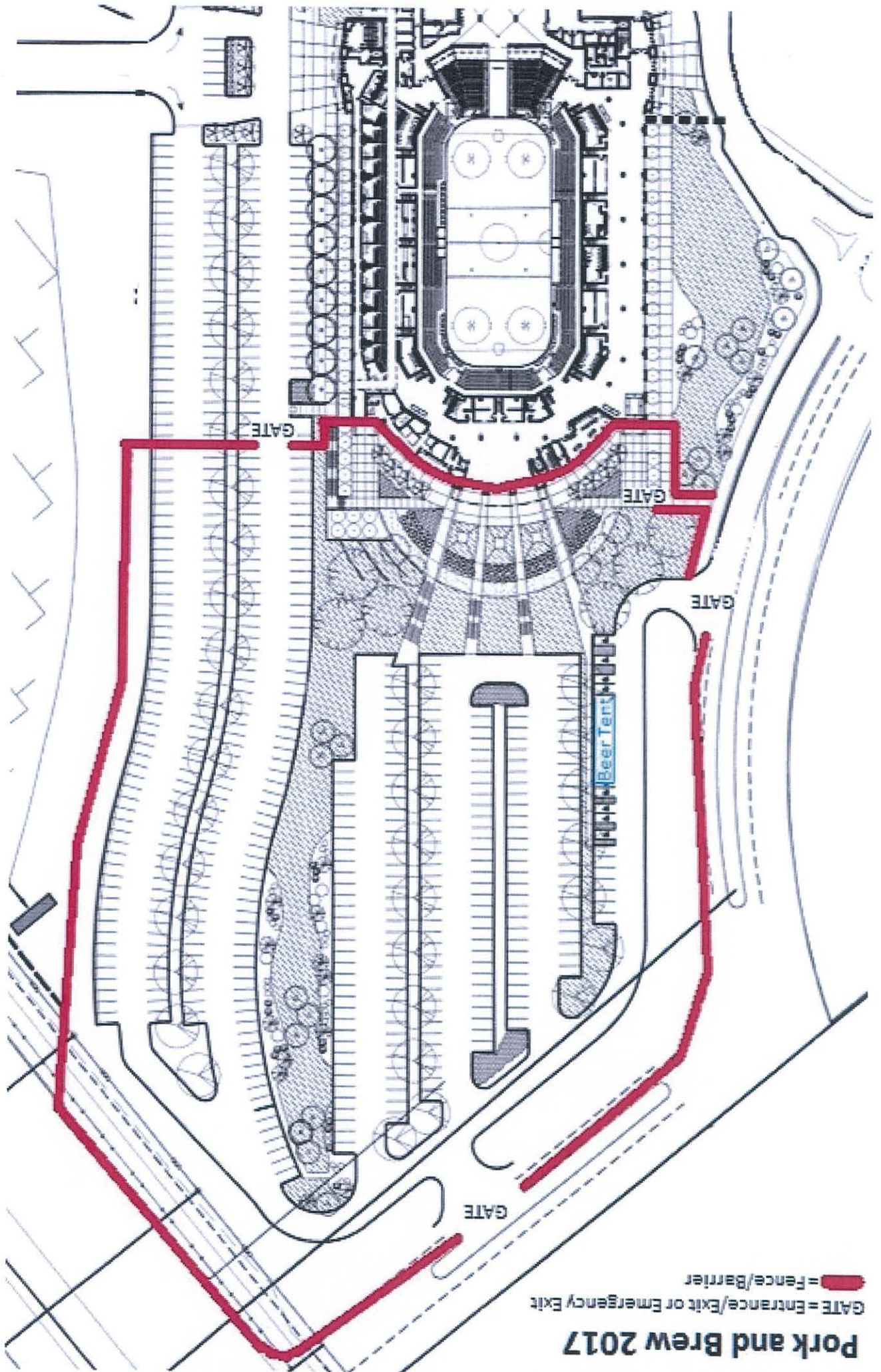
**ALCOHOL & GAMING DIVISION USE ONLY**

Approved by: \_\_\_\_\_ Date \_\_\_\_\_ Permit Number \_\_\_\_\_

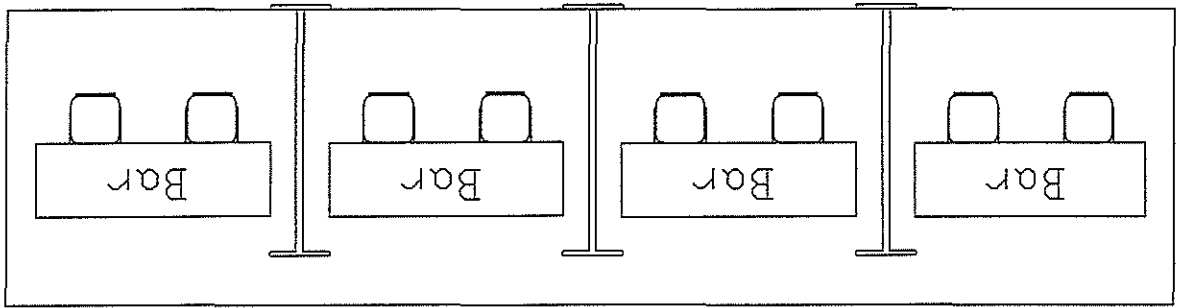
Attachments: 1) Floor plan - (Pictures) 2) Fees per day (listed on top of page) 3) Server information list

# Pork and Brew 2017

GATE = Entrance/Exit or Emergency Exit  
= Fence/Barrier







40x10 tent

Beer tent

# 67033

Name	Number	Exp
Amanda Machon	210769	4/21/2018
Andrew Martinez	Temporary	Temporary
Bon V. Fry	162892	7/13/2019
Carla Bryant	333307	6/22/2019
Catherine A Houska	174056	2/26/2018
Chacon, Alexandria	253263	3/16/2019
David Hargis	249473	8/11/2019
Dodie Montgomery	312132	1/23/2018
Erin Peifer	Temporary	Temporary
Harry W Hargis	331735	5/23/2019
Jennifer N Duke	287099	5/16/2018
Jeremy Kinter	186470	12/30/2018
Joshua Campbell	250121	8/24/2018
Kale Morris	209100	8/24/2018
Karl Gass	307149	9/9/2017
Kyle McGraw	139621	4/16/2017
Lauren Poole	203735	7/16/2019
Livia Jones	287471	5/21/2018
Marissa D Valdez	198312	7/19/2018
Matthew L Robak	304393	7/10/2017
Melissa N Martinez	339648	12/4/2019
Michaela Maddry	239963	2/19/2018
Mitchell Johnston	Temporary	Temporary
Patrick Manjarrez	228382	8/7/2017
Penny Gilbert	285836	4/20/2018
Peggy Discenza	190149	12/4/2019
Peter E Moore	305290	7/26/2017
Samuel Peifer	323092	8/31/2018
Savannah M Brockhoff	311915	1/17/2018
Shastyn Friedman	280336	11/11/2017
Skye Morris Devore	102337	10/21/2017
Skyler Atterborn	292698	9/22/2019

# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-84

Submitted by: Steve Ruger

Submitting Department: City Clerk

Meeting Date: April 12, 2017

## **SUBJECT**

D21, Public Celebration Permit Application – Cazuela’s Brewing Company

## **ATTACHMENTS**

- [D21 -Attachments](#)

**ALCOHOL & GAMING DIVISION**  
**PUBLIC CELEBRATION PERMIT APPLICATION WINEGROWER, SMALL BREWER & CRAFT DISTILLER LICENSE HOLDERS**  
**(60-6A-11 / 60-6A-26.1 NMSA)**

**FEES ARE \$10 PER DAY -- Fees are Non-Refundable**

**LICENSE HOLDER INFORMATION:**

Business Name (DBA) Cazuela's Brewery Co Owner Name Francisco Saenz Liquor License # 67017  
Mailing Address P.O. Box 44041 City, State & Zip Rio Rancho, Nm 87174  
Contact Telephone # 505-480-3672 Fax # \_\_\_\_\_ Email Address cazuelas4051@yahoo.com

**EVENT INFORMATION:** Celebration type: State Fair \_\_\_ County Fair \_\_\_ Community Fiesta  Cultural/Artistic Performance \_\_\_ Athletic \_\_\_

*Circle those that apply* ~~All Age Event~~ Wrist Bands and/or Stamps ~~Beer Garden~~ ~~Indoor~~ Outdoor Event Begin Time 11:00 AM End Time 7:00 PM

Description and Name of Event Pork & Brew Date(s) of Event 7/1-7/3 2017 Alcohol Service Begin Time 11:00 AM End Time 6:30 PM

Physical Address of Event & Name of Building or Business Santa Ana Star Center  
3001 Civic Center Circle NE Number of Persons expected to Drink 6,000

Description of Security SASC/RRPD/Securitas Number of Security 35 Security Contact Name Mat Bolinger Contact Telephone # 505-891-7334

**SPONSOR INFORMATION**

Sponsor of Event City of Rio Rancho Contact Name Noah Trujillo Contact Telephone # 505-891-7334

**BUILDING/PROPERTY OWNER APPROVAL**

Name (print) Shane Cadwell Signature Shane Cadwell Telephone # 505-891-7330 Date \_\_\_\_\_

**LICENSE HOLDER & SERVER CERTIFICATION:** I, Francisca J. Saenz (Licensee) hereby certify that this event is not within 300 Ft. of a church or school unless alcoholic beverages were sold there prior to July 1, 1981 or a waiver is obtained from the local governing body. I further certify that all persons providing the service of alcoholic beverages are server certified and that they are my employees and that ALL the information in this application is true and correct.

**NOTE:** List of servers including name, server permit # and server expiration date must be attached to permit application.

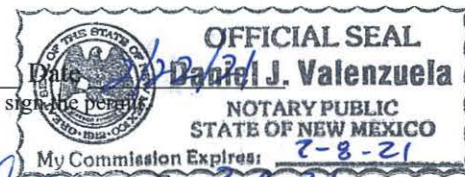
Licensee agrees that if any statements or representations herein are found to be false, the director may refuse to issue additional permits.

Licensee Name (print) Francisco J Saenz Signature Francisco J Saenz  
All profits derived from the sale of liquor will go only to the licensee.

Only the owner or authorized person under this license may sign the permit.

**NOTARY INFORMATION**

Subscribed and Sworn before me this 22nd day of February, 2017 Notary Public Daniel J. Valenzuela Exp. 2-8-21



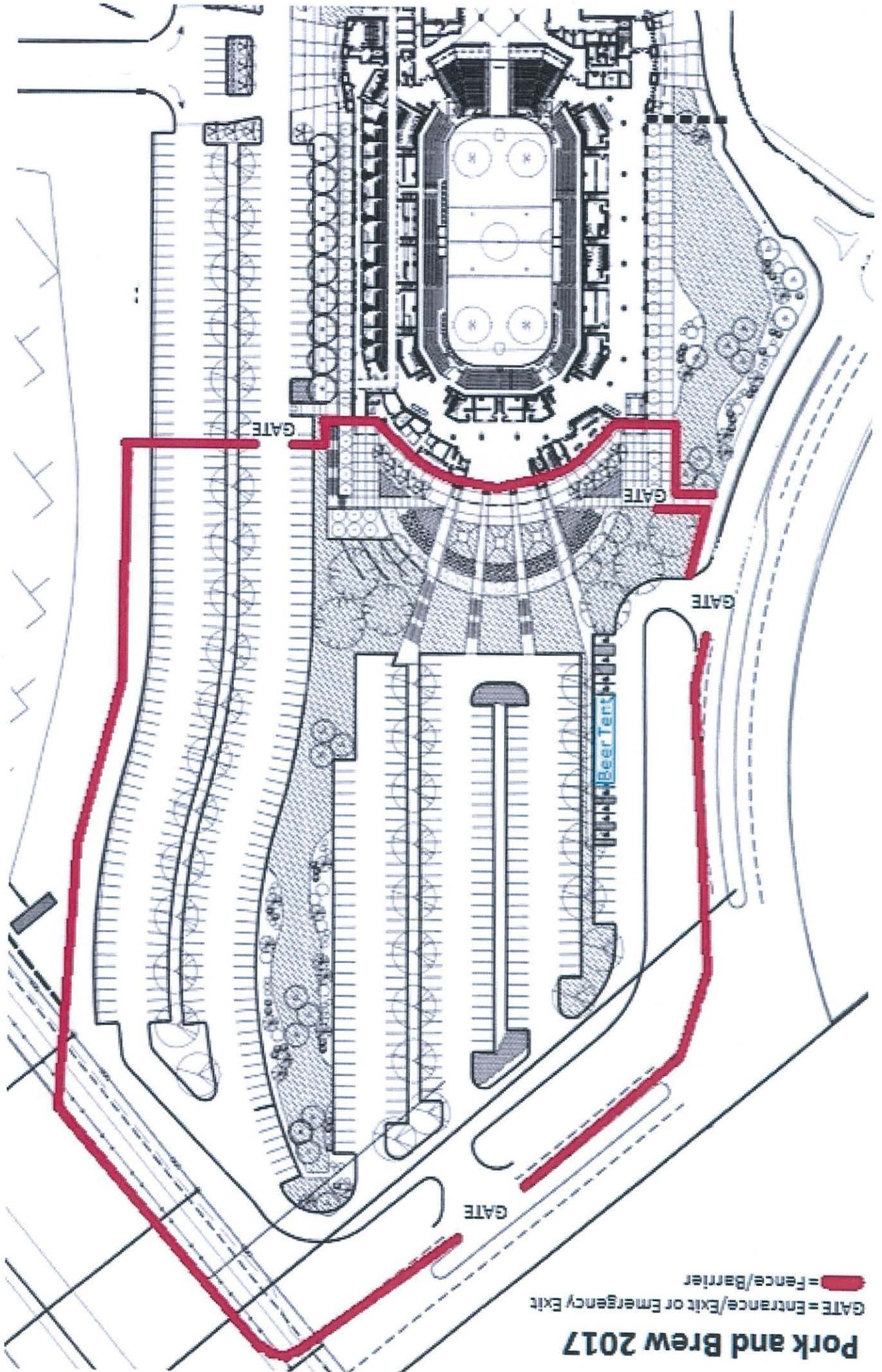
**LOCAL GOVERNING BODY APPROVAL**

Print Name \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_ Signature \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

**ALCOHOL & GAMING DIVISION USE ONLY**

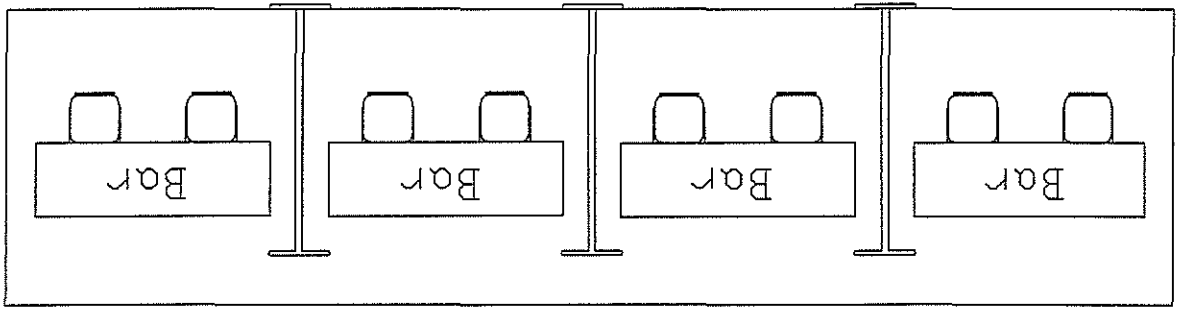
Approved by: \_\_\_\_\_ Date \_\_\_\_\_ Permit Number \_\_\_\_\_

Attachments: 1) Floor plan – (Pictures) 2) Fees per day (listed on top of page) 3) Server information list



**Pork and Brew 2017**

— = Fence/Barrier  
 - - - - - = GATE = Entrance/Exit or Emergency/Exit



40x10 tent

Beer tent

## LIST OF ALCOHOL SERVERS

PLEASE MAKE ADDITIONAL COPIES OF FORM, AS NEEDED. COMPUTERIZED LIST ACCEPTED IN THE EXACT FORMAT.

(SUBMIT COPIES OF TEMPORARY SERVER PERMITS FOR ALL NEW HIRES AND FOR THOSE WHO HAVE JUST RENEWED.)

TEMPORARY SERVER PERMITS ARE ONLY VALID FOR 150 DAYS. SERVER: IF NOT IN RECEIPT OF PERMANENT PERMIT WITHIN 120 DAYS, PHONE (505) 475-4875.)

LIQUOR LICENSE No. 67017 OWNER NAME: FRANCISCO J. SAENZ DBA NAME: LAS CAZUELAS MEXICAN GRILL  
 SERVER PERMIT # LAST NAME FIRST NAME SS# DOB DATE OF HIRE TERMINATED ON: PERMIT EXPIRES ON:

SERVER PERMIT #	LAST NAME	FIRST NAME	SS#	DOB	DATE OF HIRE	TERMINATED ON:	PERMIT EXPIRES ON:
149553	SAENZ	Francisco	585-96-7678	4-25-64	owner 2002	-	<del>6-24-2019</del>
149554	SAENZ	MARI	648-34-2147	3-9-80	10-1-16	-	6-28-2019
Temp	Rena	Vickers	585-82-2400	9-10-56	8-19-08	-	12-15-2019
306270	TARR	CAROLYN	585-99-7651	7-12-93	8-16-14	-	8-12-2017
20855	Archibeque	DONNA	525-15-0957	6-1-69	7-30-16	-	7-29-2019
272394	STANchez	Almas	648-36-2064	11-12-78	7-26-16	-	5-3-2017
Temp	FENNER	Kyle	609-60-1856	8-03-92	11-22-16	-	UNKNOWN
Temp	Hofferber	Brandi	524-81-4256	8-8-91	11-4-16	-	UNKNOWN
286108	Birtsie	RAGUAL	648-05-5542	10-8-93	10-26-16	-	11-16-2018
309308	Archibeque	Britney	649-07-2201	9-26-95	11-11-16	-	11-05-2017
108323	Venaglia	Brandon	525-73-0959	11-11-81	8-3-15	-	5-25-2017

# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-85

Submitted by: Steve Ruger

Submitting Department: City Clerk

Meeting Date: April 12, 2017

## **SUBJECT**

D22, Public Celebration Permit Application – Red Door Brewing Company

## **ATTACHMENTS**

- [D22 - Attachments](#)



**ALCOHOL & GAMING DIVISION**  
**PUBLIC CELEBRATION PERMIT APPLICATION WINEGROWER, SMALL BREWER & CRAFT DISTILLER LICENSE HOLDERS**  
**(60-6A-11 / 60-6A-26.1 NMSA)**

**FEES ARE \$10 PER DAY -- Fees are Non-Refundable**

**LICENSE HOLDER INFORMATION:**

Business Name (DBA) Red Deer Brewing Co. Owner Name Sawmill Brewery Liquor License # 67042  
 Mailing Address 1001 Candelario Rd NE City, State & Zip Albuquerque, NM 87107  
 Contact Telephone # 505-227-7001 Fax # \_\_\_\_\_ Email Address mat@reddeerbrewing.com

**EVENT INFORMATION:** Celebration type: State Fair \_\_\_ County Fair \_\_\_ Community Fiesta  Cultural/Artistic Performance \_\_\_ Athletic \_\_\_

*Circle those that apply* - All Age Event Wrist Bands and/or Stamps Beer Garden Indoor / Outdoor Event Begin Time 11:00 AM End Time 7:00 PM  
 Description and Name of Event Park & Brew Date(s) of Event 7/1 - 7/3 2017 Alcohol Service Begin Time 11:00 AM End Time 6:30 PM  
 Physical Address of Event & Name of Building or Business Santa Ana Star Center 3001 Civic Center Circle NE Number of Persons expected to Drink 6,000  
 Description of Security SASC/RRPD/Security Number of Security 35 Security Contact Name Mat Bolinger Contact Telephone # 505-891-7334

**SPONSOR INFORMATION**

Sponsor of Event City of Rio Rancho Contact Name Noah Trujillo Contact Telephone # 505-891-7339

**BUILDING/PROPERTY OWNER APPROVAL**

Name (print) Shane Caldwell Signature Shane Caldwell Telephone # 505-891-7330 Date \_\_\_\_\_

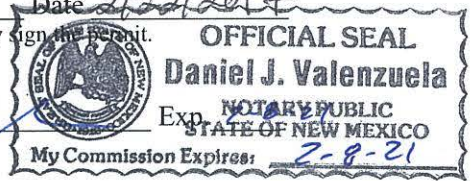
**LICENSE HOLDER & SERVER CERTIFICATION:** I, \_\_\_\_\_ (Licensee) hereby certify that this event is not within 300 Ft. of a church or school unless alcoholic beverages were sold there prior to July 1, 1981 or a waiver is obtained from the local governing body. I further certify that all persons providing the service of alcoholic beverages are server certified and that they are my employees and that ALL the information in this application is true and correct.

**NOTE:** List of servers including name, server permit # and server expiration date must be attached to permit application.  
 Licensee agrees that if any statements or representations herein are found to be false, the director may refuse to issue additional permits.

Licensee Name (print) Chaya Barham Signature Chaya Barham Date 2/22/2017  
 All profits derived from the sale of liquor will go only to the licensee. Only the owner or authorized person under this license may sign the permit.

**NOTARY INFORMATION**

Subscribed and Sworn before me this 22nd day of Feb, 2017 Notary Public Daniel J. Valenzuela



**LOCAL GOVERNING BODY APPROVAL**

Print Name \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_ Signature \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

**ALCOHOL & GAMING DIVISION USE ONLY**

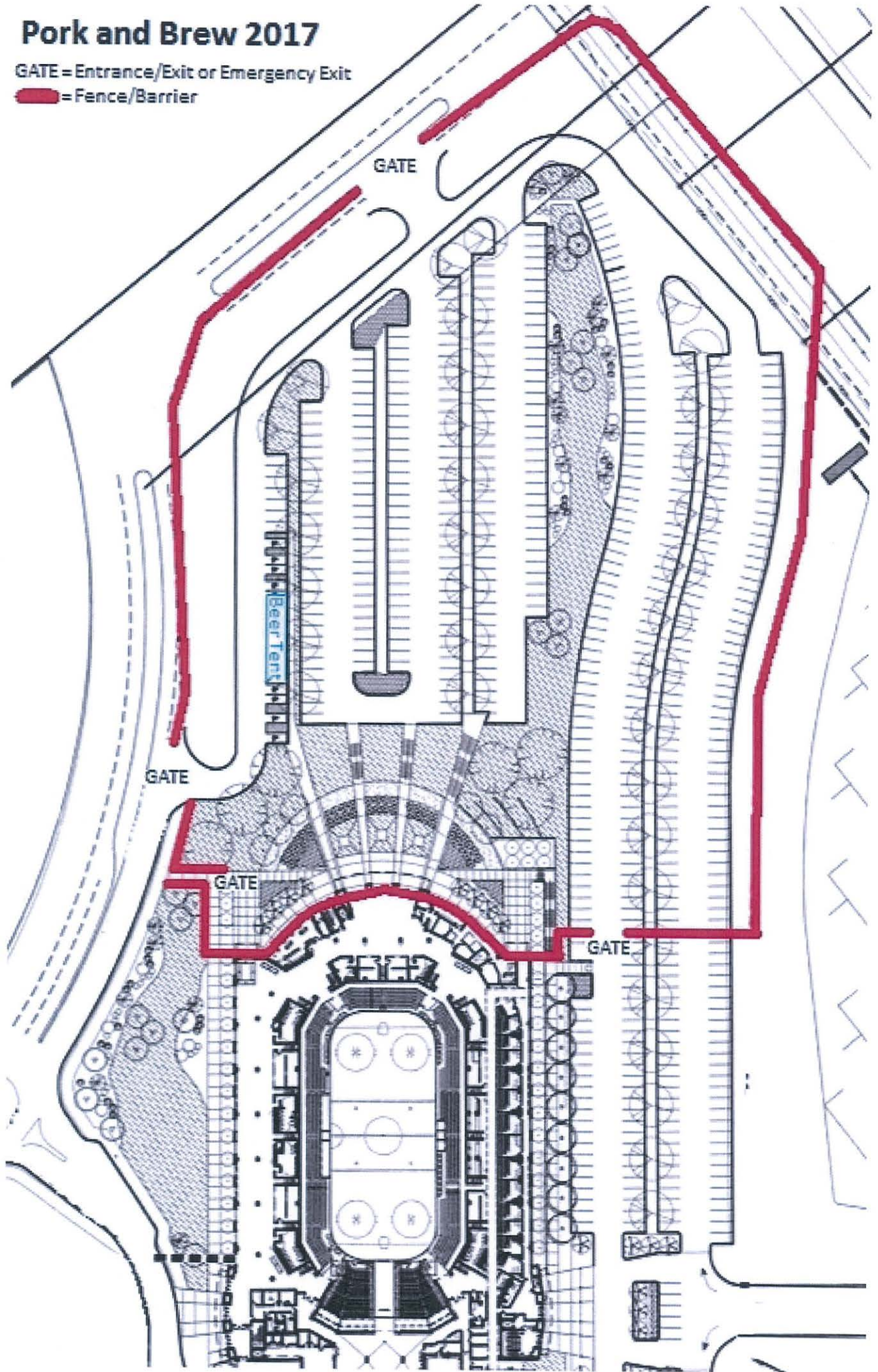
Approved by: \_\_\_\_\_ Date \_\_\_\_\_ Permit Number \_\_\_\_\_

- Attachments:** 1) Floor plan – (Pictures) 2) Fees per day (listed on top of page) 3) Server information list

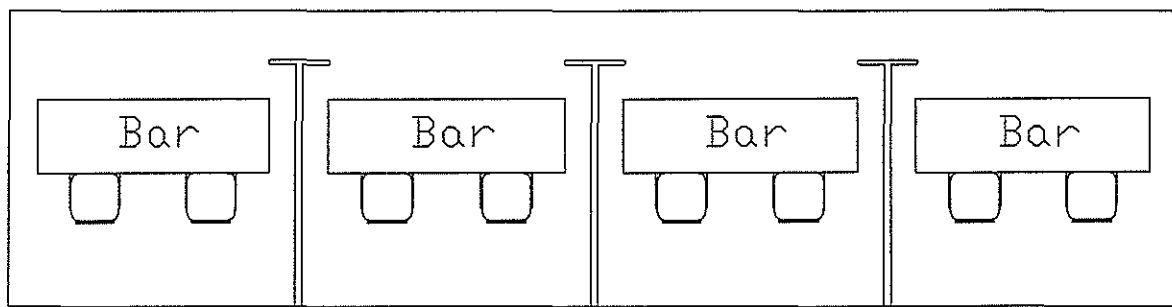
# Pork and Brew 2017

GATE = Entrance/Exit or Emergency Exit

 = Fence/Barrier



# Beer tent 40x10 tent



Brewer Name	Sawmill Brewing Company, LLC - DBA Red Door Brewing Co		
Server Permit #	Last Name	First Name	Expiration Date
276788	Martinez	Wayne	8/6/2017
177065	Novak	Ryan	9/8/2017
244166	Barham	Chaya	7/27/2018
200684	Giombolini	Aaron	6/5/2018
318126	Black	Ellen (Yuan Yuan)	5/31/2018
284389	Trujillo	Sean	3/18/2018
224259	Shelly	Terrence	1/28/2018
314515	Campos Biggs	Cristina	3/21/2018
279961	Dean	Myesha	10/29/2017
15893	Chavez	David	8/21/2018
332757	Quinn	Carrie	6/14/2019
308596	Cattin	Allison	10/13/2017
278680	Harrison-Suazo	Aliya	9/24/2017
306394	York	Michele	8/19/2017
290733	Vallejos	Darryl	11/12/2019

# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-86

Submitted by: Marian Wrage

Submitting Department: Utilities

Meeting Date: April 12, 2017

## **SUBJECT**

R18, Authorizing and Approving Submission of an Application for FY2017 Small-Scale Water Efficiency Project Grant

## **ATTACHMENTS**

- [R18 - ABM](#)
- [R18 - Resolution](#)

REFERENCE: \_\_\_\_\_

1 AGENDA DATE:  
2 April 12, 2017  
3

4 DEPARTMENT:  
5 Utilities  
6

7 SUBJECT:  
8 Authorizing and approving submission of an application for FY2017  
9 small-scale water efficiency project grant.  
10

11 SYNOPSIS:  
12 Utilities Department seeking approval from the Governing Body to  
13 authorize submission of a grant application to the U.S. Bureau of  
14 Reclamation's WaterSMART Small-Scale Water Efficiency Project Grant  
15 Program requesting \$20,000 over a two-year period with a City match  
16 provided by Utilities Funds and in-kind services.  
17

18 BACKGROUND AND ANALYSIS:  
19 Water meter testing is funded by water and wastewater rate payers and  
20 is budgeted for \$25,000 in FY18. This activity supports the Water  
21 Resources Management Plan 2014 update (WRMP), Water Conservation  
22 Strategy C.2, to "Reduce non-revenue water to under 10 percent of the  
23 total volume of water produced". This grant request is for \$20,000 to  
24 assist the City of Rio Rancho with customer water meter testing.  
25  
26 Approval of this grant application submission provides an opportunity to  
27 leverage City funds for customer water meter testing. Matching  
28 financial support will be provided through Utilities Department Funds  
29 and in-kind services. The matching funds that will be spent will be at  
30 least \$27,273.99 over the two-year period. If approved, the Bureau of  
31 Reclamation funds would help leverage the Utilities Department funds.  
32 The Bureau of Reclamation requires submittal of the attached official  
33 resolution to support the application.  
34

35 IMPACT:  
36 The Customer Water Meter Testing project will contribute to the water  
37 conservation and efficiency measures of the City. Grant funds will  
38 augment Utility budget appropriations.  
39

40 ALTERNATIVES:

- 1 1. Approve the Resolution supporting this application.
- 2 2. Reject the Resolution

3

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4 DEPARTMENT RECOMMENDATION:

5 Staff recommends approval of the Resolution supporting the application.

6

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7

8 ATTACHMENT I: Resolution



**CITY OF RIO RANCHO  
RESOLUTION**

**RESOLUTION NO.**

**ENACTMENT NO.**

**AUTHORIZING AND APPROVING SUBMISSION OF AN APPLICATION  
FOR FY2017 SMALL-SCALE WATER EFFICIENCY PROJECTS GRANT**

**WHEREAS:** the City of Rio Rancho (City) is a legally created, established, organized and existing incorporated municipality under the laws of the State of New Mexico, and is an eligible entity having water delivery authority that is qualified for financial assistance; and

**WHEREAS:** the U.S. Department of the Interior, Bureau of Reclamation, Policy and Administration requires Governing Body approval for submission of an application; and

**WHEREAS:** the City will provide the amount of matching funds and/or in-kind services specified in the funding plan submitted with the application; and

**WHEREAS:** the City will work with the Bureau of Reclamation to meet established deadlines for entering into a cooperative agreement; and

**WHEREAS:** the grant funding potentially available through this application process will be used to fund the Customer Water Meter Testing project.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF  
RIO RANCHO:**

That an application shall be submitted to the Bureau of Reclamation for consideration during their 2017 funding cycle for funding of Customer Water Meter Testing.

ADOPTED THIS \_\_\_\_\_ DAY OF APRIL, 2017.

\_\_\_\_\_  
Greggory D. Hull, Mayor

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Stephen Ruger, City Clerk  
(SEAL)



# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-89

Submitted by: Annie Easton

Submitting Department: Public Works

Meeting Date: April 12, 2017

## **SUBJECT**

R19, Budget Adjustment to the General Fund for Replacement of a Pool Heater at Cabezon Pool

## **ATTACHMENTS**

- [R19 - ABM](#)
- [R19 - Resolution](#)

Legislation Item: \_\_\_\_\_

1 AGENDA DATE:  
2 April 12, 2017  
3

4 DEPARTMENT:  
5 Public Works  
6

7 SUBJECT:  
8 Budget adjustment to the General Fund (Fund 101) in the amount of  
9 \$8,000 for replacement of a pool heater at Cabezon Pool.  
10

11 SYNOPSIS:  
12 Public Works must replace an inoperative pool heater at Cabezon Pool. A  
13 budget adjustment is necessary to properly classify the proposed  
14 expenditure as a capital project.  
15

16 BACKGROUND AND ANALYSIS:  
17 The pool heater at Cabezon pool is inoperative. The heater should be  
18 replaced for proper heating of the outdoor pool. The total project cost is  
19 estimated to be \$12,596. The Department of Public Works requests a  
20 transfer of funds from the Custodial supplies cost center, which has  
21 sufficient funds for the remainder of the fiscal year, to the Building  
22 Maintenance cost center. The funds will be used for replacement of the  
23 pool heater. The project will also be supported by general fund sources  
24 already budgeted in the City Facility Improvement Fund (Fund 313) in  
25 the amount of \$4,596.  
26

27 IMPACT:  
28 1. The Building Maintenance cost center will be increased by \$8,000.  
29 2. The Custodial Services cost center will be decreased by \$8,000.  
30

31 ALTERNATIVES:  
32 1. Approve the budget adjustment.  
33 2. Do not approve the budget adjustment.  
34

35 DEPARTMENT RECOMMENDATION:  
36 Staff recommends approval of the budget adjustment as proposed.  
37

38 ATTACHMENT I: Budget Adjustment to the General Fund for Replacement of  
39 a Pool Heater at Cabezon Pool Resolution



**CITY OF RIO RANCHO  
RESOLUTION**

**RESOLUTION NO.**

**ENACTMENT NO.**

**BUDGET ADJUSTMENT TO THE GENERAL FUND FOR REPLACEMENT OF A  
POOL HEATER AT CABEZON POOL**

**WHEREAS: The Department of Public Works has determined it necessary to  
replace an inoperative pool heater at Cabezon Pool; and**

**WHEREAS: A budget adjustment is necessary to expend the funds as intended.**

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY  
OF RIO RANCHO:**

**That authorization is given for the following budget adjustment:**

**General Fund (Fund 101)**

<b>Account</b>	<b>Project No.</b>	<b>Revised Budget</b>	<b>Increase</b>	<b>Decrease</b>	<b>Adjusted Budget</b>
<b>101-5510-441-60-50 Supplies</b>	<b>N/A</b>	<b>\$70,503</b>		<b>\$8,000</b>	<b>\$62,503</b>
<b>101-5505-441-70-10 Capital Projects</b>	<b>PR1724</b>	<b>\$0</b>	<b>\$8,000</b>		<b>\$8,000</b>
<b>Total Expense</b>		<b>\$70,503</b>	<b>\$8,000</b>	<b>\$8,000</b>	<b>\$70,503</b>

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
Greggory D. Hull, Mayor

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Steven Ruger, City Clerk  
(SEAL)

# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-97

Submitted by: City Clerk

Submitting Department: City Clerk

Meeting Date: April 12, 2017

## **SUBJECT**

Minutes of March 21, 2017, Work Session

## **ATTACHMENTS**

- [032117 - Work Session.doc](#)



Governing Body  
of the  
City of Rio Rancho  
Work Session  
**MINUTES**  
MARCH 21, 2017  
3:00 PM

City Council Overflow Room, City Hall

**MEMBERS PRESENT:**

Greggory D. Hull, Mayor  
Jim Owen, Councilor Dist. 1  
Cheryl Everett, Councilor Dist. 3  
Marlene Feuer, Councilor Dist. 4  
Jennifer Flor, Councilor Dist. 5  
David Bency, Councilor Dist. 6

**STAFF PRESENT:**

Keith Riesberg, City Manager  
Stephen Ruger, City Clerk

**Others Present:**

Erik Harrington RBC Capital Markets

**MEMBERS ABSENT:**

Dawnn Robinson, Councilor Dist. 2

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Mayor Hull called the meeting to order at 3:00 p.m.

**DISCUSSION**

- 2018 General Obligation Bond Discussion

Mr. Riesberg recapped on the 2016 General Obligation Bond the voters approved for \$9 million and the two major road projects that were identified with that. Today's discussion will be to get feedback from the Governing Body to see if they would like to move forward with a General Obligation Bond question to be placed on the March 2018 ballot. If the consensus is to move forward with a question what components and what levels. Based on 2016, property tax value information, approximately \$10 million could be generated in continuation of the bonding cycle, leveling the current Municipal Debt Service rate of 2.016, unchanged. With the \$10 million available for road improvement the focus could be on mill and inlay work on several arterial and collector roadways. In addition to \$10 million for roads an increase to the Municipal Debt Service by 0.25 mills, would be necessary to generate \$4 million for public safety vehicles. This is an ongoing need with the General Fund budget, as it is currently is structured the City does not have the revenue stream. Mr. Riesberg went over a 2015, statistically valid survey that went out to residents. In that citizens pointed out the needs they see in the City and their desires to help support improvements within the community.

Mayor Hull spoke about the City meeting some capital needs this past year on the ICIP. He also went over the road needs in the community, as well as the capital needs for public safety. Mayor Hull stated he would like to sponsor a resolution for a bond question to go on the ballot in March of 2018.

Councilor Bency briefly went over the need to improve the streets and provide for public safety and is in support of moving forward with a bond question.

Councilor Everett talked about moving the City forward and is in support of a bond question being put forward to the voters.

Councilor Flor voiced support with proposing a bond question to the voters and would like the focus to be on major arterial roads.

Councilor Owen talked about the need to let the citizens know what roads will be improved and what the funds can and can't be used for.

Mr. Riesberg stated going forward staff will put together projects in terms of the road bond with the focus of major arterial projects and additional alternatives of the collector streets.

- Overview of Proposed CH2M Hill Engineers, Inc. Contract (WWTP 1 Design)

Mr. Chiasson stated the reason behind the contract is to assist staff in navigating the process for the design build contract of \$22 million to the Wastewater Treatment Plant 1. The reason for this type of build is due to the aging plant. This is also a cost savings and will allow for the project to be completed in about 18 months.

Councilor Feuer talked in support of the design build process and had a few questions and comments about the provisions in the contract related to insurance and penalties.

Mr. Chiasson explained the contract is extensive and covers insurance and penalty concerns.

Councilor Flor briefly talked about the progressive design build and is looking forward to seeing the cost savings.

- Discussion Regarding Banning the Sale of Dogs and Cats by a Pet Store and Adding Mandatory Spay/Neuter Requirements for Dogs

Councilor Feuer presented this item. This is an attempt to stop the potential sale of pets from pet stores. Puppy mills and cat mills do not breed according to breeding programs. She talked about the problems these pets often suffer due to the discriminate breeding. Currently, there are no businesses in Rio Rancho selling these animals. This proposed update to the animal ordinance will solidify this. Councilor Feuer explained she has spoken with veterinarians, pet store owners, and Animal Control who are all in favor. Also, she would like to add the requirement of mandatory spay or neutering requirements for dogs. She voiced the concern of pet overpopulation and the City resources needed due to this problem.

Councilor Bency asked staff if the City prohibits pet stores from selling pets, would this raise the possibility of restraining trade.

Mr. Riesberg stated they will need to get a legal opinion from the City Attorney's Office.

Mayor Hull took comments from several community members.

Bonnie Galarneau from Animal Control went over several of the fees that Animal Control currently charges and briefly talked about the problems the department continues to see.

Councilor Flor is in support for banning the sale of pets in pet stores. She has concern with mandating sterilization and the possible hardship this could cause some pet owners. Councilor Flor talked about the possibility of offering education and low cost alternatives.

Mayor Hull voiced support of the concepts, but has concerns with requiring dog owners to get their pet spay or neutered.

Councilor Everett voiced her support for adding the additional requirements. She talked about looking into the option to offer low cost or free spay and neutering serves to pet owners who may financially qualify.

## ADJOURNMENT

Mayor Hull adjourned the meeting at 4:40 p.m.

**APPROVED ON THIS APRIL 12, 2017**

ATTEST:

\_\_\_\_\_  
**Stephen J. Ruger, City Clerk**  
SEAL

\_\_\_\_\_  
**Greggory D. Hull, Mayor**

# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-98

Submitted by: City Clerk

Submitting Department: City Clerk

Meeting Date: April 12, 2017

## **SUBJECT**

Minutes of March 22, 2017, Regular Meeting

## **ATTACHMENTS**

- [032218.doc](#)



Governing Body  
of the  
City of Rio Rancho

**MINUTES**

MARCH 22, 2017  
6:00 PM  
Council Chambers, City Hall

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**MEMBERS PRESENT:**

Greggory D. Hull, Mayor  
Jim Owen, Councilor Dist. 1  
Dawnn Robinson, Councilor Dist. 2  
Cheryl Everett, Councilor Dist. 3  
Marlene Feuer, Councilor Dist. 4  
Jennifer Flor, Councilor Dist. 5  
David Bency, Councilor Dist. 6

**STAFF PRESENT:**

Keith Riesberg, City Manager  
Peter Wells, Assistant City Manager  
Greg Lauer, City Attorney  
Stephen Ruger, City Clerk  
Jim Chiasson, Director of Utilities  
Anthony Caravella, Director of Dev. Svcs.  
Paul Rodgers, Acting Police Chief

---

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Mayor Hull called the meeting to order at 6:01 p.m.

Mayor Hull stated today at 5:00 p.m. the Governing Body met in closed session in accordance with New Mexico Open Meetings Act, Section 10-15-1 (H) 8 NMSA – meetings for the discussion of the purchase, acquisition or disposal of real property or water rights by the public body.

**PROCLAMATIONS AND AWARDS OF MERIT**

- Fair Housing Month

Mayor Hull read a Proclamation for the Fair Housing Month.

- Autism Awareness Month

Mayor Hull read a Proclamation for Autism Awareness Month.

**PUBLIC FORUM.**

**COMMENTS BY COUNCILORS**

**CONSENT CALENDAR**

1. Minutes of February 27, 2017 Special Meeting
2. Minutes of March 8, 2017 Regular Meeting
3. R16 - Authorizing and Approving Submission of an Application for FY2017 Small-Scale Water Efficiency Project Grant

Jim Owen, Councilor Dist. 1 moved to approve consent calendar. Seconded by David Bency, Councilor Dist. 6.

The motion carried by a vote of 6 FOR and 0 AGAINST.

YES: Jim Owen, Councilor Dist. 1, Dawnn Robinson, Councilor Dist. 2, Cheryl Everett, Councilor Dist. 3, Marlene Feuer, Councilor Dist. 4, Jennifer Flor, Councilor Dist. 5, David Bency, Councilor Dist. 6



1 NO: None

2  
3 **BOARDS AND COMMISSIONS**

4  
5 **PUBLIC HEARINGS**

- 6  
7 4. R17 - Public Hearing and Approval of Liquor License and Waiver for Tu Phan doing business as  
8 Viet Rice Restaurant Located at 1340 Rio Rancho Blvd., SE Rio Rancho, NM 87124

9  
10 Mr. Ruger stated the application is for a restaurant beer and wine license for Viet Rice Restaurant located  
11 at 1340 Rio Rancho Blvd., Approving the resolution will also grant a waiver to operate the liquor license  
12 within three -hundred feet of a school.

13  
14 Cheryl Everett, Councilor Dist. 3 moved to approve R17. Seconded by Jennifer Flor, Councilor  
15 Dist. 5.

16  
17 The motion carried by a vote of 6 FOR and 0 AGAINST.

18 YES: Jim Owen, Councilor Dist. 1, Dawnn Robinson, Councilor Dist. 2, Cheryl Everett, Councilor  
19 Dist. 3, Marlene Feuer, Councilor Dist. 4, Jennifer Flor, Councilor Dist. 5, David Bency, Councilor  
20 Dist. 6

21 NO: None

- 22  
23 5. O6 - Adopting an Amendment to the City of Rio Rancho Official Zoning Map for Unit 13, Block E,  
24 Lots 1-39 and Block JJ, Lots 62-100, Assigning a R-1: Residential Single-Family District  
25 Designation.

26  
27 Mr. Caravella explained this is an administrative zoning action with the applicant being the City of Rio  
28 Rancho. The purpose is to identify and assign certain properties with an R-1: Single Family Residential  
29 District Zoning designation. The Planning and Zoning Board recommends approval.

30  
31 Dawnn Robinson, Councilor Dist. 2 moved to approve O6. Seconded by Cheryl Everett, Councilor  
32 Dist.3.

33  
34 The motion carried by a vote of 6 FOR and 0 AGAINST.

35 YES: Jim Owen, Councilor Dist. 1, Dawnn Robinson, Councilor Dist. 2, Cheryl Everett, Councilor  
36 Dist. 3, Marlene Feuer, Councilor Dist. 4, Jennifer Flor, Councilor Dist. 5, David Bency, Councilor  
37 Dist. 6

38 NO: None

- 39  
40 6. O7 - Amending the Zoning Designation from R-1: Single Family Residential to C-1: Retail  
41 Commercial on approximately 0.74 acres of property located at 1000 Sara Road SE.

42  
43 Mr. Caravella presented this item. The applicant, Cerro De Ortega, submitted a zone map amendment  
44 application requesting a change in zoning designation for .74 acre property from R-1: Single Family  
45 residential to C-1: Retail Commercial District. The future land use map of the City's comprehensive plan  
46 shows this property as low density residential. Any change in zoning will also require a change in the  
47 comprehensive plan land use designation. On February 14, 2017, the Planning and Zoning Board voted 3  
48 for and 3 against the applicant's request. Therefore, the Board's recommendation is for denial. Staff  
49 concurs with the recommendation of denial of the proposed zone map amendment. The City has received  
50 a letter in opposition from the owner of property at 3309 Jane Cir. SE.

51  
52 David Bency, Councilor Dist. 6 moved to approve O7. Seconded by Cheryl Everett, Councilor  
53 Dist.

54  
55 The following individuals spoke under this item:

56  
57 Frank Powell, 1096 Sara Rd. SE  
58 Pattie Kimberling, 3309 Jane Cir SE  
59 Paula Powell, 1096 Sara Rd. SE

1 Gregory Hollinger, 3302 Jane Cir. SE

2  
3 Ms. Wood, Agent for Cerro De Ortega, LLC. The applicant believes C-1 is the most appropriate  
4 designation of the property and fits with the character of the area. The zone change is suitable for  
5 commercial development and would have no adverse impact on the area. The property size exceeds the  
6 minimum size requirement of the requested zone district and while transition zoning is desired, it is not  
7 required.

8  
9 Mr. Balmer stated having small commercial development where there is residential allows residents the  
10 opportunity to walk to small use commercial development. He believes C-1 is the most appropriate use for  
11 the intersection, because it allows the widest range of possibilities without being overly restrictive.

12  
13 Councilor Owen asked what the plans are for this corner, as the City is doing a major rebuild of Southern  
14 Blvd.

15  
16 Mr. Riesberg explained the goal with the partial reconstruction of Southern Blvd. will be to limit access on  
17 Southern Blvd., if there is an alternate access.

18  
19 Mayor Hull asked staff if a buffer will be required between the proposed property and the residential  
20 property.

21  
22 Mr. Caravella explained buffer requirements would have to be met for this particular zoning designation.

23  
24 Councilor Bency stated regardless if the proposed location is O-1 or C-1 a buffer wall will need to be  
25 addressed as well as the lighting. He talked about traffic count at this intersection, as well as other areas  
26 and believes the City needs to consistent.

27  
28 Councilor Everett stated this area in a cohesive neighborhood and is leaning towards denial of the  
29 proposed request.

30  
31 Councilor Owen voiced a couple concerns with the access getting into the proposed location if the zoning  
32 designation is approved.

33  
34 The motion carried by a vote of 4 FOR and 2 AGAINST.

35 YES: Dawnn Robinson, Councilor Dist. 2, Marlene Feuer, Councilor Dist. 4, Jennifer Flor,  
36 Councilor Dist. 5, David Bency, Councilor Dist. 6

37 NO: Jim Owen, Councilor Dist. 1, Cheryl Everett, Councilor Dist. 3

- 38  
39 7. Appeal 17-001 - Appeal of the Planning and Zoning Board's February 28, 2017 decision  
40 regarding a street name change of Sprint Boulevard to Safelite Boulevard. Case No 16-285-  
41 00001.

42  
43 Mr. Caravella stated this is an appeal of the Planning and Zoning Board's decision regarding the  
44 renaming of Spring Boulevard to Safelite Boulevard. The proposed street name change was submitted by  
45 the City as a result of Safelite Auto Glass locating to Rio Rancho. On February 28, 2017, the Planning  
46 and Zoning Board voted to deny the applicant's request due to concerns with inconveniencing the  
47 apartment complex residents. Staff's original recommendation was for approval.

48  
49 Cheryl Everett, Councilor Dist. 3 moved to approve Appeal 17-001. Seconded by Dawnn  
50 Robinson, Councilor Dist. 2.

51  
52 The following individuals spoke in this item:

53  
54 Ethan Ortega, 4501 Sprint Blvd. NE

55  
56 Councilor Bency expressed support for the proposed name change to Safelite Blvd.

57  
58 Councilor Everett concurs with staff's recommendation as Safelite is helping to grow the economic  
59 development within the community.

1 Councilor Flor asked staff if it is common for the City to name streets after businesses that move in.  
2 She voiced support for businesses coming into the City and expanding the tax base, but has concern of  
3 naming a street after a company. She also talked about the potential hardship this may cause to some  
4 residents.

5  
6 Mr. Riesberg explained there have been instances that the City has renamed streets in recognition of a  
7 business coming into the City and the capital investment made by the business.

8  
9 Mayor Hull expressed his support for the proposed name change and talked about the overall benefit  
10 Safelite brings to the community.

11  
12 Councilor Robinson explained she will support the proposed change, as the City has already stated they  
13 would honor a name change when the agreement was made. However, she does think the policy should  
14 be looked at in the near future.

15  
16 The motion carried by a vote of 5 FOR and 1 AGAINST.

17 YES: Jim Owen, Councilor Dist. 1, Dawnn Robinson, Councilor Dist. 2, Cheryl Everett, Councilor  
18 Dist. 3, Marlene Feuer, Councilor Dist. 4, David Bency, Councilor Dist. 6

19 NO: Jennifer Flor, Councilor Dist. 5

20  
21 **SECOND READING OF ORDINANCES**

- 22  
23 8. O5 - Second reading of an ordinance to amend Title III, Chapter 36, Sections 36.55 through  
24 36.62, the Municipal Investment Subchapter

25  
26 Mr. Riesberg stated this is the second reading to amend Title III, Chapter 36, Sections 36.55 through  
27 36.62, of the Municipal Investment Subchapter. Changes requested by the Governing Body at a previous  
28 meeting have been made to the proposed Municipal Investment Subchapter and the Investment Policy.

29  
30 Marlene Feuer, Councilor Dist. 4 moved to approve O5. Seconded by Dawnn Robinson,  
31 Councilor Dist. 2.

32  
33 The motion carried by a vote of 6 FOR and 0 AGAINST.

34 YES: Jim Owen, Councilor Dist. 1, Dawnn Robinson, Councilor Dist. 2, Cheryl Everett, Councilor  
35 Dist. 3, Marlene Feuer, Councilor Dist. 4, Jennifer Flor, Councilor Dist. 5, David Bency, Councilor  
36 Dist. 6

37 NO: None

38  
39 **FIRST READING OF ORDINANCES**

40  
41 **DISCUSSION AND DELIBERATION**

- 42  
43 9. D18, Advice and Consent of the Governing Body to Award a Contract to CH2M Hill Engineer, Inc.  
44 in the Amount of \$965,836

45  
46 Mr. Chiasson stated this item is to award a contract to CH2M Hill Engineers, Inc. in the amount of  
47 \$965,836 including New Mexico Gross Receipt Tax. CH2M Hill Engineers, Inc. will act as the Owner's  
48 Agent to provide assistance, design and construction support and contract administration to rebuild  
49 Wastewater Treatment Plant 1. This treatment plant is located at 4300 Sara Road and was built in 1971.

50  
51 David Bency, Councilor Dist. 6 moved to approve D18. Seconded by Cheryl Everett, Councilor  
52 Dist. 3.

53  
54 The following individuals spoke under this item:

55  
56 Chuck Wilkins, 591 Sava Dr.

57  
58 Councilor Everett expressed her support for the proposed contract with CH2M Hill Engineering.

1 Councilor Flor asked staff how the progressive design build compares to the typical design build.

2  
3 Mr. Chiasson explained the main difference with the progressive design build is the time frame. This  
4 method of construction was chosen because Waste Water Treatment Plan 1, must be rebuilt faster and  
5 will enable the project to be completed in 18 months.

6  
7 Councilor Feuer asked a couple questions regarding the insurance and penalties if the deadlines are not  
8 met.

9  
10 Mr. Chiasson explained the contract does lay out requirements on the Owner's Agent as well as the  
11 design build contractor. It is very extensive because of the cost and the complexity of the project.

12  
13 Councilor Owen talked about the progressive design build model and believes this is the most efficient  
14 approach.

15  
16 The motion carried by a vote of 4 FOR and 2 AGAINST.

17 YES: Jim Owen, Councilor Dist. 1, Cheryl Everett, Councilor Dist. 3, Marlene Feuer, Councilor  
18 Dist. 4, David Bency, Councilor Dist. 6

19 NO: Dawnn Robinson, Councilor Dist. 2, Jennifer Flor, Councilor Dist. 5

20  
21 10. D19. Advice and Consent to Award a Contract for Water Service Line Replacement Phase 5 in  
22 the Amount of \$930,150.90 to New Concepts Inc.

23  
24 Mr. Chiasson stated this is for advice and consent to award Contract No. 17-PW-073: Water Service Line  
25 Replacement Phase 5 in the amount of \$930,150.90 including New Mexico Gross Receipts Taxes for the  
26 base bid and additive alternates 1-2 to New Concepts Inc. This project will replace existing polyethylene  
27 water service lines with new copper water service lines. This contract will replace 500 water service lines.

28  
29 David Bency, Councilor Dist. 6 moved to approve D19. Seconded by Jennifer Flor, Councilor Dist.  
30 5.

31  
32 The motion carried by a vote of 6 FOR and 0 AGAINST.

33 YES: Jim Owen, Councilor Dist. 1, Dawnn Robinson, Councilor Dist. 2, Cheryl Everett, Councilor  
34 Dist. 3, Marlene Feuer, Councilor Dist. 4, Jennifer Flor, Councilor Dist. 5, David Bency, Councilor  
35 Dist. 6

36 NO: None

37  
38 **CITY MANAGER**

39  
40 **COMMENTS BY COUNCILORS**

41  
42 **ADJOURNMENT**

43  
44 7:51 p.m.

45  
46  
47 **APPROVED THIS APRIL 12, 2017**

48  
49  
50  
51 **ATTEST:**

\_\_\_\_\_  
Greggory D. Hull, Mayor

52  
53  
54 **Stephen J. Ruger, City Clerk**  
55 **SEAL**

# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-87

Submitted by: Joyce Jordan

Submitting Department: Development Services

Meeting Date: April 12, 2017

## **SUBJECT**

O8, Amending the Zoning Designation from R-1: Single Family Residential District to NC: Neighborhood Commercial District for Property Legally Known as Unit 16, Block 59, Lots 37A & 38A, located at 1913 & 1917 Golf Course Road

## **ATTACHMENTS**

- [O8 - ABM](#)
- [O8 - Ordinance](#)



CITY OF RIO RANCHO  
GOVERNING BODY AGENDA BRIEFING MEMORANDUM  
and PLANNING AND ZONING BOARD REPORT

Legislative Item: \_\_\_\_\_

1 AGENDA DATE: April 12, 2017

2  
3 DEPARTMENT: Development Services

4  
5 SUBJECT: Ordinance adopting an amendment to the City of Rio Rancho Official Zoning Map

6  
7 CASE NO.: 17-100-00005

8  
9 PURPOSE: To amend the zoning designation on approximately 0.87 acres of property from R-1:  
10 Single Family Residential to NC: Neighborhood Commercial

11  
12 PROPERTY: Rio Rancho Estates Unit 16, Block 59, Lots 37A & 38A, located west of Golf Course Road  
13 SE and south of Cabezon Boulevard SE (see Attachment I)

14  
15 APPLICANT: Extra Space Properties Two, LLC AGENT: Brett Nelson

16  
17 PLANNING AND ZONING BOARD RECOMMENDATION: Approval

18  
19 SYNOPSIS:

20 The applicant, Extra Space Properties Two, LLC, submitted a zone map amendment application requesting  
21 a change in the zoning designation for approximately .87 acres of property legally described as Rio Rancho  
22 Estates Unit 16 (U16), Block 59, Lots 37A & 38A, from R-1: Single Family Residential District (R-1) to NC:  
23 Neighborhood Commercial District (NC). The City's Comprehensive Plan General Land Use Map (GLUM)  
24 presented as page 2 of Attachment I, shows this property as having a commercial land use designation.

25  
26 On March 14, 2017, the Planning and Zoning Board (PZB) reviewed the application, and voted to approve  
27 the request by a 6-0 vote. In addition, at the same meeting, the PZB approved a conditional use (Case  
28 No. 17-120-00002) pursuant to City Code Section 154.21(C), for "storage, limited to self-storage units  
29 and storage of vehicles which are behind a wall", subject to conditions - including the adoption of a zone  
30 map amendment to NC.

31  
32 BACKGROUND AND ANALYSIS:

33 The applicant requests (see Attachment II) a zone map amendment to change the current zoning  
34 designation from R-1: Single Family Residential District to NC: Neighborhood Commercial District. Extra  
35 Space Properties Two LLC, purchased the subject lots, as well as, lot 31A1 from Guardian Storage in  
36 January 2016. At the time of purchase it appears the applicant was not aware that the property was  
37 zoned residential and the use of a portion of the property as a storage facility was in violation of the  
38 zoning code. When informed of the violation that pertained to the storage of vehicles on the residential  
39 lot, the property owner informed staff that they would request the zoning and conditional use permit  
40 necessary to bring the property into compliance.

41  
42 The subject property is located within the boundaries of the Golf Course Road Corridor Plan (GCRCP) that  
43 was created in 1998. The GCRCP outlined all properties along Golf Course Road, except those previously  
44 zoned C-1: Retail Commercial, and designated those properties as suitable for Neighborhood Commercial  
45 zoning. Therefore, the proposed zoning designation of NC is consistent with the GCRCP.

46  
47 The applicant intends to continue the operation of the land use as storage for boats, trucks and  
48 recreational vehicles. As outlined in Chapter 154.21 Neighborhood Commercial District, storage is a  
49 conditional use. (C) Conditional Use (requires a permit) (3) Storage, limited to self-storage units and  
50 storage of vehicles which are behind a wall and not visible from the surrounding neighborhood. To meet  
51 the requirement, the applicant submitted an application (Case #17-120-00002) for a conditional use  
52 permit that was heard and approved by the Planning and Zoning Board at the March 14, 2017 Board  
53 meeting. A vicinity map noting the location of the proposed rezoning is presented as Attachment I.

**ZONING:**

Pursuant to Ordinance No. 83-064, properties along the west side of Golf Course Road were annexed into the City of Rio Rancho and given the default zoning designation of R-1: Single Family Residential. Prior to the adoption of the GCRCP in 1998, many lots along the west side of Golf Course Road were rezoned to C-1: Retail Commercial. However, since the adoption of the GCRCP, lots have been rezoned to Neighborhood Commercial District to be compliant with that corridor plan.

Adjacent Land Uses/Zoning – see also Zoning and Vicinity Map presented as Attachment I:

Location	Zoning	Land Use
North	NC: Neighborhood Commercial District per O99-004 & O03-14	Storage Facility
South	C-1: Retail Commercial District per O85-142	Day Care
West of lot 37A West of lot 38A	NC: Neighborhood Commercial District per O4-030 R-4: Single Family Residential per O97-016	Vacant land and Single Family Homes
East across GCR	R-1: Single Family Residential District per O81-015	Single Family Homes

**CONFORMANCE WITH THE CITY ZONING ORDINANCE:**

Pursuant to the criteria provided by City of Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07 (D) through (G), a request for change in zoning designation must address the following policies and criterion for a zone map change:

(D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

1. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

FINDING: Staff and the Planning and Zoning Board (PZB) find the application for a zone change to be consistent with the health, safety, morals, and general welfare of the City as it is consistent with the recommended zoning identified in the GCRCP, for this area of the Golf Course Road corridor.

2. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

FINDING: Staff and the PZB find that a change from R-1 to NC is consistent with existing land use and zoning in the vicinity, and will provide stability to the area by rezoning the property to the desired zoning district as identified in the GCRCP. Further, the propose zone map designation of NC is consistent with the GLUM land use designation of Commercial.

3. A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

FINDING: Staff and the PZB find that rezoning the property to NC will be consistent with the Golf Course Road Corridor Plan, as well as the Comprehensive Plan Generalized Land Use Map, presented as Attachment II (2 of 2), that designates this subject area as suitable for neighborhood commercial land uses, with a land use designation of Commercial.

4. The applicant must demonstrate that the existing zoning is inappropriate because:
  - a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
  - b) changed neighborhood or community conditions justify the change, or
  - c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.





1  
2 PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board, at their  
3 meeting held on March 14, 2017 (minutes presented as Attachment III), voted unanimously 6-0 to  
4 recommend approval of the proposed zone map amendment for the property described as Unit 16, Block  
5 59, Lots 37A & 38A, from R-1: Single Family Residential District to NC: Neighborhood Commercial District  
6 based on the findings of fact presented below.

7  
8 DEPARTMENT RECOMMENDATION: The Development Services Department concurs with the Planning  
9 and Zoning Board's recommendation of approval for the proposed zone map amendment.

10  
11 GENERAL FINDINGS:

- 12 1. The Planning and Zoning Board made a recommendation to the Governing Body on the  
13 applicant's request for a zone map amendment.  
14 2. Property owners have the authority to apply for a zone map amendment.  
15 3. The applicant and adjacent property owners received due process, as proper notice and a full  
16 opportunity to present views were given.

17  
18 SPECIFIC FINDINGS IN SUPPORT OF THE GENERAL FINDINGS INCLUDE:

- 19 1. The applicants request is consistent with the Golf Course Road Corridor Plan's suggested  
20 zoning designation.  
21 2. The Rio Rancho Comprehensive Plan Generalized Land Use Map illustrates this area as  
22 commercial.  
23 3. The application and narrative, and City staff review of that applicant and narrative, provides  
24 justification for a zone map consistent with the criteria for such an amendment as set forth in  
25 R.O. 2003 Section 150.07 (D) through (G).

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27 IMPACT:

28 Analysis of the impacts of this zone map amendment is presented above under Background and  
29 Analysis.

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31 ALTERNATIVES

32 The Governing Body has three alternatives on the disposition of this request for a zone map amendment  
33 and may:

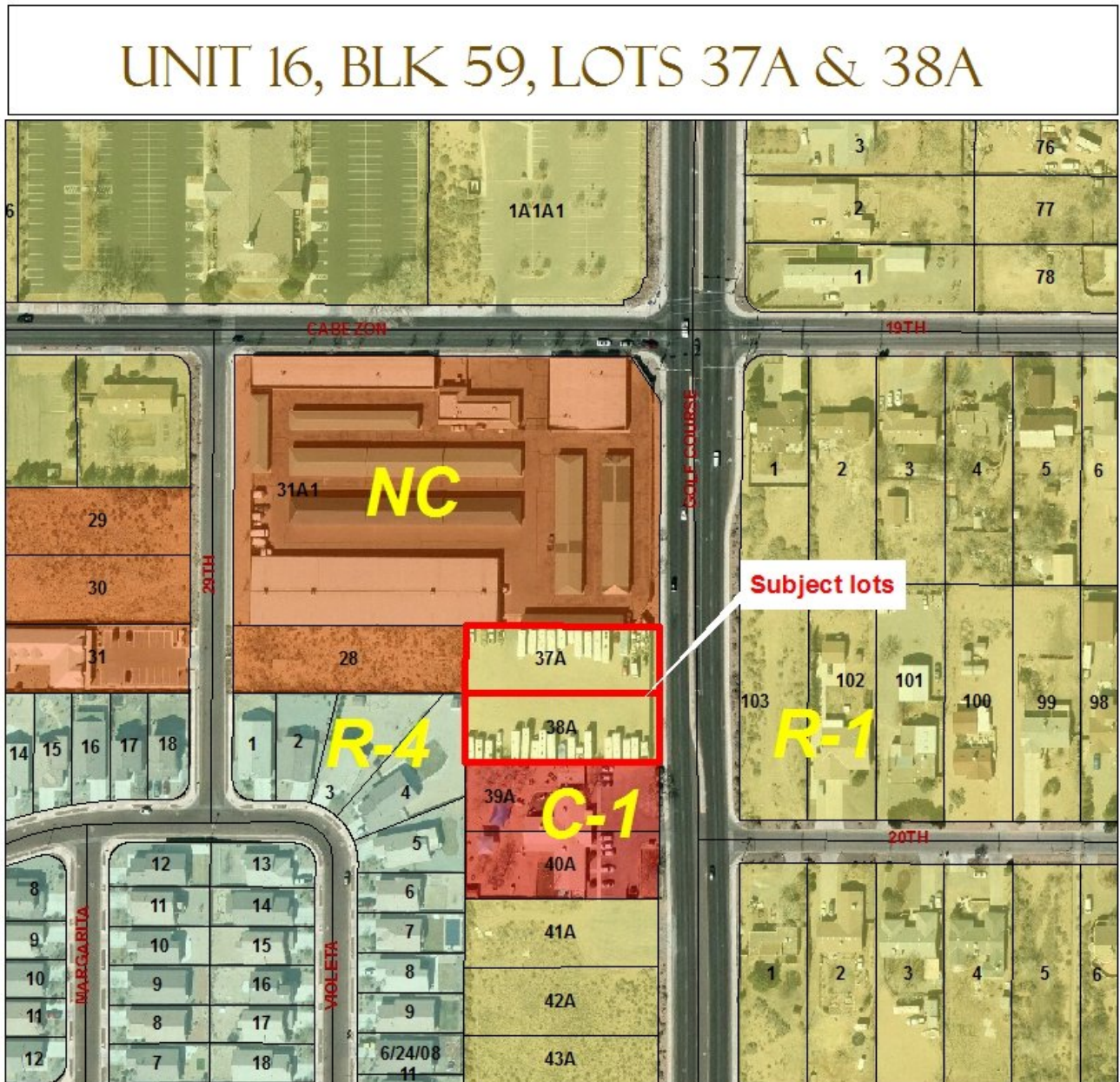
- 34 1. Approve the applicants' request;  
35 2. Deny the applicants' request as recommended by the Planning and Zoning Board; or,  
36 3. Postpone its decision to allow for additional review and consideration.

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39 ATTACHMENT(S)

- 40 I: Location/Zoning Map (1 of 2) & CCP Map L-2: Generalized Land Use Map (2 of 2)  
41 II: Applicant's Justification Letter (Page 1 of 2 and 2 of 2)  
42 III: Planning and Zoning Minutes of March 14, 2017  
43 IV: Notification: Reproduction of Notification Letter (1 of 2) Public Hearing Notice (2 of 2)  
44 V: Staff Comments

45  
46 SEPARATE ATTACHMENT: Proposed Zone Map Ordinance  
47

VICINITY & ZONING MAP



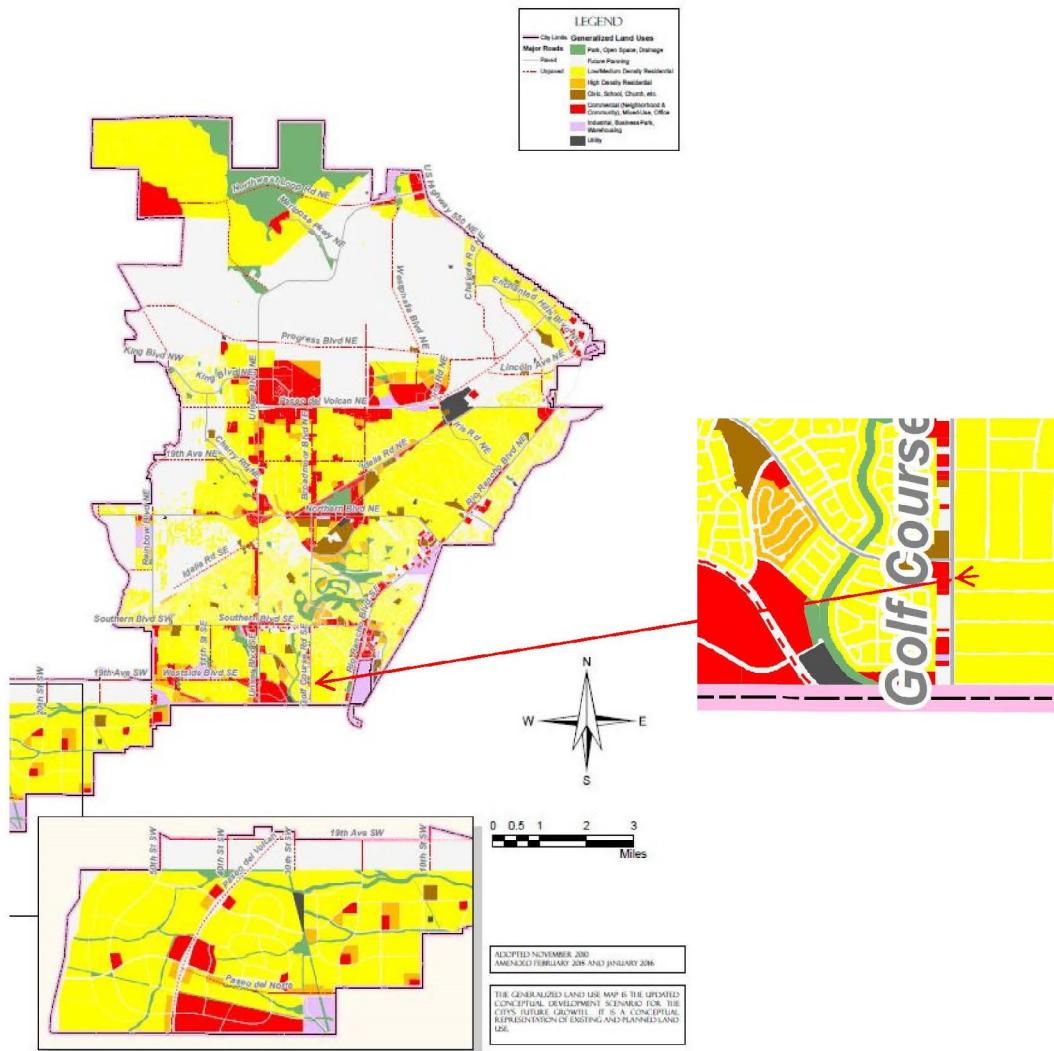
- Legend**
- Export\_Output notification
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  - Zoning
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  - NC
  - R-1
  - R-4

Joyce Jordan / February 13, 2017

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GENERALIZED LAND USE MAP



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APPLICATION NARRATIVE

**EXTRA SPACE PROPERTIES TWO LLC**  
2795 E. Cottonwood Pkwy. #400  
Salt Lake City, UT 84121

February 3, 2017

City of Rio Rancho  
Development Services Department  
3200 Civic Center NE, Suite 130  
Rio Rancho, NM 87144

RE: Request for Zone Map Amendment and Conditional Use Permit  
Applicant: Extra Space Properties Two LLC  
Property Address: Two (2) vacant lots adjacent to 1909 Golf Course Rd.,  
Rio Rancho, New Mexico  
Site Information: Unit 16, Block 59, Lots 37A and 38A

Dear Ladies and Gentlemen:

Following-up to a telephone discussion between Brett Nelson of Extra Space Properties Two LLC, a Delaware limited liability company ("Extra Space") and Municipal Planner Joyce Jordan of the City of Rio Rancho, New Mexico, this request for Zone Map Amendment and Conditional Use Permit regarding the two vacant adjacent lots to the Extra Space self-storage facility located at 1909 Golf Course Rd., Rio Rancho, New Mexico is submitted in accordance with Section 150.07 of the Rio Rancho Municipal Code.

By way of background, the property was acquired by Extra Space on January 5, 2016 from its prior owner Guardian Storage II, LLC, a New Mexico limited liability company. As verification of the applicant's ownership the property, a copy of the Corrective Warranty Deed transferring title to Extra Space recorded on August 24, 2016, effective as of January 5, 2016, and recorded as Document No. 2016019509, in Book 419 beginning at Page 19509 is attached hereto as Exhibit "A".

At the time last year when Extra Space acquired the existing self-storage facility and two adjacent vacant lots, the vacant lots were being used for outdoor storage by a number of customers storing boats, trailers, recreational vehicles and trailers. Extra Space was not aware of the existing zoning designation of R-1 for the two lots and mistakenly thought the property was zoned NC/Neighborhood Commercial in the same way the self-storage facility location is zoned. It was not until recently that Extra Space was made aware of the zoning and usage violation. We apologize for any problems this oversight might have caused the city and would like to quickly rectify this error.

A review of *Google Earth* photos indicates there has been such outdoor storage uses on the lots since at least July 1, 2007 when there were approximately 26 boats, trailers, recreational vehicles and trailers located on the site. Reviewing the historical photos from July 1, 2006 until the latest photo dated November 1, 2015, it appears there has been a continual use of the vacant lots to store approximately 32 boats, trailers, recreational vehicles and trailers. Copies of various historical aerial images of the self-storage facility and adjacent lots is attached hereto as Exhibit "B".

Extra Space provides a much needed service for the Rio Rancho community by providing an outdoor storage facility for its citizens to utilize. A potentially negative impact to the city if there was

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not such an outdoor storage facility would be that those boats, trailers, recreational vehicles and trailers might instead be stored in the yards and side-yards of the respective owners, thereby creating an undesirable situation for the neighbors of the owners of those vehicles and equipment.

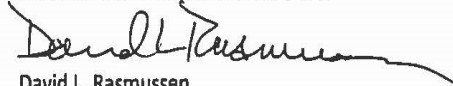
Further, by permitting Extra Space to utilize the lots for outdoor storage, the city is also not faced with having vacant land sitting in the middle of the residential and commercial areas adjacent to the lots. The lots have been and will continue to be well maintained and professionally managed.

The local community has benefited by such use of the property for the past ten years apparently without complaint, and Extra Space respectfully requests the city favorably approve its request to amend the Zone Map to show the two lots as NC/Neighborhood Commercial and at the same time, issue Extra Space a Conditional Use Permit, as permitted under Section 154.21 of the Rio Rancho Municipal Code.

Thank you for your consideration of this request. Should you need additional information or wish to further discuss the application, please contact our outside legal counsel Spencer B. Nelson at (801) 428-1811. Mr. Nelson may also be reached at [spencer@nchwlaw.com](mailto:spencer@nchwlaw.com).

Sincerely,

EXTRA SPACE PROPERTIES TWO LLC



David L. Rasmussen  
Manager

enclosures

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PLANNING AND ZONING BOARD MINUTES FOR MARCH 14, 2017 (DRAFT)



Planning and Zoning Board  
of the  
City of Rio Rancho

**MINUTES**

March 14, 2017  
6:00 PM  
Council Chambers, City Hall

David Heil, Chairman, District 1; Brian Gilmore, District 2; Bob Tyler, District 3; Paul Wymer, District 4; Sal Maniaci, District 5; Sal Tortorici, District 6; Michael Schlichte, Vice Chair, At Large

**MEMBERS PRESENT:**

David Heil, Chairman, District 1  
Bob Tyler, District 3  
Paul Wymer, District 4  
Sal Maniaci, District 5  
Sal Tortorici, District 6  
Michael Schlichte, Vice Chair, At Large

**MEMBERS ABSENT:**

Brian Gilmore, District 2

**STAFF PRESENT:**

Anthony Caravella, Director, Development Services  
Jim Arrowsmith, Planning and Zoning Manager  
Amy Rincon, Staff  
Angela King, Staff

ITEM 5: DISCUSSION & DELIBERATION:

- A. ZONE MAP AMENDMENT: The applicant request a zone map amendment for the property located at 1913 and 1917 Golf Course Road, SE. Case No.: 17-100-00005 Applicant: Extra Space Properties Two LLC Agent: Extra Space Properties Two LLC Staff Contact: Joyce Jordan Staff Recommendation: Approval

Jim Arrowsmith presented the applicant's request for the ZMA indicating that this is associated with a request for a Conditional Use Permit. He stated that the intent of the ZMA is to make the property consistent with the current use and with the main storage facility. Will Plotner, Agent for Extra Space Properties Two, LLC commented that the property has been used for vehicle parking since 2007 and upon approval will be re-platted into one lot. There was no public comment. Commissioner Tortorici commented that this action would bring the property into compliance.

Michael Schlichte, Vice Chair, At Large moved to approve the zone map amendment with conditions for the property located at 1913 and 1917 Golf Course Rd, SE. Seconded by Bob Tyler, District 3

The motion carried by a vote of 6 FOR and 0 AGAINST.

**YES: David Heil, Bob Tyler, Paul Wymer, Sal Maniaci, Sal Tortorici, and Michael Schlichte.**

**NO: (none)**

**APPROVED THIS 28<sup>th</sup> DAY OF MARCH, 2017**

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David Heil, Chairman

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REPRODUCTION OF NOTIFICATION

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**The City of Rio Rancho**  
Development Services  
Planning Division

March 24, 2017

RE: Zone Map Amendment / Case #17-100-00005

Dear Property Owner:

You are receiving this Official Notification because your property is located within 100 feet of a site where zoning and/or land use decisions are heard by the Governing Body.

The Development Services Department is processing an application for a *Zone Map Amendment* to change the subject property from R-1: Single Family Residential to NC: Neighborhood Commercial. The property is legally known as Unit 16, Block 59, Lots 37A & 38A, and is located on Golf Course Road SE, just south of Cabezon Boulevard SE.

The **Governing Body of the City of Rio Rancho** will consider these requests at a public hearing on **Wednesday, April 12, 2017** at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle.**

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**Project Description(s): ZONE MAP AMENDMENT**

The Governing Body has final approval for all amendments to the official zone map; therefore, the Governing Body will review the applicant's request and will render their final decision at this hearing.

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If you would like to comment on this application, you are encouraged to attend the public hearings. Comments also can be made in writing and will be presented to the Governing Body if you cannot attend the hearing. Please do not hesitate to contact me at 505-896-8756 or e-mail me at [jjordan@rmm.gov](mailto:jjordan@rmm.gov) if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, [www.rmm.gov](http://www.rmm.gov), approximately one week before the hearing.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

Joyce Jordan  
Municipal Planner I

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PUBLIC HEARING NOTICE



CITY OF RIO RANCHO  
PUBLIC HEARING NOTICE

On Wednesday, April 12, 2017, the Governing Body of the City of Rio Rancho will consider the following action:

Approval of a Zone Map Amendment for the following properties: Unit 16, Block 59, Lots 37A & 38A located at 1912 & 1917 Golf Course Road SE from R-1: Single Family Residential District to NC: Neighborhood Commercial District.

The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend. Materials related to these items are available for viewing in the Development Services Department at City Hall.  
Pub Date(s): 3/26/2017



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STAFF COMMENTS

Zone Map Amendment Lots 37A & 38A, Block 59, Unit 16

DSD 17-100-00005

Conditional Use, Site Plan Approval Lots 37A & 38A, Block 59, Unit 16

DSD 17-120-00002

DE 17-00020

3/1/17

1. Lots need to be consolidated by a summary plat action.
2. Future development will require additional engineering.

If there are questions please call:

Brian Kent

505-891-5284

or Email: [rkent@rrnm.gov](mailto:rkent@rrnm.gov)



CITY OF RIO RANCHO  
ORDINANCE

ORDINANCE NO. \_\_\_\_\_

ENACTMENT NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR PROPERTY DESCRIBED AS RIO RANCHO ESTATES, UNIT 16, BLOCK 59, LOTS 37A & 38A, FROM R-1: SINGLE FAMILY RESIDENTIAL DISTRICT TO NC: NEIGHBORHOOD COMMERCIAL DISTRICT; IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS: the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and,

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning designation on the subject property has been submitted by the City of Rio Rancho, and assigned City Case No. 17-100-00005; and,

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on March 14, 2017, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and,

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07; and,

WHEREAS: a public hearing occurred, in accordance with procedures set for the in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on April 12, 2017, and the Governing Body heard interested parties and citizens for and against the proposed amendments; and,

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07(D)(E)(F) and (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

Section 1. Rezoning of Property and Change in Land Use:

- A. The Official Zone Map is hereby amended by changing the zoning designation on approximately 0.87 acre of property located on Golf Course Road SE, from R-1: Single Family Residential District to NC: Neighborhood Commercial District on land legally described as:

Unit 16, Block 59, Lots 37A & 38A, as same is shown designated on the plat entitled "SUMMARY PLAT, LOTS 33-A THRU 64-A AND PARCEL A, IN BLOCK 59, LOTS 7-A THRU 12-A AND PARCEL C, IN BLOCK 81, LOT 15-A-A, LOTS 31-A THRU 42-A, 47-A, 49-A THRU 51-A, 53-A THRU 56-A, 57-A-A, 59-A AND PARCEL D, IN BLOCK 83, LOTS 17-A, 18-A, 20-A THRU 25-A, AND PARCEL F, IN BLOCK BB, AND LOTS 1-A THRU 6-A AND PARCEL Q IN BLOCK 40" UNIT SIXTEEN, RIO RANCHO ESTATES, WITHIN PROJECTED SECTIONS 25 AND 36, TOWNSHIP 12 NORTH, RANGE 2

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4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT,  
5 CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO" filed in the  
6 office of the County Clerk of Sandoval County on August 10, 2000, in  
7 Book Number 13, Page Number 60.  
8  
9

10 Section 2. Land Use, Conditions, Development Standards/Regulations and use of  
11 PROPERTY:

12 A. The Property identified in Section 1, above is subject to all zoning regulations and  
13 requirements for development of the property in conformance with the NC:  
14 Neighborhood Commercial District as set forth in R.O. 2003 Section 154.21 (as of the  
15 effective date of this ordinance or as subsequently amended).  
16  
17

18 Section 3. Severability Clause:

19 If any section, paragraph, clause, or provision of this Ordinance, or any section,  
20 paragraph, clause, or provision of any regulation promulgated hereunder shall for any  
21 reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or  
22 unenforceability of such section, paragraph, clause, or provision shall not affect the validity  
23 of the remaining portions of this Ordinance or the regulation so challenged.  
24  
25

26 Section 4. Effective Date:

27 This Ordinance shall take effect in ten (10) days after adoption.  
28  
29

30 ADOPTED THIS 12<sup>th</sup> DAY OF APRIL, 2017.  
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34 \_\_\_\_\_  
35 Gregory D. Hull, Mayor  
36  
37

38 \_\_\_\_\_  
39 Date  
40

41 ATTEST:

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43 \_\_\_\_\_  
44 Steven Ruger, City Clerk  
45 (S E A L)  
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# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-94

Submitted by: Juan Mejia

Submitting Department: Financial Services

Meeting Date: April 12, 2017

## **SUBJECT**

D23, Community Development Block Grant (CDBG) Fifth Annual Action Plan Fiscal Year 2017-2018

## **ATTACHMENTS**

- [D23 - ABM](#)
- [D23 - Document](#)

Legislation Item: \_\_\_\_\_

1 AGENDA DATE:  
2 April 12, 2017  
3

4 DEPARTMENT:  
5 Financial Services  
6

7 SUBJECT:  
8 Public hearing and Governing Body review of the 2017-2018 Fifth  
9 Annual Action Plan draft for the Community Development Grant (CDBG).  
10

11 SYNOPSIS:  
12 City Staff prepared a draft of the 2017-2018 Fifth Annual Action Plan  
13 and requests public comment and input from the Governing Body on the  
14 draft. The U.S. Department of Housing and Urban Development (HUD)  
15 requires a minimum 30-day public comment period for the Action Plan,  
16 which is due no later than May 15, 2017. Staff will bring back a  
17 Resolution to the Governing Body for final approval at the end of the 30-  
18 day public comment period.  
19

20 BACKGROUND AND ANALYSIS:  
21 Every five years, HUD requires Entitlement Communities, such as the  
22 City of Rio Rancho, to submit a Consolidated Plan. The Consolidated  
23 Plan establishes clear priorities, objectives and goals for the City's  
24 proposed and ongoing housing, economic development and community  
25 development activities. The Consolidated Plan serves as a  
26 comprehensive planning document as well as an application for HUD's  
27 CDBG funds. The Governing Body approved the most recent  
28 Consolidated Plan on December 12, 2012.  
29

30 The Annual Action Plan is a component of the Consolidated Plan. The  
31 2017-2018 Fifth Annual Action Plan consists of CDBG funded project  
32 awards totaling \$425,000 as recommended by the Capital  
33 Improvements Plan Citizen's Advisory Committee (CIPCAC). Applications  
34 received for 2017-2018 CDBG funding totaled \$507,738.13. The  
35 recommended CDBG projects and activities can be found in Section  
36 AP38 – Projects Summary of the attached Draft of the 2017-2018 Fifth  
37 Annual Action Plan.  
38

39 HUD requires that the City perform this public hearing and allow for a  
40 30-day public comment period to discuss community needs for housing,  
41 economic development, public facilities and public services for low-to-  
42 moderate income individuals and families. Testimony on community

1 needs will be used to evaluate whether the 2017-2018 Fifth Annual  
2 Action Plan for the allocation of CDBG funding from HUD needs to be  
3 modified.  
4

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5 IMPACT:

6 The City's low-to-moderate income and at-risk residents will have  
7 services and improved facilities contained within the Fifth Annual Action  
8 Plan for the FY 2017-2018. There will be no impact on General Fund  
9 sources.  
10

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11 ALTERNATIVES:

12 N/A – Public Hearing is required as part of the CDBG grant.  
13

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14 DEPARTMENT RECOMMENDATION:

15 Receive citizen input on the proposed Action Plan.  
16

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17  
18 ATTACHMENT I: Community Development Block Grant Fifth Annual Action  
19 Plan Fiscal Year 2017-2018



# **City of Rio Rancho**

## **COMMUNITY DEVELOPMENT BLOCK GRANT**

### **FIFTH ANNUAL ACTION PLAN**

#### **FISCAL YEAR 2017-2018**

**FINANCIAL SERVICES DEPARTMENT**

**3200 CIVIC CENTER CIRCLE, NE**

**RIO RANCHO, NEW MEXICO 87144-4501**

**(505)891-5010**

**[www.rrnm.gov](http://www.rrnm.gov)**



## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

While the issue of poverty continues to be a challenge for the City of Rio Rancho, the City is supporting and establishing programs to combat the concern and provide opportunities and services to its extremely-low and low-to-moderate income residents. The last Census in 2010 revealed that 11.4 percent of the population had an income that was below the federally established poverty level. Since the Census was completed, this figure has decreased by 0.1 percent based on the 2014 American Community Survey 5-year estimate. As a result of poverty in the City of Rio Rancho, the City's Financial Services Department continues to utilize resources provided through the Community Development Block Grant (CDBG) to provide assistance to low income individuals, families, and neighborhoods.

One principle of the Fifth Annual Action Plan is to focus on program interventions that will best meet the housing and supportive housing needs of residents limited by income who are considered at-risk for homelessness, housing opportunities for severely disabled adults, and improved access for the disabled to public facilities. The Financial Services Department will



continue to prioritize those programs that increase the availability of these services to City residents in order for them to access and maintain affordable housing. Further, the City is also supporting initiatives to revitalize low income target neighborhoods by rebuilding and/or updating public park facilities and ADA ramps.

During the implementation of the Fifth Annual Action Plan, the Department of Financial Services will work closely with social services organizations, housing providers and developers, other City departments and public entities to identify the changing community needs. Since the development of the Consolidated Plan, the City has continued its outreach efforts to learn more about the needs of target populations, such as underprivileged youth, non-homeless special-needs populations, and victims of domestic violence. The City is responding to those needs.

2. Summarize the objectives and outcomes identified in the Plan

A complete list of the City's objectives of the Fifth Annual Action Plan can be found on page 12 through 16.

3. Evaluation of past performance

In an effort to provide decent housing, the City assisted 12 households through direct homeownership assistance, 109 households were assisted with minor home rehabilitation, and 51 people were assisted with rent, mortgage, or utility payments all in Program Year 2014. Additionally, the City assisted 106 persons homeless persons with support services to keep them housed within that same year. During Program Year 2015, the City has assisted an additional 48 individuals with rent, mortgage, and utility payments, 6 first-time homebuyers

have been assisted with downpayment and closing cost assistance, and 124 homeless persons were provided support services and to keep them housed.

Through the City's attempt to provide suitable living environments, the City has assisted 6,563 people through the provision of public services, and 17,834 people with improved access to a public facility in Program Year 2014. Over 20,000 people benefitted from public services funded by in whole or in part with CDBG funds during program year 2015.

#### 4. Summary of Citizen Participation Process and consultation process

The City made public its proposed Fifth Annual Action Plan 2017 – 2018 submission so affected citizens had sufficient opportunity to review the Plan and provide comments. Notice of the proposed Action Plan will be published in the Rio Rancho Observer on March 26, 2017, and will be made available for review at the Loma Colorado Library, the Esther Bone Library, the Meadowlark Senior Center, the City's Financial Services Department located at 3200 Civic Center Circle, NE, Suite 300, the City Clerk's Office, and on the City of Rio Rancho's website ([www.rrnm.gov/CDBG](http://www.rrnm.gov/CDBG)). An Affidavit of Publication together with a copy of the newspaper advertisement is attached hereto and made a part of this Action Plan. The Notice was published in both English and Spanish and provided information for the hearing impaired.

#### 5. Summary of public comments

All comments received from affected citizens, other public, private and non-profit agencies, and other interested parties are considered before the final draft of the Action Plan and any amendments or performance reports are submitted to HUD. City staff process all comments

received by: identifying the issue, documenting the comment/complaint, and describing the action taken by the City in response.

The 30-day comment period for the draft of the Action Plan begins on March 26, 2017 and ends April 27th, 2017.

6. Summary of comments or views not accepted and the reasons for not accepting them  
The City looks forward to citizen comments and will respond in a timely manner for any and all comments received.

7. Summary

Community input for the Fifth Annual Action Plan was solicited in multiple ways. The City will publically present the 2016 draft Action Plan on April 12, 2017 during the 30 day Public Comment Period and again on May 10, 2016 to review public comments. A public announcement will be published in the Rio Rancho Observer and the Action Plan will be posted on the City's website and City facilities for the 30-day Public Comment Period.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	RIO RANCHO	
CDBG Administrator	E. Susan Gonzales	Financial Services Department
HOPWA Administrator	n/a	
HOME Administrator	n/a	
HOPWA-C Administrator	n/a	

Table 1 – Responsible Agencies

Narrative (optional)

The City of Rio Rancho’s Consolidated Plan for Fiscal Years 2013 – 2018 was prepared by ASK Development Solutions, Inc. with the assistance of Financial Services Department and Development Services Department staff. The Consolidated Plan will be reviewed and amended as needed after approval of the City’s Amended Analysis of Impediments to Fair Housing Choices.

Consolidated Plan Public Contact Information

Susan Gonzales, CDBG Grants Administrator

City of Rio Rancho

Department of Financial Services

3200 Civic Center Circle, NE Suite 300

Rio Rancho New Mexico 87144-4501

Telephone: (505) 896-8766

Fax: (505) 891-5762

E-mail: [sgonzales@rrnm.gov](mailto:sgonzales@rrnm.gov)

## AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

### Introduction

The City of Rio Rancho works with public and assisted housing providers, and other public service providers within Rio Rancho throughout the year to enhance coordination of all public service agencies to assist in the continuation of providing needed services of all types to the extremely low and low to moderate income persons

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Rio Rancho works with public and assisted housing providers, and other public service providers, within Rio Rancho throughout the year to enhance coordination between all public service agencies in order to assist in the continuation of providing needed services of all types to the extremely low and low to moderate income persons. The Financial Services Department has developed a working relationship with various housing and other service providers throughout Rio Rancho and the surrounding areas.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Rio Rancho provides funding to Sandoval County Permanent Supportive Housing, a Continuum of Care Program, as an on-going program for residents in Rio Rancho who are homeless persons or at risk of being homeless. The Program Manager for this program works

only with the homeless or at risk of homelessness population and has developed a strong support system for those who are in need.

High Desert Fair Housing Consultants, a FHIP Grant recipient, will provide fair housing training seminars to Veterans and veteran-groups, such as DAV, VFW and American Legion in teaching veterans about their rights and responsibilities concerning disabilities in rental housing.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Rio Rancho does not currently receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Albuquerque Housing Authority
	Agency/Group/Organization Type	Housing PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted.  What are the anticipated outcomes of the consultation or areas for improved coordination?	The Albuquerque Housing Authority was consulted to discuss current Rio Rancho Section 8 housing vouchers and areas to increase coordination between the Housing Authority and the City.
2	Agency/Group/Organization	SANTA FE CIVIC HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing  PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment  Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted.  What are the anticipated outcomes of the consultation or areas for improved coordination?	The Santa Fe Civic Housing Authority was consulted to discuss current Rio Rancho Section 8 housing vouchers and areas to increase coordination between the Housing Authority and the City.



Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sandoval County Permanent Supportive Housing	Homelessness Prevention

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City is planning to present the 2017-2018 Action Plan at two Governing Body meetings held on April 12, 2017 and May 10, 2017. Notice for these meetings will be published in the Rio Rancho Observer and on the City website on March 26, 2017. This publication will mark the start of the 30 day public comment period. The publication will also include contact information for individuals needing accommodations for a disability as well as the phone number for those seeking TTY services. The time, location, and purpose of this public meeting will be advertised in the local newspaper prior to the meeting. The time and location of the meeting were selected specifically to allow increased access and encourage the largest number of working people to participate in the process. The plan will be presented twice to encourage greater community participation. In addition to usual modes of encouraging public involvement, the City worked throughout the 2016 program year to attract participation and broaden public outreach for 2017. The impact of broadening citizen participation in goal setting is that it brings a greater awareness of unique needs of our community. Notices will also be posted in various locations across the City to inform the public that the Action Plan is available for review and comment in the Financial Services Department.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	16 applications were received; 12 applications presented to CIPCAC Committee	N/A	N/A	
2	Public Meeting	Non-targeted/broad community				
3	Posted Notice	Non-targeted/broad community				
4	Internet Outreach	Non-targeted/broad community				<a href="http://www.rrnm.gov/CDBG">www.rrnm.gov/CDBG</a>

Table 4 – Citizen Participation Outreach

## Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

## Introduction

The City of Rio Rancho has not yet been notified of their allocation for Program Year 2017-2018. The total estimated allocation of funds for the 2017 Action Plan is \$425,000 from the Community Development Block Grant (CDBG). Of these monies, approximately \$63,750 will be used for public service projects while the remaining \$276,250 will be used for high priority projects providing citywide services to vulnerable City residents.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	474,216	0	279,751	753,967	474,216	The expected amount available for the remainder of the Con Plan is equal to the current year's award for the next project year.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City is not a recipient of ESG or HOME program funds; therefore, there are no matching requirements to be met. Although the CDBG Program does not require matching funds, the City strives to fund programs that provide matching funds or are in a good position to leverage funds. Projects that provide matching funds or document effective leveraging of CDBG funds receive additional points during the application process.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City's Parks and Recreation Department is continuing efforts to uplift the quality of life for low-to-moderate income residents by revitalizing parks in those neighborhoods. The City will be replacing deteriorated parking lots at Rainbow Park Field and Sabana Grande Recreation Center to ensure they are ADA compliant and accessible.

Discussion

## Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c) (3) & (e)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increased Public Services for Youth- Obj SL3.4	2013	2017	Non-Housing Community Development	Citywide	Public services for youth	CDBG: \$7,013	Public service activities other than Low/Moderate Income Housing Benefit: 180 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Parks, Recreational Facilities SL3.3	2013	2017	Non-Housing Community Development	Census Tract 107.16 Census Tract 107.13	Park & Recreational Facilities incl. ADA	CDBG: \$151,958	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5654 Persons Assisted
3	Homelessness Prevention - Obj DH2.4	2013	2017	Homeless	Citywide	Rental Assistance Homeless Prevention Services to the Homeless	CDBG: \$10,837	Tenant-based rental assistance / Rapid Rehousing: 64 Households Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services- Domestic Violence Victims-SL3.4	2013	2017	Non-Housing Community Development	Citywide	Public Services to Victims of Domestic Violence General Public Services	CDBG: \$11,475	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
5	Improved Public Facilities - Obj. SL3.3	2013	2017	Non-Housing Community Development	Citywide	General Public Facilities & Improvements Centers for Persons with Disabilities	CDBG: \$124,292	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 21939 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Increased General Public Services - SL3.4	2013	2017	Non-Housing Community Development	Citywide	General Public Services	CDBG: \$34,425	Public service activities other than Low/Moderate Income Housing Benefit: 3850 Persons Assisted Homelessness Prevention: 54 Persons Assisted
7	Planning and Administration	2013	2017	Planning and Administration	Citywide		CDBG: \$85,000	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increased Public Services for Youth-Obj SL3.4
	Goal Description	To meet the priority needs area in the public sector for low-to-moderate income youth the City of Rio Rancho will award \$7,013 in public service Subrecipient grants to the following organizations who will be serving the low-to-moderate income youth of Rio Rancho:  City of Rio Rancho: Beyond the Bell – Provide tutoring services to students - \$7,013
2	Goal Name	Parks, Recreational Facilities SL3.3
	Goal Description	City of Rio Rancho Rainbow Park Field – Replace existing deteriorated parking lot to ensure ADA compliance for recreational facilities - \$57,985  City of Rio Rancho Sabana Grande Rec Ctr – Replace existing deteriorated parking lot to ensure ADA compliance for recreational facilities - \$93,970
3	Goal Name	Homelessness Prevention - Obj DH2.4

	Goal Description	Sandoval County Permanent Supportive Housing – supportive housing rental assistance coupled with comprehensive case management, service coordination and advocacy services to chronically disabled persons (and immediate family members) who are experiencing homelessness - \$10,837
4	Goal Name	Public Services-Domestic Violence Victims-SL3.4
	Goal Description	To meet the priority needs area in the public sector for victims of domestic violence the City of Rio Rancho will award \$11,475 in public service Subrecipient grant to the following organization who will be serving victims of domestic violence in Rio Rancho:  Haven House, Inc. – Provide essential services to victims of domestic violence, including shelter - \$11,475
5	Goal Name	Improved Public Facilities - Obj. SL3.3
	Goal Description	Haven House, Inc. – Facility improvements for domestic violence shelter to replace HVAC and LED Lighting - \$16,555  Storehouse West, Inc. – Replace Septic System - \$11,688  City of Rio Rancho Public Works – Foxwood Trail ADA Ramp Remediation - \$96,049
6	Goal Name	Increased General Public Services -SL3.4

	Goal Description	To meet the priority needs area in the public sector for low-to-moderate income families/households and individuals the City of Rio Rancho will award \$34,425 in a public service Sub recipient grant to the following organization who will be serving the low-to-moderate income citizens of Rio Rancho:  St. Felix Pantry, Inc. – Food Assistance Program (protein) - \$11,475  St. Felix Pantry, Inc. - Homelessness Prevention Program - \$22,950
7	Goal Name	Planning and Administration
	Goal Description	The goal of this activity is to plan and administer all CDBG funded activities. The City of Rio Rancho will also continue to provide training to City staff, Governing Body and citizens of Rio Rancho to educate them about the Fair Housing Act. - \$85,000

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City does not currently receive HOME funding.

## AP-35 Projects – 91.220(d)

### Introduction

The City of Rio Rancho normally allocates funds throughout the entire City. Conversely, as need arises, special emphasis is placed on revitalization and redevelopment efforts geared toward specific low- and moderate-income communities.

#	Project Name
1	City of Rio Rancho Parks & Rec – Rainbow Park Field Parking Lot Replacement
2	City of Rio Rancho Parks & Rec – Sabana Grande Rec Ctr Parking Lot Replacement
3	City of Rio Rancho Public Works – Foxwood Trail ADA Ramp Remediation
4	City of Rio Rancho – Beyond the Bell
5	Haven House, Inc. - Facility Improvements
6	Haven House, Inc. - Salary Support Domestic Violence Shelter
7	Sandoval County Permanent Supportive Housing
8	St. Felix Pantry, Inc. - Food Assistance Program
9	St. Felix Pantry, Inc. - Homelessness Prevention
10	Storehouse West, Inc. – Septic System Replacement
11	Planning and Administration

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Traditionally, the City has found that due to the limited resources available, public service projects are challenged by financial restrictions. The City has awarded funds for ADA ramp remediation and improvements to two public parks and recreational facilities located in designated low income census tracts to revitalize target communities within the City.

Over the course of the upcoming program year, the City of Rio Rancho will continue to provide CDBG funds to local nonprofits for the provision of public services to extremely low, low and moderate income households and individuals, as a priority under community development needs. The City is focused on assisting organizations that benefit, victims of domestic violence, disabled adults, and low to moderate income persons. The selection of agencies that serve the low to moderate income residents is done through a citywide advertisement by publishing a Request for Proposal (RFP) in the Rio Rancho Observer, prior to the start of the application process, on November 13, 2016. These agencies were selected based on their existing capacity. In attempt to avoid duplication of services preexisting in the community, the Capital Improvement Plan Citizen Advisory Committee (CIPCAC) recommended the amount of CDBG funds to be distributed according to the priority needs that exist for low to moderate income persons while keeping in mind the regulatory restrictions on public services.

The City realizes the need to address substandard housing; this continues to be a priority for the City in an effort to preserve the older, more affordable housing stock for the low to moderate income residents. Although there are no new funds committed to housing repair and

rehabilitation, the City is continuing to work with HUD to release funds from previous program years to continue housing rehabilitation. By rehabilitating existing homes, the current owners, many of whom are elderly, benefit from improved housing conditions and lower energy costs. As a basis for the priority need to eliminate, and prevent, homelessness, the City will provide program funds from CDBG to support nonprofit agencies providing rental housing services to homeless persons and those at risk of becoming homeless. The City has funded Sandoval County's Permanent Supportive Housing Program and St. Felix Pantry's Homelessness Prevention Program to meet the needs of homeless persons in the community.



# Projects

## AP-38 Projects Summary

### Project Summary Information

Table 9 – Project Summary

1	Project Name	City of Rio Rancho Parks & Recreation Park Improvement - Rainbow Park Field Parking Lot
	Target Area	Census Tract 107.13
	Goals Supported	Parks, Recreational Facilities SL3.3
	Needs Addressed	General Public Facilities & Improvements  Neighborhood facilities including ADA Improvements  Park & Recreational Facilities incl. ADA
	Funding	CDBG: \$57,988
	Description	Replacement of deteriorated parking lot at Rainbow Park Field making this area of the park ADA compliant.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	2601 children and families
	Location Description	300 Southern Boulevard, Rio Rancho, NM 87124
	Planned Activities	Replace parking lot to include ADA compliance
2	Project Name	City of Rio Rancho Parks & Recreation Park Improvement – Sabana Grande Recreation Center  Parking Lot
	Target Area	Census Tract 107.16
	Goals Supported	Parks, Recreational Facilities SL3.3
	Needs Addressed	General Public Facilities & Improvements  Neighborhood facilities including ADA Improvements  Park & Recreational Facilities incl. ADA
	Funding	CDBG: \$93,970

	Description	Replacement of existing parking lot at the Sabana Grande Recreation Center making this area ADA compliant for recreation spaces.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	3053 children and their families.
	Location Description	4110 Sabana Grande Ave, SE, Rio Rancho, New Mexico 87124
	Planned Activities	Replace existing parking lot at Sabana Grande Recreation Center to make the area ADA compliant for recreation spaces.
3	Project Name	City of Rio Rancho Public Works – Foxwood Trail ADA Ramp Remediation
	Target Area	Census Tract 107.14
	Goals Supported	Installation/Improvement to Infrastructure
	Needs Addressed	General Public Facilities & Improvements Neighborhood facilities including ADA Improvements

	Funding	CDBG 96,049
	Description	Installation of ADA compliant ramps and sidewalks
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	4939 adults, children, elderly and disabled
	Location Description	Foxwood Trail Neighborhood
	Planned Activities	Installation of ADA compliant ramps and sidewalks
4	Project Name	City of Rio Rancho – Beyond The Bell
	Target Area	Citywide
	Goals Supported	Increased Public Services for Youth-Obj SL3.4
	Needs Addressed	Public services for youth

	Funding	CDBG: \$7,013
	Description	An after-school program for tutoring youth provided by teachers. The CDBG funds will be used to award 180 scholarships to extremely low and low or moderate income students from qualifying households during the school year.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	180 youth from extremely low, low or moderate income families.
	Location Description	City Wide - middle schools and high schools in Rio Rancho, New Mexico
	Planned Activities	Tutoring, homework assistance, snacks, enrichment activities, and social interactions for students with or without disabilities. Transportation will be provided by the City of Rio Rancho Parks and Recreation Department from all middle schools and high schools to the Star Heights Learning Center.
5	Project Name	Haven House, Inc. - Facility Improvements

	Target Area	Citywide
	Goals Supported	Improved Public Facilities - Obj. SL3.3
	Needs Addressed	General Public Facilities & Improvements
	Funding	CDBG: \$16,555
	Description	Facility improvements to the domestic violence shelter including HVAC Replacement and LED Light Conversion
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	1000 adults and children who are homeless due to domestic violence.
	Location Description	P. O. Box 15611, Rio Rancho, NM 87174 - physical address is kept confidential
	Planned Activities	Purchase and install energy efficient HVAC system. Convert current lighting fixtures to LED lighting
6	Project Name	Haven House, Inc. - Salary Support Domestic Violence Shelter

Target Area	Citywide
Goals Supported	Public Services-Domestic Violence Victims-SL3.4
Needs Addressed	Public Services to Victims of Domestic Violence
Funding	CDBG: \$11,475
Description	Provide staffing 24/7 to provide services to help victims of domestic violence obtain immediate safety and move on to safe, healthy lives. The cross-trained staff will provide case management, crisis intervention, information, counseling, adult and child therapy, domestic violence education, life skills education, legal advocacy and transportation.
Target Date	6/30/2018
Estimate the number and type of families that will benefit from the proposed activities	1000 adults and children who are victims of domestic violence.
Location Description	P. O. Box 15611, Rio Rancho, NM 87174 - physical address is confidential

	Planned Activities	Provide professional services (information, education, counseling, therapy, legal advocacy, referrals and transportation) as well as shelter for up to 90 days, if necessary.
7	Project Name	Sandoval County Permanent Supportive Housing
	Target Area	Citywide
	Goals Supported	Homelessness Prevention - Obj DH2.4
	Needs Addressed	Rental Assistance Homeless Prevention Services to the Homeless
	Funding	CDBG: \$10,837
	Description	The Permanent Supportive Housing Program provides long-term supportive housing assistance and comprehensive outreach, case management and advocacy services to chronically disabled persons who are experiencing homelessness as well as immediate family members (if any) of an eligible participant. CDBG funds will be used to partially support salaries for staff members assisting in program operations.
	Target Date	6/30/2018



	Estimate the number and type of families that will benefit from the proposed activities	64 adults meeting the Bureau of Census' definition of severely disabled individuals who are experiencing homelessness.
	Location Description	Citywide.
	Planned Activities	Provide long-term supportive housing assistance and comprehensive outreach, case management and advocacy services to chronically disabled persons who are experiencing homelessness as well as immediate family members (if any) of an eligible participant.
8	Project Name	St. Felix Pantry, Inc. - Food Assistance Program
	Target Area	Citywide
	Goals Supported	Increased General Public Services -SL3.4
	Needs Addressed	General Public Services
	Funding	CDBG: \$11,475
	Description	Provide a nutritious source of protein (beef, pork, or chicken) to low to moderate income clients at the food bank located in Rio Rancho.

	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	3,850 individuals living in Rio Rancho, including 893 children under 5 years of age and 1,941 are between the ages of 5 and 18 years old.
	Location Description	4020 Barbara Loop SE, Rio Rancho, New Mexico 87124
	Planned Activities	Provide a nutritious source of protein (beef, pork, or chicken) to low to moderate income clients at the food bank located in Rio Rancho.
9	Project Name	St. Felix Pantry, Inc. - Homelessness Prevention
	Target Area	Citywide
	Goals Supported	Increased General Public Services -SL3.4
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$22,950

	Description	Provide families with emergency resources to enable them to have the time necessary to acquire funds needed to prevent homelessness by providing rental deposits and/or emergency rental or mortgage assistance and utility assistance.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	54 families will be assisted in paying for their rent, mortgage and utilities.
	Location Description	4020 Barbara Loop SE, Rio Rancho, New Mexico 87124
	Planned Activities	Provide families with emergency resources to prevent homelessness including rental deposits, emergency rental or mortgage assistance, and utility assistance.
10	Project Name	Storehouse West, Inc. – Septic System Replacement
	Target Area	Citywide
	Goals Supported	Improved Public Facilities - Obj. SL3.3

	Needs Addressed	General Public Facilities & Improvements
	Funding	CDBG: \$11,688
	Description	Funding will be used to replace septic system connecting to city sewer system
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	16,000 persons are served by this facility on an annual basis and are provided in excess of 20,000 pounds of food and children's clothing valued at more than \$35,000.
	Location Description	1030 F Veranda Dr. SE, Rio Rancho, New Mexico 87124
	Planned Activities	Replace current septic system with a system connecting to city sewer system.
11	Project Name	Planning and Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration

	Needs Addressed	<p>Rental Assistance</p> <p>General Public Facilities &amp; Improvements</p> <p>Neighborhood facilities including ADA Improvements</p> <p>Park &amp; Recreational Facilities incl. ADA</p> <p>Public services for youth</p> <p>Public Services for Persons with Disabilities</p> <p>Public Services to Victims of Domestic Violence</p> <p>Homeless Prevention</p> <p>Services to the Homeless</p> <p>General Public Services</p>
	Funding	CDBG: \$85,000

Description	Provide local officials and citizens with information about the CDBG Program; prepare Program budgets, schedules and any amendments thereto; develop systems for assuring compliance with Program requirements; develop Agreements for sub-recipients and contractors to carry out Program activities; monitor Program activities for progress and compliance with Program requirements; prepare progress and financial reports related to the Program for submission to HUD. Develop and provide educational training about the Fair Housing Act for local landlords and property managers, as well as mortgage banks and real estate salespersons and brokers. Maintain appropriate records for all CDBG activities.
Target Date	6/30/2018
Estimate the number and type of families that will benefit from the proposed activities	Assistance to extremely low, very low, and low to moderate families throughout the City.
Location Description	Citywide

	Planned Activities	Provide fair housing training to landlords, property managers, lenders, real estate salespersons and brokers, and to residents and citizens in the census tracts with the highest percentage of extremely low income families. Planning and administration to support all CDBG activities.
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## AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

See attached map of the current Rio Rancho Census Tracts.

### Geographic Distribution

Target Area	Percentage of Funds
Census Tract 107.13	14
Census Tract 107.14	23
Census Tract 107.16	22
Citywide	41

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

- rehabilitation of existing units (Previous program year funding)
- rental assistance
- financial assistance to home buyers (Previous program year funding)
- general public facilities and improvements
- neighborhood facilities including ADA improvements,
- parks, recreational facilities including ADA improvements,
- youth services,
- services to persons with disabilities,
- services to victims of domestic violence,



- services to the homeless,
- general public services, and
- services to population at risk of becoming homeless.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

During project year 2017, rental assistance, rehabilitation projects, and homeownership assistance will be a main focus for low income families and underserved populations such as veteran families, single parent head of households, seniors, persons with physical disabilities, homeless, and near homeless populations. Further, the City will continue to fund projects specific to housing and supportive housing needs of homeless and near homeless populations. Homeowner rehabilitation activities will continue to be available city-wide for all low to moderate income households. To complement the plan and to increase affordable housing, the City will use CDBG monies to fund Fair Housing education and outreach activities throughout the year. The City has purchased a license for online Fair Housing training that will be made available to the governing body as well as the general public, including housing providers, property management companies, landlords and low income housing tenants.

One Year Goals for the Number of Households to be Supported	
Homeless	64
Non-Homeless	14
Special-Needs	0
Total	78

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	64
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	10
Total	78

Table 12 - One Year Goals for Affordable Housing by Support Type

## Discussion

The City will continue to place emphasis on the revitalization and redevelopment of low and moderate income neighborhoods in the next year. In this regard, the need to address substandard housing through rehabilitation is a priority for the City in an effort to preserve the older, more affordable housing stock for the low-to-moderate income residents. By repairing existing homes, the current owners, many of whom are elderly and on a fixed income, benefit from improved housing conditions and lower energy costs. This allows the home owner and their families to remain in their home and do so safely and affordably.

By providing closing cost and down payment assistance to low income citizens, the City supports lower income families in achieving the goal of homeownership by making it more affordable and thus more attainable.

- As homelessness prevention is a high priority and a strategic goal, the City will continue to provide funding to the Sandoval County Permanent Supportive Housing Program. The Sandoval County Permanent Supportive Housing Program provides supportive housing rental assistance coupled with comprehensive case management, service coordination and advocacy services to chronically disabled persons, and their immediate family members, who are experiencing homelessness. They provide their participants the motivation and means to thrive, not merely survive, to achieve greater self-sufficiency, and to claim their places as positive, engaged members of the communities in which they live.



## AP-60 Public Housing – **91.220(h)**

### Introduction

Below are actions being taken by the City of Rio Rancho to increase and/or sustain affordable housing opportunities for cost-burdened City residents.

Actions planned during the next year to address the needs to public housing

Although the City does not currently have a Public Housing Authority, it has a Memorandum of Understanding with Santa Fe Civic Housing Authority and Albuquerque Housing Authority to assist individuals with housing subsidies.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Public Housing Authorities that service Rio Rancho are aware of the Down Payment Assistance Program to assist first time qualified homebuyers advance to homeownership. The program is designed to offset the costs of purchasing a home including closing cost and down payment assistance. In order to qualify for the Down Payment Assistance Program, the buyer must complete a home buyer's education course. This supports the transition from public housing to affordable and successful homeownership for qualifying tenants.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Santa Fe Civic Housing Authority and Albuquerque Housing Authority administer housing vouchers that are applicable to Rio Rancho. At this time, neither of these Public Housing Authorities is designated as troubled. In the future, if one of the aforementioned Public Housing

Authorities becomes troubled, the City will rely more heavily on the alternate and the vouchers from the troubled authority will be ported to the other Public Housing Authority for administration.

#### Discussion

On average, the Santa Fe Civic Housing Authority administers between 105 and 115 housing vouchers for Rio Rancho. As of March 2016, they are managing 162 vouchers being utilized within the Rio Rancho city limits. Of these, 29 were ported from the Albuquerque Housing Authority, 16 from the Bernalillo Housing Authority, and 25 from other authorities in the surrounding areas.

## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

### Introduction

Homelessness encompasses a population that is elusive, hidden, highly mobile, and characterized by a diverse and complex set of personal and social circumstances. In order to identify the needs of persons who are homeless, or at risk of becoming homeless, in Rio Rancho, the City works closely with local service providers and their associations including Sandoval County Permanent Supportive Housing, Haven House, and St. Felix Food Pantry. The City of Rio Rancho continues to face significant problems associated with homelessness and the prevention of homelessness in part, because of the continued high unemployment rate of 5.6% according to the Bureau of Labor Statistics in December, 2016. Rising rental housing costs and the continuing effects of the recession also impact the issue. In response, continued initiatives are underway to support comprehensive, coordinated programs that share a common vision of decreasing homelessness in Rio Rancho.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Through the use of CDBG funds, the City of Rio Rancho has carried out outreach and case management services by funding agencies that provide such services to the target population.

The City anticipates providing continued funding towards this initiative.

Addressing the emergency shelter and transitional housing needs of homeless persons



The City has used CDBG funds to provide transitional housing services to the homeless and emergency shelter to the victims of domestic violence. Since the City of Rio Rancho does not currently have any type of shelter for homeless individuals and families, the City provides funding to the Sandoval County Permanent Supportive Housing Program to provide an on-going program for residents of Rio Rancho who are homeless or at risk of become homeless. The City will continue to fund Haven House, Inc. to provide shelter services to victims of domestic violence and their families. In attempt to increase safety and security of the shelter, the CDBG funds will also be used to provide necessary facility improvements to the shelter.

Our goal is to help homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Sandoval County Permanent Supportive Housing Program provides HUD-funded supportive housing rental assistance coupled with comprehensive case management, service coordination, and advocacy services to chronically disabled persons and their immediate family members who are experiencing homelessness. They strive to offer participants the motivation and means to thrive, not merely survive, in order to achieve greater self-sufficiency, and to claim their places as positive, engaged members of the communities in which they live. The Sandoval County Permanent Supportive Housing Program provides services including housing access

assistance to participants in attempt to identify suitable housing units, establish relationships through acting as a liaison with landlords, conduct periodic home safety inspections prior to move-in, and payment of move-in deposits and monthly rental assistance. They also provide client-centered, strength-based case management services which focus on facilitating participants abilities to retain stable housing and increase self-sufficiency by connecting participants to mainstream services and benefits for which they may be eligible, and encourage participation in treatment services and activities such as secondary education vocational rehabilitation and financial literacy training.

#### Discussion

As a basis for the priority need to eliminate homelessness, the City will provide program funds from CDBG to support nonprofit agencies providing rental housing services and utility and rent assistance to homeless persons, those at risk of becoming homeless, and their families. The City will fund the Sandoval County Permanent Supportive Housing Program, Haven House Domestic Violence Shelter, and St. Felix Pantry Homeless Prevention Program to meet some of the needs of the homeless or at-risk of being homeless persons.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

The City of Rio Rancho does not receive HOPWA funds.

## AP-75 Barriers to affordable housing – 91.220(j)

### Introduction

The City's governing body amended the City's Comprehensive Five Year Plan in February 2015, in particular the antiquated platting, to develop ways to limit fractionalized land ownership and is also revising zoning plans to allow for increased residential densities in order to provide more efficient services and affordable housing. This process will be continuous throughout fiscal year 2018 and changes will be made after thorough review and planning to ensure the changes are what will be best for the overall community.

Actions are planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In attempt to remove or ameliorate barriers to affordable housing, the City will take actions to address barriers, as appropriate, taking into consideration available resources and policies.

Principal policies relating to affordable housing are found in the Population and Housing Element of the City's 2010 Comprehensive Plan, as amended. The City's Governing Body relies on the Comprehensive Plan to make decisions concerning zoning changes and land use approvals.

One goal the City has set in attempt to make housing in Rio Rancho more affordable is to provide residents an incentive program that provides down payment and closing cost assistance to first time qualified homebuyers. Although we are not committing new funds to this project

this program year, there are sufficient funds available to assist 7 low to moderate income families with down payment assistance and allow those seven individuals or families the ability to achieve the goal of affordable homeownership.

Further, the City has purchased a license to access Fair Housing training that will be made available on line to the staff, governing body, and general public. The City will be able to track and document who has completed the training in relation to fair housing issues and the process for reporting discrimination. The City website will continue to be used as a resource for fair housing complaints, information regarding ADA compliance and requirements, and overall education. The City has developed a system where complaints can be received and resolutions can be tracked in attempt to prevent fair housing violations from occurring.

#### Discussion

The CDBG staff of the City will be working with the City's Development Services Department to educate the Governing Body on the needs of the City and will encourage them to consider possible changes to zoning ordinances, building codes, fees and other policies that may hinder Rio Rancho residents in obtaining affordable housing.

The City of Rio Rancho does not have a public housing authority to meet the needs of low-to-moderate income residents. The Town of Bernalillo historically served the needs of Section 8 Vouchers Rental Assistance for Rio Rancho residents. In 2012, Santa Fe Civic Housing Authority acquired the Town of Bernalillo Section 8 Voucher Program that had approximately 200 rental vouchers designated for qualified applicants who wish to reside in Rio Rancho. Santa Fe Civic Housing Authority currently has 162 Housing Choice Vouchers being utilized in Rio Rancho.

The City of Rio Rancho has signed Memorandums of Understanding with the Albuquerque Housing Authority and the Santa Fe Civic Housing Authority to provide housing assistance to low-to-moderate income persons. The Albuquerque Housing Authority and the Santa Fe Civic Housing Authority have portable vouchers that can be used to rent homes or apartments in Rio Rancho.

The City will continue working to develop sound relationships with lending institutions to assist clients in obtaining affordable mortgages. This will be achieved through the Rio Rancho Housing Opportunity Program through down payment assistance which is managed by City's Financial Service Department staff.

## AP-85 Other Actions – 91.220(k)

### Introduction

Long-term compliance with Rio Rancho's Consolidated Plan (Plan) is imperative to meeting the goals and objectives set out in the Plan. When proposals and recommendations conflict with proposals in the Plan, the issue will be resolved by taking into consideration of the best short and long term needs of the community. Every effort will be made to comply with the Plan, which serves as a basis for community development decisions. In order to monitor implementation of the Plan, City CDBG staff will work closely with housing, economic development and other nonprofit service providers to provide the services set out in the Plan.

### Actions planned to address obstacles to meeting underserved needs

Rio Rancho is currently working with land developers on projects that would allow for multi-family units in an area of town that is readily accessible to an existing transit corridor, health care, recreation and shopping. The City is experiencing an increase in the amount of interest in developing multi-family dwellings and will be working closely to help address this need.

### Actions planned to foster and maintain affordable housing

The Down Payment and Closing Cost Assistance Program offered by the City will continue to provide soft second mortgages to first-time homebuyers. The mortgages assist with the acquisition of newly constructed or existing homes and the loans are offered with no interest. The loan is repaid upon the sale of the home, if the home is sold or otherwise transferred, within the first five years. If the homeowner remains in the home for five years, the City files a Release of Lien with the Sandoval County Clerk's Office and the funds are treated as a grant.

## Actions planned to reduce lead-based paint hazards

The definition of a lead-based paint hazard as stated in Section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 is “any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.”

According to the New Mexico Department of Health, homes built before 1950 pose highest threat: there are 764 homes in Rio Rancho built before 1950. For many reasons, lead-based paint is typically not an issue in New Mexico. Historically, homes were covered with mortar and plaster or stucco, not paint. Further, paint containing lead was more expensive than non-lead paint. Due to the nature of structures and the overall poverty of New Mexico, most homeowners were not able to afford lead paint. As part of the home repair program, Rebuilding Together Sandoval County tests homes for lead if the home was built prior to 1978. If a homebuyer purchases an existing home through the City's Down Payment Assistance Program, they are given a lead-based paint disclosure form that must be signed. If a home is purchased that was built before 1978, the EPA lead-based paint pamphlet entitled “Protect Your Family from Lead in Your Home” is also given to the homeowner. The homebuyer must also sign a series of forms acknowledging they were informed of the lead-based paint issue.



Actions planned to reduce the number of poverty-level families

The most important way in which the City of Rio Rancho is addressing poverty is through supporting the activities of affordable housing providers, economic development organizations and human services providers.

Through the activities articulated in this Plan, the City provides programs that uplift the housing of low-to-moderate income residents through the Down Payment and Closing Costs Assistance Program. Through the efforts of the Home Repair Assistance Program, repairs to existing homes are made for people within the low-to-moderate income brackets. This includes relatively minor repairs including replacing polybutylene water lines that have broken, roofing and electrical repairs that would otherwise pose a threat to the health and safety of these residents because of safety issues of water leaks causing mold in the home; failure of the roof and injuries that can be caused when the roof collapses; or electrical shock to an individual or an electrical fire.

The City will continue to revitalize existing neighborhoods so that they contain a vital mix of affordable housing, safe and accessible recreation sites, job opportunities and other economic investment possibilities. During the program year, the City will continue working with: 1) the City's Parks and Recreation Department; and 2) other relevant departments, including the Development Services Department, to encourage resident participation in neighborhood beautification and will continue to support the first time homebuyer's down payment assistance program.

#### Actions planned to develop institutional structure

The City has adopted the Infrastructure Capital Improvement Plan (ICIP) for Fiscal Years 2015–2020. This ICIP plan reflects the collective efforts of several City departments and various levels of management and staff and is intended to be a planning document and financial management tool that projects the capital needs and priorities of the City while identifying future financing requirements over the planning period. The ICIP is reviewed and updated each fiscal year.

#### Actions planned to enhance coordination between public and private housing and social service agencies

The City of Rio Rancho believes that by supporting the organizations proposed in this Action Plan, the City of Rio Rancho will be assisting its low-to-moderate income citizens by providing them with the ability to secure food, housing, and shelter for those in need, including the following:

- Haven House, Inc. will continue to provide emergency shelter and assistance to victims of domestic violence.
- St. Felix Pantry, Inc. will continue to provide nutritious sources of protein to low-to-moderate income persons.
- Storehouse West, Inc. will continue to provide food and clothing to low-to-moderate persons and families.

- Sandoval County Permanent Supportive Housing Program will continue with outreach and comprehensive case management and therapeutic support to eligible program participants and their immediate family members residing in Rio Rancho.

## Discussion

The City requires quarterly progress and financial reports from all Subrecipients of CDBG funding that mandate adherence to specific programs and requirements. In addition to quarterly reports, programs are monitored through site visits, file audits and management of fiscal functions inherent in contract administration. By requiring quarterly reporting, the City is able to determine if the Subrecipients are utilizing funds on a timely basis.

All site visits include meeting with staff, discussing current projects, evaluating the efficacy of the subrecipient's performance, past projects and adherence to the scope of services in the Subrecipient Agreement. A site visit will be made to all subrecipients in the first year of the Agreement term. Within the application, the City requires all subrecipients to provide documentation of Articles of Incorporation, current Bylaws, list of current board of directors, authorization letter to request funds, designation of authorized official, organizational charts, resumes of chief administrator and chief financial officers, copy of most recent financial statement and audit, documentation of compliance with national objectives, and conflict of interest certification.

Each subrecipient's quarterly reports require them to document the number of clients they have served based upon: race, ethnicity, gender, age (elderly), income and female-head-of-household. This information in turn is used to document reporting requirements to HUD.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l) (1, 2, 4)

#### Introduction

The City certifies that it will pursue all resources indicated in this Plan and will not willingly or knowingly hinder the implementation of any planned activities. The City will continue to abide by the definitions of eligible applicants for funding as described in 24 CFR 570.201. The City will continue to ensure that all eligible applicants maintain and abide by procurement processes that are at least as stringent as the City's Procurement Code as well as the procurement standards stated in 2 CFR 200.317-326.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l) (1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed 0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. 0

Annual Action Plan 62  
2017

3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Discussion

The City's Five Year Consolidated Plan and Action Plan for Program Years 2013-2018 is designed to provide a minimum overall benefit of 80% of CDBG funds to benefit persons of low and moderate income.

## Attachments

### Grantee Unique Appendices

	Applicant/ Project	Amount Requested	Award Amount
1	City of Rio Rancho Parks & Recreation Park Improvement - Rainbow Park Field Parking Lot	\$57,988.00	\$57,988.00
2	City of Rio Rancho Parks & Recreation Park Improvement – Sabana Grande Recreation Center Parking Lot	\$93,970.00	\$93,970.00
3	City of Rio Rancho Public Works Dept. – Foxwood Trail ADA Ramp Remediation	\$96,049.00	\$96,049.00
4	City of Rio Rancho – Beyond The Bell	\$8,100.00	\$7,013.00
5	Haven House, Inc. - Facility Improvements	\$16,555.00	\$16,555.00
6	Haven House, Inc. - Salary Support Domestic Violence Shelter	\$15,000.00	\$11,475.00
7	Sandoval County Permanent Supportive Housing	\$14,032.00	\$10,837.00
8	St. Felix Pantry, Inc. - Food Assistance Program	\$15,000.00	\$11,475.00
9	St. Felix Pantry, Inc. - Homelessness Prevention	\$29,044.00	\$22,950.00
10	Storehouse West, Inc. – Septic System Replacement	\$12,000.00	\$11,688.00

11	Planning and Administration	\$85,000.00	\$85,000.00
12			
13			
14			
	Total	\$442,738.00	\$425,000.00

2016 - 2017 PROGRAM YEAR AWARD

# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-93

Submitted by: Tony Caravella

Submitting Department: Development Services

Meeting Date: April 12, 2017

## **SUBJECT**

O9, Amending Title XV, Land Usage, Chapter 150, General Provisions, Sections 150.20 Through 150.36 And Appendix A

## **ATTACHMENTS**

- [O9 - ABM](#)
- [O9 - Ordinance](#)





CITY OF RIO RANCHO
AGENDA BRIEFING MEMORANDUM
& PLANNING AND ZONING BOARD REPORT

Legislation Item: \_\_\_\_\_

AGENDA DATE:

April 12, 2017

DEPARTMENT:

Development Services

SUBJECT:

Case No. 16-105-00002. Introduce, approve, and set for public hearing as required by law: An ordinance of the City of Rio Rancho, New Mexico amending the Rio Rancho Code of Ordinances Title XV Land Usage, Chapter 150 General Provisions, Sections 150.20 through 150.36 and Appendix A, the Impact Fees Subchapter, for the purpose of implementing the amended and updated impact fee capital improvement plan; providing for interpretation, severability, conflicts, compiling, and an effective date.

SYNOPSIS:

Proposed amendment (Attachment I) to the City's Land Usage Title XV, General Provisions Chapter 150, that would adopt revisions and amendments to the City's Impact Fee Subchapter as required by New Mexico Statutes Annotated (NMSA 1978), Section 5.8.30 titled "Periodic update of land use assumptions and capital improvements plan required." Concurrent with this code revision are two resolutions, one approving Land Use Assumptions for the period 2016-2026, and the second approving the Impact Fees Capital Improvements Plan, also known as the "Impact Fee Study" for the fiscal years 2016/17 through 2021/22.

BACKGROUND AND ANALYSIS:

The City is in the process of updating its Impact Fees Subchapter (City Code [R.O. 2003] §§ 150.20 through 150.35). This update is required by New Mexico Statutes (NMSA) 5-8-30(B), which states "the municipality or county shall review and evaluate its current land use assumptions and shall cause an update of the capital improvements plan to be prepared in accordance with the Development Fees Act."

Since the Impact Fees Subchapter is codified in Land Usage Title (Title XV) of the City Code, a change or amendment to any portion of the Land Usage Title is interpreted to require review and recommendation by the Planning and Zoning Board pursuant to § 150.07 "Amendments" which reads in part "(A) Proposed amendments shall be submitted to the governing body through the Planning and Zoning Board", and "(B) The Board shall study the proposals at a regular meeting or at a special meeting, if necessary, and shall submit its recommendations to the governing body." The Planning and Zoning Board (PZB) reviewed the proposed impact fee update and change to the Impact Fees Subchapter at their meetings held on September 13, 2016 and March 28, 2017. At the meeting on March 28th, the PZB unanimously (5-0), voted to recommend approval of the amendments to the Impact Fees Subchapter.

Following the PZB's September 13th meeting, the Governing Body established a Special Committee, and the report, excluding attachments, of that Special Committee to the Governing Body is presented as Attachment II.

In addition, NMSA 5-8-34 requires "the advisory committee .... shall file its written comments with the applicable municipality or county on the proposed amendments to the land use assumptions, capital improvements plan or impact fees before the fifth business day before the date of the

1 public hearing on the amendments." This advisory committee is the Capital Improvement Plan  
2 Citizen's Advisory Committee (CIPCAC).

3  
4 The CIPCAC reviewed the preliminary impact fee documentation at their meeting on July 26, 2016,  
5 and completed their final review of the impact fee amendments at their meeting held on August  
6 15, 2016. At their meeting on January 23, 2017, the CIPCAC also reviewed the recommendations  
7 of the Special Committee, and discussed issues that are to be included in their recommendation to  
8 the Governing Body about the impact fee update. The CIPCAC's formal filing of its written  
9 comments will be provided "before the fifth business day before the date of the public hearing on  
10 the amendments." [NMSA § 5-8-34]

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11  
12 **IMPACT:**

13 The proposed changes and amendments comply with the required update and amendment  
14 procedures for impact fees set forth in state statute. A calculation of the existing, and updated  
15 calculated maximum impact fee rates is presented as Attachment III. The calculation of the  
16 phased in rates as recommended by the Special Committee, and as included in the attached  
17 ordinance, is presented as Attachment IV.

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18  
19 **ALTERNATIVES:**

20 The Governing Body has three alternatives on the disposition of this request:

- 21 • Approve, with or without changes, of the proposed amendments and set for public hearing
- 22 on May 10, 2017;
- 23 • Do not approve the proposed amendments, or
- 24 • Postpone its decision to allow for further consideration.

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27 **DEPARTMENT RECOMMENDATION:**

28 As recommended by the Planning and Zoning Board, and the Impact Fees Special Committee  
29 established by Resolution No. 97, Enactment No. 16-095, the DSD recommends introduction and  
30 approval of the ordinance and setting for public hearing on May 10, 2017.

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33 **SEPARATE ATTACHMENT I:** Proposed Ordinance updating/amending Impact Fees Subchapter  
34 **ATTACHMENT II:** Special Committee report to Governing Body (w/out Attachments)  
35 **ATTACHMENT III:** Existing and Consultant Calculated Maximum Impact Fee Rates  
36 **ATTACHMENT IV:** Existing and Proposed Impact Fee Rates with Phasing and Discounts as  
37 recommended by the Special Committee

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February 7, 2017

TO: Rio Rancho Governing Body

FROM: Mayor Gregory D. Hull, Chairperson for Impact Fees Special Committee

**RE: Impact Fees Special Committee Recommendations**

**Background**

See attached for a history of Impact Fees in Rio Rancho and the actions that led up to the formation of an Impact Fees Special Committee by the Governing Body on November 9, 2016.

The Impact Fees Special Committee was tasked with gathering relevant information on Impact Fees and related topics in order to provide a minimum of two recommendations for Impact Fees to the Governing Body no later than February 7, 2017.

The Impact Fees Special Committee was comprised of the following members and operated pursuant to Section 4.3 Special Committees of the Governing Body Rules of Procedure:

- Mayor Gregory Hull (Chairperson)
- District 2 City Councilor/Deputy Mayor Dawnn Robinson (Vice-Chairperson)
- District 3 City Councilor Cheryl Everett
- Anthony Caravella, Director for the Development Services Department
- Donald Martinez, Senior Financial Analyst for the Financial Services Department
- Brian Patterson (member of the public)
- David Newell (member of the public)

The Impact Fees Special Committee met eight times from November 30, 2016 to February 1, 2017. All meetings were open to the public.

**Recommendation 1 (Impact Fee Amounts)**

The Impact Fees Special Committee consented to the attached schedules for Residential and Commercial/Office/Industrial Impact Fees. Also attached is an Impact Fees revenue (cash) projection based on current data and with the committee recommendations in place.

The recommendations for Impact Fees attempts to set amounts based on:

- Take the City to the next 5-year review (2022) of Impact Fee amounts
- Heavily weighting market competitiveness with Albuquerque
- Heavily weighting need to attract commercial/retail to the community to grow gross receipts tax base
- Maintaining the integrity of existing held credits
- City capital project needs
- Best available data
- Providing predictability to developers

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1

- Phase in changes over time

**Recommendation 2 (Policy Matters)**

The Impact Fees Special Committee consented to the following policy recommendations:

- Identify and acknowledge (i.e., grandfather) the status of approved housing developments and their existing impact fee assessments either by plat approvals and/or development agreements – recommend this be done by resolution of the Governing Body.
- That the Governing Body put before voters on a regular/consistent basis proposals for capital improvements funded by bonds/property taxes.
- That the City reviews the manner in which it presents Impact Fees to developers and the public, particularly as it pertains to Drainage Impact Fees.
- That the Governing Body reviews current economic development incentives, programs, and policies, including its Gross Receipts Investment Policy (GRIP) ordinance.
- That the Governing Body explores the idea of commercial infill zones/corridors and other economic development incentives.

Sincerely,



Greggory D. Hull  
Mayor of Rio Rancho

Cc: Keith Riesberg, City Manager

Attachment(s): (1): Impact Fees History in Rio Rancho  
(2): Recommendation for Residential Impact Fees  
(3): Recommendation for Commercial/Office/Industrial Impact Fees  
(4): Impact Fees Revenue (Cash) Projection

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**City of Rio Rancho Impact Fee Amounts**  
Existing and Consultant Calculated Maximum

	<u>EXISTING FEE/RATE</u>	<u>PROPOSED FEE/RATE</u> <u>(100%)</u>	<u>PROPOSED</u> <u>CHANGE</u>
<b>IMPACT FEE TYPE:</b>			
<b>Roadways:</b>			
Single Family Residential (per unit)	\$ 2,691	\$ 6,962	\$ 4,271
Multi-family residential (per unit)	\$ 1,887	\$ 4,863	\$ 2,976
Commercial (1,000 sq ft)	\$ 4,196	\$ 8,647	\$ 4,451
Office/institutional (1,000 sq ft)	\$ 3,094	\$ 3,743	\$ 649
Industrial/warehouse (1,000 sq ft)	\$ 1,955	\$ 2,365	\$ 410
<b>Bikeways and Trails:</b>			
Single Family Residential (per unit)	\$ 32	\$ 64	\$ 32
Multi-family residential (per unit)	\$ 23	\$ 64	\$ 41
Commercial (1,000 sq ft)	\$ 49	\$ 30	\$ (19)
Office/institutional (1,000 sq ft)	\$ 36	\$ 80	\$ 44
Industrial/warehouse (1,000 sq ft)	\$ 23	\$ 10	\$ (13)
<b>Parks:</b>			
Single Family Residential (per unit)	\$ 1,258	\$ 815	\$ (443)
Multi-family residential (per unit)	\$ 832	\$ 702	\$ (130)
Commercial (1,000 sq ft)	\$ -	\$ -	\$ -
Office/institutional (1,000 sq ft)	\$ -	\$ -	\$ -
Industrial/warehouse (1,000 sq ft)	\$ -	\$ -	\$ -
<b>Public Safety:</b>			
Single Family Residential (per unit)	\$ 339	\$ 529	\$ 190
Multi-family residential (per unit)	\$ 225	\$ 529	\$ 304
Commercial (1,000 sq ft)	\$ 755	\$ 220	\$ (535)
Office/institutional (1,000 sq ft)	\$ 335	\$ 670	\$ 335
Industrial/warehouse (1,000 sq ft)	\$ 177	\$ 20	\$ (157)
<b>Water:</b>			
Single Family Residential (5/8"meter)	\$ 3,264	\$ 4,514	\$ 1,250
3/4" meter	\$ 4,896	\$ 6,771	\$ 1,875
1" meter	\$ 8,160	\$ 11,285	\$ 3,125
1 1/2" meter	\$ 16,320	\$ 22,570	\$ 6,250
2" meter	\$ 26,112	\$ 36,113	\$ 10,001
<b>Sewer:</b>			
Single Family Residential (5/8"meter)	\$ 2,298	\$ 1,999	\$ (299)
3/4" meter	\$ 3,447	\$ 2,999	\$ (448)
1" meter	\$ 5,745	\$ 4,998	\$ (747)
1 1/2" meter	\$ 11,490	\$ 9,995	\$ (1,495)
2" meter	\$ 18,384	\$ 15,992	\$ (2,392)
<b>Drainage:</b>			
Single Family Residential (per unit)	\$ 4,465	\$ 4,465	\$ -
Multi-family residential (per unit)	\$ 1,191	\$ 3,846	\$ 2,655
Commercial (1,000 sq ft)	\$ 1,786	\$ 1,970	\$ 184
Office/institutional (1,000 sq ft)	\$ 1,786	\$ 1,970	\$ 184
Industrial/warehouse (1,000 sq ft)	\$ 1,786	\$ 1,970	\$ 184

1

**City of Rio Rancho Impact Fee Amounts**  
Existing and Proposed (January 20, 2017) - Special Committee Recommendations

	EXISTING FEE/RATE	PROPOSED FEE/RATE	PROPOSED CHANGE	Increase at %	Percent Rate Increase & Discount Calculations									
					YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
					Charged at %	Increase at %	Charged at %	Increase at %	Charged at %	Increase at %	Charged at %	Increase at %	Charged at %	Increase at %
Residential Increase Rate				5%		10%		15%		20%		25%		
Commercial Increase Rate				0%		0%		0%		0%		0%		
Commercial Discount				80%		80%		80%		80%		80%		
<b>IMPACT FEE TYPE:</b>														
<b>Roadways:</b>														
Single Family Residential (per unit)	\$ 2,691	\$ 6,962	\$ 4,271	\$ 2,904.55	41.72%	\$ 3,118.10	44.79%	\$ 3,331.65	47.85%	\$ 3,545.20	50.92%	\$ 3,758.75	53.99%	
Multi-family residential (per unit)	\$ 1,887	\$ 4,863	\$ 2,976	\$ 2,035.80	41.86%	\$ 2,184.60	44.92%	\$ 2,333.40	47.98%	\$ 2,482.20	51.04%	\$ 2,631.00	54.10%	
Commercial (1,000 sq ft)	\$ 4,196	\$ 8,647	\$ 4,451	\$ 1,729.40	20.00%	\$ 1,729.40	20.00%	\$ 1,729.40	20.00%	\$ 1,729.40	20.00%	\$ 1,729.40	20.00%	
Office/institutional (1,000 sq ft)	\$ 3,094	\$ 3,743	\$ 649	\$ 748.60	20.00%	\$ 748.60	20.00%	\$ 748.60	20.00%	\$ 748.60	20.00%	\$ 748.60	20.00%	
Industrial/warehouse (1,000 sq ft)	\$ 1,955	\$ 2,365	\$ 410	\$ 473.00	20.00%	\$ 473.00	20.00%	\$ 473.00	20.00%	\$ 473.00	20.00%	\$ 473.00	20.00%	
<b>Bikeways and Trails:</b>														
Single Family Residential (per unit)	\$ 32	\$ 64	\$ 32	\$ 33.60	52.50%	\$ 35.20	55.00%	\$ 36.80	57.50%	\$ 38.40	60.00%	\$ 40.00	62.50%	
Multi-family residential (per unit)	\$ 23	\$ 64	\$ 41	\$ 25.05	39.14%	\$ 27.10	42.34%	\$ 29.15	45.55%	\$ 31.20	48.75%	\$ 33.25	51.95%	
Commercial (1,000 sq ft)	\$ 49	\$ 30	(\$ 19)	\$ 6.00	20.00%	\$ 6.00	20.00%	\$ 6.00	20.00%	\$ 6.00	20.00%	\$ 6.00	20.00%	
Office/institutional (1,000 sq ft)	\$ 36	\$ 80	\$ 44	\$ 16.00	20.00%	\$ 16.00	20.00%	\$ 16.00	20.00%	\$ 16.00	20.00%	\$ 16.00	20.00%	
Industrial/warehouse (1,000 sq ft)	\$ 23	\$ 10	(\$ 13)	\$ 2.00	20.00%	\$ 2.00	20.00%	\$ 2.00	20.00%	\$ 2.00	20.00%	\$ 2.00	20.00%	
<b>Parks:</b>														
Single Family Residential (per unit)	\$ 1,258	\$ 815	(\$ 443)	\$ 815.00	100.00%	\$ 815.00	100.00%	\$ 815.00	100.00%	\$ 815.00	100.00%	\$ 815.00	100.00%	
Multi-family residential (per unit)	\$ 832	\$ 702	(\$ 130)	\$ 702.00	100.00%	\$ 702.00	100.00%	\$ 702.00	100.00%	\$ 702.00	100.00%	\$ 702.00	100.00%	
Commercial (1,000 sq ft)	\$ -	\$ -	\$ -	n/a		n/a		n/a		n/a		n/a		
Office/institutional (1,000 sq ft)	\$ -	\$ -	\$ -	n/a		n/a		n/a		n/a		n/a		
Industrial/warehouse (1,000 sq ft)	\$ -	\$ -	\$ -	n/a		n/a		n/a		n/a		n/a		
Public Safety Residential Increase Rate				5%		10%		100%		100%		100%		
Public Safety Commercial Increase Rate				100%		100%		100%		100%		100%		
Public Safety Commercial Discount				0%		0%		0%		0%		0%		
<b>Public Safety:</b>														
Single Family Residential (per unit)	\$ 339	\$ 529	\$ 190	\$ 348.50	65.88%	\$ 358.00	67.67%	\$ 529.00	100.00%	\$ 529.00	100.00%	\$ 529.00	100.00%	
Multi-family residential (per unit)	\$ 225	\$ 529	\$ 304	\$ 240.20	45.41%	\$ 255.40	48.28%	\$ 529.00	100.00%	\$ 529.00	100.00%	\$ 529.00	100.00%	
Commercial (1,000 sq ft)	\$ 755	\$ 220	(\$ 535)	\$ 220.00	100.00%	\$ 220.00	100.00%	\$ 220.00	100.00%	\$ 220.00		\$ 220.00		
Office/institutional (1,000 sq ft)	\$ 335	\$ 670	\$ 335	\$ 670.00	100.00%	\$ 670.00	100.00%	\$ 670.00	100.00%	\$ 670.00		\$ 670.00		
Industrial/warehouse (1,000 sq ft)	\$ 177	\$ 20	(\$ 157)	\$ 20.00	100.00%	\$ 20.00	100.00%	\$ 20.00	100.00%	\$ 20.00		\$ 20.00		
<b>Water:</b>														
Single Family Residential (5/8" meter)	\$ 3,264	\$ 4,514	\$ 1,250	\$ 3,326.50	73.69%	\$ 3,389.00	75.08%	\$ 3,451.50	76.46%	\$ 3,514.00	77.85%	\$ 3,576.50	79.23%	
3/4" meter	\$ 4,896	\$ 6,771	\$ 1,875	\$ 4,989.75	73.69%	\$ 5,083.50	75.08%	\$ 5,177.25	76.46%	\$ 5,271.00	77.85%	\$ 5,364.75	79.23%	
1" meter	\$ 8,160	\$ 11,285	\$ 3,125	\$ 8,316.25	73.69%	\$ 8,472.50	75.08%	\$ 8,628.75	76.46%	\$ 8,785.00	77.85%	\$ 8,941.25	79.23%	
1 1/2" meter	\$ 16,320	\$ 22,570	\$ 6,250	\$ 16,632.50	73.69%	\$ 16,945.00	75.08%	\$ 17,257.50	76.46%	\$ 17,570.00	77.85%	\$ 17,882.50	79.23%	
2" meter	\$ 26,112	\$ 36,113	\$ 10,001	\$ 26,612.05	73.69%	\$ 27,112.10	75.08%	\$ 27,612.15	76.46%	\$ 28,112.20	77.85%	\$ 28,612.25	79.23%	
<b>Sewer:</b>														
Single Family Residential (5/8" meter)	\$ 2,298	\$ 1,999	(\$ 299)	\$ 1,999.00	100.00%	\$ 1,999.00	100.00%	\$ 1,999.00	100.00%	\$ 1,999.00	100.00%	\$ 1,999.00	100.00%	
3/4" meter	\$ 3,447	\$ 2,999	(\$ 448)	\$ 2,999.00	100.00%	\$ 2,999.00	100.00%	\$ 2,999.00	100.00%	\$ 2,999.00	100.00%	\$ 2,999.00	100.00%	
1" meter	\$ 5,745	\$ 4,998	(\$ 747)	\$ 4,998.00	100.00%	\$ 4,998.00	100.00%	\$ 4,998.00	100.00%	\$ 4,998.00	100.00%	\$ 4,998.00	100.00%	
1 1/2" meter	\$ 11,490	\$ 9,995	(\$ 1,495)	\$ 9,995.00	100.00%	\$ 9,995.00	100.00%	\$ 9,995.00	100.00%	\$ 9,995.00	100.00%	\$ 9,995.00	100.00%	
2" meter	\$ 18,384	\$ 15,992	(\$ 2,392)	\$ 15,992.00	100.00%	\$ 15,992.00	100.00%	\$ 15,992.00	100.00%	\$ 15,992.00	100.00%	\$ 15,992.00	100.00%	
<b>Drainage:</b>														
Single Family Residential (per unit)	\$ 4,465	\$ 4,465	\$ -	\$ 4,465.00	100.00%	\$ 4,465.00	100.00%	\$ 4,465.00	100.00%	\$ 4,465.00	100.00%	\$ 4,465.00	100.00%	
Multi-family residential (per unit)	\$ 1,191	\$ 3,846	\$ 2,655	\$ 1,323.75	34.42%	\$ 1,456.50	37.87%	\$ 1,589.25	41.32%	\$ 1,722.00	44.77%	\$ 1,854.75	48.23%	
Commercial (1,000 sq ft)	\$ 1,786	\$ 1,970	\$ 184	\$ 394.00	20.00%	\$ 394.00	20.00%	\$ 394.00	20.00%	\$ 394.00	20.00%	\$ 394.00	20.00%	
Office/institutional (1,000 sq ft)	\$ 1,786	\$ 1,970	\$ 184	\$ 394.00	20.00%	\$ 394.00	20.00%	\$ 394.00	20.00%	\$ 394.00	20.00%	\$ 394.00	20.00%	
Industrial/warehouse (1,000 sq ft)	\$ 1,786	\$ 1,970	\$ 184	\$ 394.00	20.00%	\$ 394.00	20.00%	\$ 394.00	20.00%	\$ 394.00	20.00%	\$ 394.00	20.00%	

2



CITY OF RIO RANCHO  
ORDINANCE

ORDINANCE NO. \_\_\_\_\_

ENACTMENT NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE RIO RANCHO CODE OF ORDINANCES TITLE XV LAND USAGE, CHAPTER 150 GENERAL PROVISIONS, SECTIONS 150.20 THROUGH 150.36 and APPENDIX A, THE IMPACT FEES SUBCHAPTER, FOR THE PURPOSE OF IMPLEMENTING THE AMENDED AND UPDATED IMPACT FEE CAPITAL IMPROVEMENT PLAN; PROVIDING FOR INTERPRETATION, SEVERABILITY, CONFLICTS, COMPILING, AND AN EFFECTIVE DATE.

WHEREAS: the Governing Body of City of Rio Rancho, has adopted impact fees in accordance with the State of New Mexico Statutes Annotated (NMSA 1978) Chapter 5 "Municipalities and Counties", Article 8 "Land Development Fees and Rights", cited as the Development Fees Act; and,

WHEREAS: the Governing Body finds a need to amend the impact fees subchapter based on NMSA Section 5-8-30(B), requiring the City to review and evaluate its impact fee use assumptions and impact fee capital improvements plan (IFCIP) in accordance with the Development Fees Act"; and

WHEREAS: the Capital Improvement Plan Citizen's Advisory Committee (CIPCAC) has reviewed the proposed amended IFCIP and Impact Fee Study at the CIPCAC meetings on August 15, 2016 and January 23, 2017, and recommended approval of the Impact Fees and Land Use Assumptions to the Governing Body; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board reviewed the proposed amendments at a public meeting on September 13, 2016, and March 21, 2017, regarding the proposed changes to the land use regulations, and, following study and consideration, has made findings (where applicable), and made these recommendations to the Governing Body regarding adoption of the changes; and

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes; and

WHEREAS: the Governing Body, by adoption of Resolution No. 97, Enactment No. 16-095, on November 9, 2016, established a Special Committee to study and consider the proposed update to the City's impact fees, and the Special Committee provided its recommendations and alternatives to the Governing Body at their meeting held on February 22, 2017; and

WHEREAS: the Special Committee's recommendations identified the need for the City's impact fees to be comparable with other jurisdictions in the region, provide equitable balance in meeting and implementing the goals of the City's Strategic Plan, as well as other factors that weigh in the decision to adopt discounts to the Impact Fee Study's justifiable maximum impact fee; and

WHEREAS: public hearings occurred, in accordance with procedures set forth in Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed land use and impact fee changes and were duly advertised and held by the Governing Body of the City of Rio Rancho on \_\_\_\_\_, and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon findings and determination that the proposed amendments are consistent with the policies and criteria set forth in R.O.2003 and the City's Comprehensive Plan, the Governing Body finds that the amendments promote the health, safety, morals, and general welfare of the City.

1 NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

2  
3 Section 1. Amendments to the General Provisions Chapter of the Land Usage Title:  
4 The Rio Rancho Code of Ordinances (R.O. 2003) Title XV "Land Usage", Chapter 150 "General  
5 Provisions", is hereby amended to create Articles for Administration and Enforcement and  
6 Impact Fees, and to amend the Impact Fees Article/Subchapter to reflect changes to the City's  
7 impact fee pursuant to updates required by the New Mexico Development Fees Act, with said  
8 Chapter to read as follows:  
9

10 ARTICLE I. ADMINISTRATION AND ENFORCEMENT

11 ARTICLE II. RESERVED

12 ARTICLE III. IMPACT FEES

13  
14  
15 150.20 TITLE.

16  
17 This subchapter ~~or article~~, consisting of §§ 150.20 through 150.35 ~~49~~, shall be known and cited as  
18 the "Impact Fees Subchapter."

19 150.21 AUTHORITY.

20 (A) The city is authorized to impose impact fees under New Mexico Statutes Annotated 1978  
21 (NMSA 1978) NMSA §§ 5-8-1 through 5-8-42, the Development Fees Act.

22 (B) The provisions of this subchapter shall not be construed to limit the power of the city to  
23 utilize any other methods or powers otherwise available for accomplishing the purposes set  
24 forth herein, either in substitution or in conjunction with this subchapter, provided that the  
25 methods or powers are not prohibited by or inconsistent with this subchapter or the  
26 Development Fees Act.

27 150.22 APPLICABILITY.

28 This subchapter shall be uniformly applicable to all development that occurs within the existing  
29 corporate jurisdiction of the city, and as may be amended in the future; provided that  
30 development that occurs within subdivisions, or new commercial developments, that have  
31 complied with applicable storm drainage regulations shall be exempt from the drainage impact  
32 fee.

33 150.23 FINDINGS AND DECLARATIONS.

34 The City of Rio Rancho governing body (hereinafter "governing body") hereby finds and declares  
35 that:

36 (A) The city is responsible for and committed to the provision of road, bikeways and trails, parks,  
37 public safety facilities, water utilities and drainage facilities at levels necessary to cure any  
38 existing deficiencies in already developed areas of the city; ~~and~~

39 (B) Such facilities and service levels shall be provided by the city utilizing existing funding  
40 sources allocated for such facilities and services including, but not limited to, the general fund,  
41 enterprise fund, general obligation bonds, special assessment districts and metropolitan  
42 redevelopment districts; ~~however~~



(C) ~~However, n~~New residential and non-residential development causes and imposes increased and excessive demands on public facilities and services, including roads, bikeways and trails, parks, public safety facilities, water utilities, and drainage facilities; ~~and~~

(D) The governing body appointed an advisory committee, pursuant to NMSA ~~1978~~ § 5-8-37, to review the land use assumptions (LUA), the impact fees capital improvement plan (IFCIP), and this subchapter; ~~and~~

(E) The land use assumptions indicate that new development will continue and will place ever increasing demands on the city to provide necessary roads, bikeways and trails, parks, public safety facilities, water and wastewater utilities and drainage facilities; ~~and~~

(F) New development should pay the capital costs related to the additional capital facilities needed to accommodate that new development; ~~and~~

(G) The governing body hereby adopts the following standards for minimum level-of-service (LOS) for each of the following categories of capital facilities:

Facility <u>Category</u>	Level-of-service
Roads	VMC/VMT ratio of 2.00
Bikeways and Trails	0.46 miles per 10,000 VMT
Parks	3.06 equivalent developed park acres per 1,000 peak residential population
Public Safety	1.62 square feet of public safety building per functional population
Utilities <u>(Water and Wastewater)</u>	Single-family equivalent connector service unit, <u>or ERU</u> , requires: 340 gallons per day (gpd) <u>potable</u> water capacity, <u>and</u> 750 gallons per day maximum water day demand, and 175 gpd wastewater <u>(sewer)</u> capacity.
Drainage	To provide a conveyance system adequate to accommodate the design storm from the farthest upstream property or city boundary to the receiving waters of the Rio Grande River. The design storm is the 100-year storm event, with a duration of 6 hours for conveyance facilities and 24 hours for detention facilities.

1 (H) The governing body, after careful consideration of the matter, hereby finds and declares that  
2 it is in the best interest of the general welfare of the city and its residents to impose impact fees  
3 upon residential and nonresidential development in order to finance roads, bikeways and trails,  
4 parks, public safety facilities, water and wastewater utilities and drainage facilities for which  
5 demand is created by the development; ~~and~~

6 (I) The governing body further finds and declares that impact fees provide a reasonable method  
7 of regulating new development to ensure that such new development pays the costs of capital  
8 facilities necessary to accommodate the new development; ~~and~~

9 (J) The governing body further finds and declares that such impact fees are equitable, and  
10 impose a fair burden on new development by requiring developers and builders to pay their fair  
11 and proportionate share of the cost, and deems it advisable to adopt this subchapter as  
12 ~~hereinafter~~ set forth herein; ~~and~~

13 (K) The governing body further finds and declares that such impact fees ~~should~~ may be phased-  
14 in over a ~~multi-year~~ period of time in order to equitably facilitate projects that may be in the  
15 development review process when this subchapter becomes effective; ~~and~~

16 (L) The governing body further finds and declares that economic base development, as defined  
17 herein, as well as additions to the capital assets and facilities of the Rio Rancho Public Schools  
18 system and the City of Rio Rancho, should be encouraged in accordance with the city's goals and  
19 policies and, therefore, impact fees ~~should~~ may be waived for such development; ~~and~~

20 (M) The governing body further finds that there exists a rational relationship between the capital  
21 costs of providing the roads, bikeways and trails, parks, public safety facilities, ~~water~~ utilities and  
22 drainage facilities at the level of service adopted above and the impact fees imposed on  
23 development under this subchapter; ~~and~~

24 (N) The governing body further finds that there exists a rational relationship between the impact  
25 fees to be collected pursuant to this subchapter and the expenditure of those funds on capital  
26 costs related to roads, bikeways and trails, parks, public safety facilities, ~~water~~ utilities and  
27 drainage facilities, as limited and restricted by this subchapter; and

28 (O) The governing body further finds and declares that this subchapter has approached the  
29 problem of determining the impact fees in a conservative and reasonable manner and that it is  
30 consistent with both the procedural and substantive requirements of the NMSA 1978  
31 "Development Fees Act" (~~NMSA §§ 5-8-1 through 5-8-42~~)

32 150.24 INTENT AND PURPOSE.

33 This subchapter is intended to assess and collect impact fees in an amount based upon  
34 appropriate service units for roadways, bikeways and trails, parks, public safety facilities, water  
35 and wastewater utilities and drainage facilities in order to finance such facilities, the demand for  
36 which is generated by new development in the city. The purpose of this subchapter is to ensure  
37 the provision of an adequate level of service for roads, bikeways and trails, parks, public safety

1 facilities, water utilities and drainage facilities throughout the city so that new development may  
2 occur in a manner consistent with the City Comprehensive Plan. The governing body intends, by  
3 enactment of this subchapter, to require new development to bear the capital costs related to  
4 the additional capital facilities made necessary by such new development and to avoid paying  
5 these costs from traditional financing sources. The city is responsible for and will meet all capital  
6 improvement needs associated with existing development in the city. Only capital improvement  
7 needs created by new development will be met by impact fees. Impact fees shall not exceed the  
8 cost to pay for a proportionate share of the cost of system improvements based upon service  
9 units needed to serve new development. The impact fees shall be spent on new or enlarged  
10 capital facilities and equipment which substantially benefit those developments which pay the  
11 fees. The impact fees may also be spent on (1) the estimated costs and professional fees paid for  
12 preparing and updating the capital improvements plan, (2) for costs and fees charged by  
13 qualified professionals for services directly related to the construction of capital improvements  
14 or facility expansions, and (3) for administrative costs associated with this subchapter, such  
15 administrative costs not to exceed 3% of the total impact fees collected, as provided by NMSA  
16 1978 § 5-8-4.

17 150.25 RULES OF CONSTRUCTION; DEFINITIONS.

18 (A) Construction. For the purposes of administration and enforcement of this subchapter, unless  
19 otherwise stated, the following rules of construction shall apply:

20 (1) In cases of any difference of meaning or implication between the text of this subchapter  
21 and any caption, illustration, summary table or illustrative table, the text shall control.

22 (2) The word "shall" is always mandatory and not discretionary; the word "may" is  
23 permissive.

24 (3) Words used in the present tense shall include the future and words used in the singular  
25 number shall include the plural and the plural, the singular, unless the context clearly  
26 indicates the contrary

27 (4) The word "persons" includes an individual, a corporation, a partnership, an incorporated  
28 association, a governmental entity or any other similar entity.

29 (5) The word "includes" shall not limit a term to the specific example but is intended to  
30 extend its meaning to all other instances or circumstances of like kind or character.

31 (6) Words used in the masculine include the feminine and vice versa.

32 (B) Definitions. For the purpose of this subchapter, the following definitions shall apply unless  
33 the context clearly indicates or requires a different meaning.

34 ACCOUNTS. A method of tracking and monitoring the impact fee revenues and expenditures  
35 segregated by the category of capital improvements (roads, bikeways and trails, parks, public  
36 safety, water utilities and drainage facilities).

1 APPLICANT. The person, including governmental entities, seeking a zoning plan check,  
2 development approval, a building permit, a refund or a credit, whichever is applicable.

3 ASSESSMENT. The determination of the amount of the impact fee, ~~or~~ the applicable fee  
4 schedule, or both, whichever is appropriate.

5 BUILDING PERMIT. The permit as required by the General Construction Industries Commission  
6 of the state, ~~as set forth in § 154.23 and~~ as administered pursuant to the construction standards  
7 of the city, by the Building Inspection Division and the Department of Development Services, as  
8 set forth in Chapter 151 "Building Regulations".

9 CAPITAL IMPROVEMENTS. Any of the following facilities that have a life expectancy of ten or  
10 more years and are owned and operated by or on behalf of the city:

11 (1) Roadway facilities, including roads, bridges, bus bays, rights-of-way, traffic signals,  
12 landscaping and any local components of state and federal highways;

13 (2) Bikeways and trails;

14 (3) Parks, recreational areas, open space trails and related areas and facilities;

15 (4) Buildings for fire, police and rescue and essential equipment ~~and essential equipment~~  
16 costing \$10,000 or more and having a life expectancy of ten years or more;

17 (5) Water and wastewater facilities, including wells, transmission mains, storage reservoirs,  
18 collection mains, lift stations, wastewater treatment plants; and;

19 (6) Drainage facilities, including regional facilities typically constructed by the Southern  
20 Sandoval County Arroyo Flood Control Authority and local facilities typically constructed by  
21 the City of Rio Rancho. Regional facilities include stormwater conveyances of more than  
22 500 cubic feet per second.

23 CAPITAL IMPROVEMENTS PLAN. (See IMPACT FEES CAPITAL IMPROVEMENTS PLAN.)

24 CAPITAL IMPROVEMENTS PLAN CITIZEN ADVISORY COMMITTEE, or CIPCAC. The standing  
25 committee appointed by the governing body to advise the city in the preparation,  
26 implementation and update of the impact fees.

27 COLLECTION. The payment of the applicable impact fees.

28 COMMERCIAL. The type of development which is consistent with, but not exclusive to, the C-1,  
29 retail commercial zoning designation.

30 COMPREHENSIVE PLAN or MASTER PLAN. The Vision 2020 Integrated Comprehensive Plan,  
31 adopted June, 2001, in accordance with NMSA 1978 § 3-19-9, as may be subsequently amended.

32 CREDIT. The value of payments, contributions, dedication and improvements made by  
33 development towards the cost of existing or future system improvements, as defined herein.

34 CREDIT HOLDER. The person entitled to transfer, apply or seek reimbursement for credit or  
35 excess credit.

36 DEEMED COMPLETE. An applicant has submitted an application for a building permit, with the  
37 applicable fees, and the application and fees have been accepted by the city.

38 DEVELOPER. Any person or legal entity undertaking development.

1 DEVELOPMENT. The subdivision of land, reconstruction, redevelopment, conversion, structural  
2 alteration, relocation or enlargement of any structure or any land use, change of land use or  
3 extension of the use of land which increases the number of service units.

4 DEVELOPMENT AGREEMENT. The written agreement between the developer and the city for  
5 construction of system improvements which memorializes the terms of construction, the  
6 estimated cost of the system improvements, the schedule for initiation and completion of the  
7 system improvements, a requirement that the system improvements be completed to accepted  
8 city standards, and such other terms and conditions as deemed necessary by the city.

9 DEVELOPMENT APPROVAL. Written authorization, such as approval of a rezoning application  
10 or issuance of a building permit or other forms of official action required by the city prior to  
11 commencement of construction.

12 DIRECT ACCESS IMPROVEMENTS. The portion of roadway facilities built off-site but adjacent  
13 to new development which serves the needs of the new development. DIRECT ACCESS  
14 IMPROVEMENTS do not include through lanes or other necessary components of any arterial or  
15 collector street, but are limited to traffic signals, acceleration/deceleration lanes or other minor  
16 improvements which primarily serve traffic entering a development project from the major road  
17 system.

18 DWELLING UNIT or DU. One or more rooms and a single kitchen designed as a unit for  
19 occupancy by one family for living and sleeping purposes, but not including a recreation vehicle  
20 or travel trailer.

21 ECONOMIC BASE DEVELOPMENT. An enterprise that exports 60% or more of its products or  
22 services outside of the state.

23 EFFECTIVE DATE. The date on which this subchapter, or amendments to this subchapter,  
24 becomes effective.

25 ENCUMBERED. Funds committed for a specified improvement on a specified time schedule.

26 EXCESS CREDIT. That portion of the credit granted to the credit holder for system  
27 improvements which exceeds the value of the impact fees otherwise due from the development.

28 EXEMPTION. Development which satisfies the criteria in § 150.31 and, therefore, is released  
29 from the obligation of paying all or a portion of the impact fees otherwise due for the  
30 development.

31 FACILITY EXPANSION. The expansion of the capacity of an existing facility that serves the  
32 same function as an otherwise necessary new capital improvement, in order that the existing  
33 facility may serve new development. The term does not include the repair, maintenance,  
34 modernization or expansion of an existing facility to improve service to existing development.

35 FUNCTIONAL POPULATION. The number of "full time equivalent" people present at the site of  
36 a land use. ~~The FUNCTIONAL POPULATION is lower than residential population because many~~  
37 ~~residents of the community commute to jobs outside the city.~~ FUNCTIONAL POPULATION can  
38 also be defined as the number of people occupying space in the city or service area on a 24 hour  
39 per day, seven-day-per-week basis, and who are required to be served by capital improvements.

40 GROSS FLOOR AREA. The sum of all the floor areas of a building or buildings, measured from  
41 the exterior of the supporting walls or supporting devices, including all accessory buildings on  
42 the same lot, but excluding vehicle parking structures or pedestrian walkway which are  
43 accessory, ancillary, or supportive to a principal use.

1 IMPACT FEE. A charge or assessment imposed by the city on new development in order to  
2 generate revenue for funding or recouping the costs of capital improvements or facility  
3 expansions necessitated by and attributable to new development. The term includes amortized  
4 charges, lump-sum charges, capital recovery fees, contributions in aid of construction,  
5 development fees and any other fee that functions as described by this definition.

6 IMPACT FEES ADMINISTRATOR. The Director of the Department of Development Services or  
7 ~~his~~ designee, when administering this subchapter.

8 IMPACT FEES CAPITAL IMPROVEMENTS PLAN, or IFCIP. A plan required by the New Mexico  
9 Development Fees Act that identifies capital improvements or facility expansions for which  
10 impact fees may be assessed. In NMSA 1978 § 5-8-6, it is referred to as the Capital Improvement  
11 Plan (CIP); it is referred to herein as the IFCIP. The IFCIP is to be distinguished from the local  
12 Infrastructure Capital Improvements Plan (ICIP) which sets forth an inventory of existing capital  
13 improvements deficiencies, planned capital projects and sources of finding for these projects  
14 which sources may or may not include impact fees, and from the Budget Capital Improvements  
15 Plan which governs general fund allocations for capital improvements.

16 INDEPENDENT FEES DETERMINATION. A finding by the Impact Fees Administrator that an  
17 independent fee study does or does not meet the requirements for such a study as established  
18 by this subchapter and, if the requirements are met, the fee calculated by the Impact Fees  
19 Administrator therefrom.

20 INDEPENDENT FEES STUDY. The engineering, financial and/or economic documentation  
21 prepared by the applicant in accordance with § 150.32 to allow individual determination of a  
22 development or land use specific impact fee other than by use of the applicable fee schedule.

23 INDUSTRIAL/WAREHOUSE. The type of development which is consistent with, but not  
24 exclusive to, uses permitted in zoning districts with a designation of the C-2, Wholesale and  
25 Warehousing Commercial District or M-1: Industrial and Business Park District -1, Light Industrial  
26 District.

27 INFRASTRUCTURE CAPITAL IMPROVEMENTS PLAN, or ICIP. The ICIP is a multi-year plan  
28 that identifies planned capital improvements and infrastructure, an inventory of existing  
29 infrastructure and capital projects, plus sources of funding for proposed capital projects. The  
30 projects and funding sources in the ICIP are identified in the city's annual budget which may  
31 include impact fees as one of the funding sources.

32 LAND USE ASSUMPTIONS, or LUA. The land use assumptions adopted or as may be amended  
33 by the governing body, pursuant to the New Mexico Development Fees Act, NMSA 1978 §§ 5-8-  
34 19, 5-8-28, 5-8-30, 5-8-31 and 5-8-36. The LAND USE ASSUMPTIONS are incorporated herein by  
35 reference.

36 LEVEL OF SERVICE or LOS. A measure of the relationship between service capacity and service  
37 demand for public facilities in terms of demand to capacity ratios or the comfort and  
38 convenience of use or service of public facilities or both. Minimum LEVEL OF SERVICE refers to  
39 the minimum standard adopted by the governing body upon which these impact fees have been  
40 calculated in order to provide for the health and safety of the ~~residents~~ functional population of  
41 the community.

42 MOBILE HOME. A transportable structure built on a chassis and designed to be used as a  
43 permanent dwelling with or without a permanent foundation when connected to the required  
44 utilities.

45 MULTI-FAMILY. The type of development, other than single-family dwelling units, which is  
46 consistent with, but not exclusive to, uses permitted in zoning districts with a designation of the

1 ~~R-2 and R-3: Mixed Residential District, or R-6: Multi-family residential districts other than~~  
2 ~~single family dwelling units.~~

3 NON-RECOUPMENT IMPACT FEES. Impact fees collected by the city for purposes other than  
4 recoupment, as defined herein.

5 OFFICE/INSTITUTIONAL. A type of development which is consistent with, but not exclusive to,  
6 uses permitted in zoning districts with a designation of the O-1: Office District and O-2, office-  
7 zoning designations.

8 OFFSET. The amount by which an impact fee is reduced to fairly reflect the credits applied for  
9 system improvements.

10 OWNER OF RECORD. The person whose name appears in the property title records of either  
11 Bernalillo County or Sandoval County for a property subject to the terms of this subchapter.

12 PLAN CHECK. ~~(See ZONING PLAN CHECK.) Zoning Plan Check.~~

13 POST-SUBCHAPTER CREDIT. Credit for dedications, contributions or construction of system  
14 improvements accepted by the city after the effective date of this subchapter as defined herein.

15 PRE-SUBCHAPTER CREDIT. Credit for dedications, contributions or construction of system  
16 improvements accepted by the city prior to the effective date of this subchapter as defined  
17 herein.

18 PRESENT VALUE. The current value of past, present or future payments, contributions or  
19 dedications of goods, materials, construction or money, taking into account, when appropriate,  
20 depreciation and inflation.

21 PROJECT IMPROVEMENTS. Site specific improvements or facilities that are planned, designed  
22 or built to provide service for a specific development project and that are necessary for the use  
23 and convenience of the occupants or users of that project, and that are not system  
24 improvements. The character of the improvement shall control a determination of whether an  
25 improvement is a PROJECT IMPROVEMENT or a system improvement, and the physical  
26 location of the improvement on-site or off-site shall not be considered determinative of whether  
27 an improvement is a PROJECT IMPROVEMENT or a system improvement. No improvement or  
28 facility included in a plan for public facilities approved by the governing body shall be considered  
29 a PROJECT IMPROVEMENT. No improvement that is the same type of facility included in the  
30 calculation of an impact fee shall be considered a PROJECT IMPROVEMENT. If an improvement  
31 or facility provides or will provide more than incidental service or facilities capacity to persons  
32 other than users or occupants of a particular project, the improvement or facility shall not be  
33 considered a PROJECT IMPROVEMENT. Nothing in this definition restricts, constrains or  
34 reduces the need for a development to construct, or contribute to, a project that is not a  
35 PROJECT IMPROVEMENT if, and receive no credit or compensation for, such improvement is  
36 not listed in the City's IFCIP. Direct access improvements to the particular development are  
37 PROJECT IMPROVEMENTS.

38 PROPORTIONATE SHARE. The portion of the cost of system improvements which is  
39 reasonably and fairly related to the service demands and needs of a project.

40 PUBLIC SAFETY. Fire, police and rescue services, as provided through an integrated service  
41 delivery system through the Department of Public Safety, the Police Department, or  
42 Department of Fire and Rescue.

43 QUALIFIED PROFESSIONAL. A professional engineer, surveyor, financial analyst or planner  
44 providing services within the scope of his license, education or experience.

- 1 RECOUPMENT. Reimbursement to the city through impact fees for system improvements  
2 which provide excess capacity available to serve new development.
- 3 REFUND. To return or give back all or a portion of the impact fees to the owner of record  
4 pursuant to provisions of this subchapter § 150.34(A).
- 5 ROADWAY FACILITIES. Arterial or collector streets or roads that have been designated on the  
6 city comprehensive plan, including bridges, bike and pedestrian trails, bus bays, rights-of-way,  
7 traffic signals, landscaping and any local components of state or federal highways.
- 8 SERVICE AREA. An area within the city or the extraterritorial jurisdiction of the city to be served  
9 by the capital improvements or facility expansions specified in the IFCIP.
- 10 SERVICE UNIT. A standardized measure of consumption, use, generation or discharge  
11 attributable to an individual unit of development calculated in accordance with generally  
12 accepted engineering or planning standards for a particular category of capital improvements of  
13 facility expansions.
- 14 SINGLE-FAMILY. A building, including a mobile home, arranged or designed to be occupied by  
15 one family, the structure having only one dwelling unit.
- 16 SINGLE-FAMILY EQUIVALENT CONNECTOR. Has the water and wastewater characteristic of  
17 an average single-family customer, the exact size of which is defined in the land use  
18 assumptions or Impact Fee Capital Improvement Plan and Impact Fee Study.
- 19 SYSTEM IMPROVEMENTS. Capital improvements that are public facilities designed to provide  
20 service to more than one development project or to the community at large, in contrast to  
21 project improvements. Improvements of the same type as are used in calculating an impact fee  
22 shall be considered SYSTEM IMPROVEMENTS, regardless of whether they are specifically listed  
23 in the Capital Improvements Plan and regardless of whether they primarily serve a particular  
24 development project. Nothing in this definition restricts, constrains or reduces the need for a  
25 development to construct, or contribute to, a project that is a SYSTEM IMPROVEMENT, and  
26 receive no credit or compensation for such construction or compensation, if such improvement  
27 is not listed in the City's IFCIP.
- 28 TRIP GENERATION RATE. The number of trips generated by a particular type of development,  
29 as set forth in commonly accepted traffic engineering standards.
- 30 TRIP. The entry or exit of a vehicle to or from the site of a land use.
- 31 VEHICLE MILES OF CAPACITY or VMC. The maximum number of vehicle miles of travel that  
32 can be accommodated on a roadway system during an average week day at LOS C, calculated  
33 by summing the products of the maximum service volumes of each roadway segment by the  
34 lengths of the roadway segments expressed in miles.
- 35 VEHICLE MILES OF TRAVEL or VMT. The total number of miles traveled by vehicles on a  
36 roadway system during an average week day, calculated by summing the products of traffic  
37 counts for each roadway segment by the lengths of roadway segments expressed in miles.
- 38 VMC/VMT RATIO. The ratio total vehicle-miles of capacity of the city's roadway facilities, as  
39 herein defined, during an average week day to the total vehicle miles of travel on the roadway  
40 facilities.
- 41 WAIVED. To relinquish or abandon a claim or right.
- 42 WATER CAPACITY. Wells, storage capacity and transmission mains.



1 WATER UTILITIES or UTILITIES. All water and wastewater facilities, including wells,  
2 transmission mains, storage reservoirs, collection mains, lift stations and wastewater treatment  
3 plants.

4 WASTEWATER CAPACITY. Trunk collection mains, lift stations, and treatment plant capacity.

5 ZONING PLAN CHECK. The administrative review and approval by the Department of  
6 Development Services staff, of all plans for proposed new buildings and structures, additions to  
7 existing buildings and structures, and renovations of existing buildings and structures within the  
8 city, prior to the issuance of a state building permit, to insure compliance with the zoning, soil  
9 erosion and flood control regulations of the city, in accordance with § 151.03.

10 150.26 LAND USE ASSUMPTIONS.

11 (A) The land use assumptions provide a description of the service areas and projections of  
12 changes in land uses, densities, intensities and population in the service areas over at least a  
13 five-year period.

14 (B) The land use assumptions shall be reviewed and updated, if necessary, in conjunction with  
15 the update of the Impact Fees Capital Improvements Plan.

16 (C) A copy of the land use assumptions shall be maintained in the Department of Development  
17 Services.

18 150.27 PLAN; IMPACT FEES CAPITAL IMPROVEMENT PLAN CITIZEN ADVISORY  
19 COMMITTEE.

20 (A) (1) The Impact Fees Capital Improvements Plan (IFCIP) identifies the categories of capital  
21 improvements or facility expansions for which impact fees may be assessed. These  
22 improvements are attributable to new growth within the city. The IFCIP has separate capital  
23 improvements plans for roadways, bikeways and trails, parks, public safety facilities, water  
24 utilities and drainage facilities that qualify for funding with impact fees.

25 (2) The governing body hereby adopts by reference the "Impact Fees Capital Improvements  
26 Plan" incorporated herein, particularly as it relates to the allocation of a fair share of the  
27 costs of new facilities for roadways, bikeways and trails, parks, public safety, water utilities  
28 and drainage facilities improvements to be borne by new users of the facilities and the levels  
29 of service to be provided to the citizens of the city for each of these facilities.

30 (3) The Impact Fees Capital Improvements Plan shall be reviewed and updated as necessary  
31 at least every five years from the date of adoption of this subchapter, in conjunction with  
32 updates of the land use assumptions. Appropriate revisions and amendments to the impact  
33 fees schedule and this subchapter shall be made following the updates, if necessary.

34 (B) (1) The Capital Improvements Plan Citizen Advisory Committee (CIPCAC), is a standing  
35 committee established pursuant to Ordinance #11, Enactment #94-012 on February 23,  
36 1994. In accordance with § 33.24, the primary function and responsibilities of the CIPCAC is  
37 to advise the city in the preparation, implementation and update of the impact fees. The  
38 CIPCAC shall meet at the direction of the governing body or the Impact Fee Administrator.

39 (2) The Department of Development Services shall serve as staff to CIPCAC.

40 150.28 ESTABLISHMENT OF SERVICE AREA.

41 (A) The incorporated area within the municipal boundaries of the city is hereby designated as  
42 the citywide service area for roadway facilities, bikeways and trails, parks, public safety facilities,

1 water utilities and drainage facilities. In the event of annexations of territory into the city, the  
2 service area will be extended to include the annexations.

3 (B) Those areas outside the municipal boundaries and identified in the Land Use Assumptions as  
4 being able to be served by City water utilities (water and wastewater facilities) by virtue of the  
5 existence of water and wastewater mains is an additional water utility service area.

6 (B) The service area maps are ~~is~~ adopted by reference and incorporated herein.

7 150.29 PRESUMPTION OF MAXIMUM IMPACT.

8 New development shall be presumed to have maximum impact on the necessary roadway,  
9 bikeway and trails, parks, public safety facilities, water utilities and drainage facilities at the level  
10 of service established by this subchapter for the facilities and services

11 150.30 IMPOSITION OF FEES; ASSESSMENT AND COLLECTION.

12 (A) (1) Any person who, after the effective date, engages in development shall pay impact fees  
13 in the manner and in the amounts required in this subchapter unless otherwise specified  
14 herein. No building permit or notice to proceed to commence construction shall be issued  
15 for development within the city unless the impact fees are assessed and collected pursuant  
16 to this subchapter.

17 (2) Payment of impact fees identified in and pursuant to the appendix to this chapter shall  
18 constitute full and complete payment of the development's proportionate share of system  
19 improvements for which the fee was paid and shall constitute compliance with the  
20 requirements of this subchapter.

21 (3) Notwithstanding any other provision of this subchapter, that portion of a development  
22 for which a valid building permit has been issued or applied for and deemed complete prior  
23 to the effective date shall not be subject to impact fees pursuant to this subchapter so long  
24 as the building permit remains valid and construction is commenced and diligently pursued  
25 according to the terms of the building permit. An application for a building permit which has  
26 been deemed complete prior to the effective date shall be subject to the fees in effect prior  
27 to the effective date of this subchapter.

28 (4) Nothing in this subchapter shall prevent the city from requiring a developer to construct  
29 reasonable project improvements in connection with the new development.

30 (5) Impact fees, as updated and amended, shall be phased in over a five year period as  
31 applicable for increases in the fees, beginning ~~May 1, 2006~~ July 1, 2017, as detailed in the  
32 schedule contained in the appendix to this chapter.

33 (B) (1) The Impact Fees Administrator shall calculate and assess the impact fees at the earliest  
34 possible time.

35 (a) For land that is platted or replatted after the effective date of this amendment to  
36 the impact fees subchapter, the impact fees shall be assessed at the time that the  
37 preliminary subdivision plat or summary plat is approved.

38 (b) For land that was platted or replatted prior to the effective date of this amendment  
39 to the impact fees subchapter, or for development that occurs without platting, the  
40 impact fees shall be assessed at the time of development approval, zoning plan check  
41 or issuance of a building permit.

42 (2) The calculation and assessment of the impact fees shall be valid for a period of at least  
43 four years, but no greater than seven (7) years, from the date of the assessment.

(3) Notwithstanding division (B)(2) above, the calculation and assessment of impact fees may be revised under the following circumstances:

- (a) If the number of service units in the specific development increases; or
- (b) If construction is not commenced within one (1) year ~~four~~ years from the date of development approval or issuance of the building permit or zoning plan check, whichever date is earlier.

(4) The Impact Fees Administrator, or ~~his~~ designee, shall calculate and assess the impact fees for new development as follows:

(a) ~~For new development, t~~ The impact fee shall be calculated by multiplying the number of dwelling units or 1,000 square feet of gross floor area by the fee shown in the applicable fee schedule for the type of dwelling or nonresidential development.

(b) In the case of water utilities, the impact fee shall be calculated based on the meter size up to two inches. For meters larger than two inches, the fee will be calculated based on estimated usage.

(c) Applicable credits for system improvements constructed as part of the development and which are in excess of the development's proportionate share shall be subtracted. The value or amount of credits for construction of system improvement is also based on the year the system improvement is programmed for construction in the IFCIP, in relation to the year that the improvement is constructed based on the following schedule:

Year of Construction prior to Fiscal Year Project is Programmed in the IFCIP	Percentage Value of Credit for Value in Excess of Proportionate Share
0-1 Year	100%
2 Years	90%
3 Years	80%
4 Years	70%
5 Years	60%
6 Years or greater	50%

~~(b d)~~ For change of land use and/or additions, the impact fee shall be the difference between the impact fee calculated for the site prior to the change of land use and/or addition and the impact fee calculated for the site following the change of land use and/or addition. Should the change of land use and/or the addition result in a net decrease in gross floor area or calculated impact fee, no refund or credit for past development impact fees paid shall be made or created.

(5) In the event that an application proposes a land use that does not directly match a land use type upon which fees are based, the Impact Fees Administrator shall assign the proposed use to the land use type that most closely resembles the proposed land use.

(6) If the assessment occurs at the time of subdivision plat approval, the assessment may provide the applicable fee schedule in lieu of the specific amount of impact fees due.

(7) When new development for which an application for a building permit has been made includes two or more buildings, structures or other land uses in any combination, including two or more land uses within a building or structure, the total impact fee shall be the sum of

1 the fees for each and every building, structure or land use, including each and every land use  
2 within a building or structure.

3 (8) When a change of land use, redevelopment or modification of an existing land use or  
4 building requires the issuance of a building permit, the impact fee shall be based on the  
5 difference between the impact fee calculated for the previous land use and the impact fee  
6 calculated for the proposed land use. Should a redevelopment or modification of an existing  
7 land use or building that requires the issuance of a building permit but does not involve a  
8 change in land use result in a net increase in gross floor area, the impact fee shall be based  
9 on the net increase, if the service units are calculated on gross floor area. Should a change  
10 of land use, redevelopment or modification of an existing land use or building result in a net  
11 decrease in gross floor area or calculated impact fee, no refund or credit for past impact fees  
12 paid shall be made or created.

13 (9) In lieu of all or part of an impact fee, the city at its sole discretion may accept an offer  
14 from a developer to construct improvements or to contribute or dedicate land or money.  
15 The "in lieu" portion of any impact fee represented by construction of improvements shall  
16 be deemed paid when the construction is completed and accepted by the city for  
17 maintenance or at an earlier time upon terms and conditions and security acceptable to the  
18 city in its sole discretion. The "in lieu" portion of an impact fee represented by land  
19 dedication shall be deemed paid when the title to the land has been accepted by the city or  
20 at an earlier time upon terms and conditions acceptable to the city in its sole discretion.

21 (10) In addition to the cost of new or expanded system improvements needed to serve new  
22 development, the impact fee shall also include the proportionate cost of existing system  
23 improvements, but only to the extent that the public facilities have excess capacity and new  
24 development as well as existing development will be served by the facilities.

25 (11) The Impact Fees Administrator shall retain a record of the impact fees assessment. A  
26 copy shall be provided to the applicant on the forms prescribed by the city. If requested by  
27 the developer or property owner, a notice of impact fees assessment for the new  
28 development shall be recorded by the city in the appropriate real property title records of  
29 the County Clerk, with the cost of such recording being borne by the developer or owner.

30 (12) The impact fees shall be due and payable at the time of issuance of a building permit.  
31 Impact fees for mobile homes shall be collected at the time of issuance of a foundation  
32 permit, electric permit, or zoning plan check. Payment of impact fees shall not be accepted  
33 by the city prior to the issuance of a building permit for which the impact fee is due unless  
34 payment is by means of a development agreement.

35 (13) Impact fees may be assessed but shall not be collected unless the collection is for a  
36 capital improvement or facility expansion that has been identified in the capital  
37 improvements plan and the city commits to complete construction within seven years and  
38 to have service available within seven years and to have service within a reasonable time  
39 after such completion of construction considering the type of capital improvement or  
40 facility expansion to be constructed, but in no event longer than seven years.

41 (14) The City Administrator or ~~his~~ designee may enter into a written agreement with the  
42 owner of record providing a method of payment over time; providing that the city receive  
43 security ensuring payment of the fees, which security may be in the form of a cash bond,  
44 surety bond, an irrevocable letter of credit, negotiable certificate of deposit or escrow  
45 account, or a lien or mortgage on property for which the impact fees are due.

46 (C) (1) Aside from impact fees collected for recoupment, the funds collected pursuant to this  
47 subchapter shall be used solely for the purpose of planning, design, acquisition,

1 construction, expansion and development of system improvements within the service area  
2 from which the fees were collected.

3 (2) Impact fees collected for recoupment may be spent to offset the impact fees otherwise  
4 due from development for which a waiver of impact fees has been granted or for any other  
5 lawful municipal purpose.

6 (3) The city shall be entitled to expend 3% of the impact fees collected annually for city  
7 employees who are qualified professionals, as defined in the Development Fees Act,  
8 associated with the collection and use of the impact fee revenues.

9 (4) The city may issue bonds, revenue certificates and other obligations of indebtedness in a  
10 manner and subject to limitations as may be provided by law in furtherance of the provision  
11 of capital improvement projects. Funds pledged toward retirement of bonds, revenue  
12 certificates or other obligations of indebtedness for the projects may include impact fees  
13 and other city revenues as may be allocated by the governing body. The non-recoupment  
14 impact fees paid pursuant to this subchapter, however, shall be restricted to use solely and  
15 exclusively for financing directly, or as a pledge against bonds, revenue certificates and  
16 other obligations of indebtedness for the cost of capital improvements as specified herein.

17 150.31 EXEMPTIONS AND WAIVERS.

18 (A) The following types of new development are exempt from the payment of all or a portion of  
19 the impact fees imposed pursuant to this subchapter:

20 (1) Any addition or expansion to a building which does not increase the number of service  
21 units in the building.

22 (2) Any accessory building for a subordinate or incidental use to a dwelling unit on  
23 residential property, which building does not constitute a dwelling unit, ~~and~~

24 (3) Any accessory building or improvement for a subordinate or incidental use to a  
25 commercial building or buildings on commercial, industrial/warehousing, or  
26 office/institutional property, which building or improvement is not considered impact  
27 generating;

28 ~~(3 4)~~ Any reconstruction of a destroyed or partially destroyed building, provided that the  
29 destruction of the building occurred other than by willful razing or demolition and is not  
30 considered redevelopment in accordance with §150.30(B)(8), above, as determined by the  
31 Impact Fees Administrator.

32 ~~(4 5)~~ Any development on a lot within a subdivision, or any commercial construction, that  
33 was ~~created~~ designed and constructed in compliance with the city's stormwater drainage  
34 regulations in Ordinance No. 84-113 that went into effect on October 10, 1984 shall be  
35 exempt from drainage impact fees.

36 (B) Notwithstanding that it may have an impact on roads, bikeways and trails, parks and public  
37 safety facilities, drainage facilities and water and wastewater infrastructure, the economic base  
38 development, as defined herein, as well as the additions to the capital facilities for the Rio  
39 Rancho Public School System, and the City of Rio Rancho, shall be eligible for waiver of one  
40 hundred percent of the applicable impact fee based on the economic impact as it may be  
41 addressed in the supporting policies encouraging economic base development contained in the  
42 city's comprehensive plan.

43 (C) The proportionate share of any system improvement costs directly related to waivers  
44 granted pursuant to division (B) above shall be funded from a revenue source other than non-  
45 recoupment impact fees.

150.32 INDEPENDENT FEE DETERMINATIONS.

~~Independent fee determinations of impact fees may be established as follows:~~

(A) If the applicant opts not to have the impact fee determined according to the applicable schedules, then the applicant shall prepare and submit to the Impact Fees Administrator an independent fee study for the development for which a building permit or development approval is sought. An independent fee study shall be prepared for review and claimed no later than the time of application for a building permit. Any request not so made shall be deemed waived.

(1) The independent fee study with respect to roads shall include documentation prepared by a professional transportation engineer, or other qualified professional authorized by the Impact Fees Administrator, in support of trip generation rates, primary trip factors and trip length factors for the proposed development to be used in place of those found in the Impact Fees Capital Improvements Plan. The analysis shall be reviewed by the Public Works Infrastructure Director, or other qualified City department director or employee determined by the Impact Fees Administrator, who shall make the determination of whether the factors from the fee schedule or the traffic impact analysis shall be used in calculating the roadway impact fee. The applicant may appeal that determination to the Planning and Zoning Board.

(2) Each independent fee study shall be based on relevant and credible information from an accepted standard source of engineering and/or planning data, or be based on actual, relevant and credible studies or surveys of facility demand conducted in the city area by qualified professionals in the respective fields and shall follow accepted professional practices and methodologies.

(3) Each independent fee study shall comply in all respects with the requirements of this subchapter and be organized in a manner that will allow the Impact Fees Administrator to readily ascertain the compliance.

(4) Each independent fee study shall comply with all other written specifications as may be required by the Impact Fees Administrator from time to time.

(5) The independent fee study with respect to water utilities shall include documentation prepared by a professional engineer, or other qualified professional authorized by the Impact Fees Administrator, in support of capacity demands for water and sewer infrastructure, for the proposed development to be used in place of those found in the Utilities Impact Fees Capital Improvements Plan. The analysis shall be reviewed by the Department of Public Utilities Infrastructure Director, or other qualified City department director or employee determined by the Impact Fees Administrator, who shall make the determination of whether the factors from the approved fee schedule or the independent analysis shall be used in calculating the water utilities impact fee for the proposed development. ~~The applicant may appeal that determination to the Utilities Commission.~~

(B) The Impact Fees Administrator shall determine the appropriate impact fee based on the results of the independent fee study and the applicable impact fee schedule established in the appendix to this chapter. The applicant may appeal that determination to the Planning and Zoning Board.

(C) Any development impact fee calculated in accordance with this section and approved and certified by the Impact Fees Administrator shall be valid for four years following the certification. Following the period, a new application for an independent fee study must be made. Any change in the submitted development plan that effects the fee calculation shall void the certification of the fee.

150.33 ADMINISTRATION.

(A) (1) The Department of Development Services shall be responsible for collection of the impact fees. Upon receipt of impact fees, the funds shall be placed into separate accounts designated by the category of capital improvements and service area for which the fees were collected. All funds shall be deposited in interest-bearing accounts in a bank authorized to receive deposits of city funds. Interest earned by each account shall be credited to that account and shall be used solely for the purposes specified for funds of the account.

(2) The Department of ~~Fiscal~~ Financial Services shall establish and maintain separate accounts for each category of capital facility (roadways, bikeways and trails, parks, public safety, drainage and water and wastewater facilities) and service area which is described by this subchapter or may be established by amendment to this subchapter.

(3) The Department of ~~Fiscal~~ Financial Services shall maintain and keep accurate financial records for each account that shall clearly identify the payor of the impact fee, the development for which the impact fee is collected, the date of receipt of the impact fee and the amount received. The financial records shall show the disbursement of all revenues from each account. The Department of Development Services shall maintain the necessary records for credits, waivers and refunds. The Impact Fees Administrator shall prepare an annual report describing the amount of any impact fees collected, encumbered and used during the preceding fiscal year.

(4) The records of the accounts shall be available for public inspection and copying at the Department of ~~Fiscal~~ Financial Services during ordinary city business hours.

(B) (1) An appeal from the provisions of this subchapter shall be submitted to the Impact Fees Administrator or ~~his~~-designee within 30 days from the event giving rise to the right to an appeal. The notice of appeal shall be accompanied by payment of a nonrefundable processing fee.

(2) If the notice of appeal is accompanied by a bond or other sufficient surety satisfactory to the City Attorney in an amount equal to the impact fee assessed, the Chief Building Official or his duly designated agent shall issue the building permit.

(3) The filing of an appeal shall not stay the collection of the impact fee unless a bond or other sufficient surety has been filed.

(4) Appeals shall be considered by the Planning and Zoning Board within 30 days of the filing of the notice of appeal. The decision of the Planning and Zoning Board may be appealed to the governing body within 30 days of the Board's decision, and shall be considered by the governing body within 60 days of the filing of the notice of appeal of the Board's decision. The decision of the governing body shall be considered final. Appeals to the Governing Body shall be accompanied by payment of a nonrefundable processing fee.

(C) The enforcement of this subchapter will be the responsibility of the Impact Fees Administrator and city personnel as he or she may designate from time to time.

(D) The Department of Development Services, Department of Public ~~Works Infrastructure,~~ Department of Utilities, Department of ~~Parks, Recreation and Community Services~~ Cultural Enrichment, Department of Fire and Rescue, and Department of Public Safety shall review, update and propose any amendments to the land use assumptions, IFCIP and the impact fees at least every five years from the effective date of this subchapter. The CIPCAC shall be consulted during the review and file its written comments concerning any amendments with the governing

body. The ~~G~~<sup>B</sup>governing ~~B~~<sup>B</sup>ody shall take action on any proposed amendments consistent with the provisions of the Development Fees Act, NMSA §§ 5-8-1 et seq.

150.34 REFUNDS AND CREDITS.

(A) (1) The current record owner of property on which an impact fee has been paid may apply for a refund of such fee if:

(a) All or a portion of the impact fees paid by the development are not encumbered or spent within seven years after the date of payment. The determination of whether the impact fees paid by a development have been spent shall be determined using a "first in, first out" accounting standard; or

(b) Existing city facilities of the type for which impact fees have been paid (roads, bikeways and trails, parks, public safety, drainage facilities and water utilities) are available to provide service to the development, but access to and service from such facilities is denied by the city; or

(c) Existing city facilities of the type for which impact fees have been paid (roads, bikeways and trails, parks, public safety, drainage facilities and water utilities) are not available to the development, and the construction of improvements in the impact fee capital improvements plan that would serve the development are not completed within a reasonable period of time, but in no event later than seven years from the date of payment of the impact fees.

(2) An application for refund must be filed by the current record owner of the property within one year of the event giving rise to the right to claim a refund. A refund not applied for within such time period shall be deemed waived.

(3) The application for refund must be submitted to the Impact Fees Administrator or his designee on a form provided by the Impact Fees Administrator for such purpose and must contain information and documentation sufficient to permit the Impact Fees Administrator to determine whether the refund claimed is proper, and, if so, the amount of such refund.

(4) Within 30 days from the date of receipt of an application for refund, the Impact Fees Administrator or his designee must provide the current record owner, in writing, with a decision on the refund request including the reasons for the decision. If a refund is due, the Impact Fees Administrator or his designee shall notify the Department of Fiscal Services and request that a refund payment be made to the applicant.

(5) The applicant for a refund may appeal the determination of the Impact Fees Administrator to the Planning and Zoning Board within 30 days of such determination, as provided in division (B) below.

(6) A refund shall bear interest, at a rate of 1% per annum, calculated from the date of collection of the impact fee to the date of refund at the statutory rate as set forth in NMSA § 56-8-3.

(7) Upon completion of the capital improvements or facility expansions identified in the IFCIP, the Impact Fees Administrator shall recalculate the impact fee using the actual costs of the capital improvements or facility expansions. If the impact fee calculated based on actual costs is less than the impact fee paid, including any sources of funding not anticipated in the capital improvements plan, the Impact Fees Administrator shall request that the Department of Fiscal Services refund the difference to the current record owner of property entitled to the refund, provided that the difference exceeds the impact fees paid



1 by more than 10%. The refund shall not exceed the pro rata amount of impact fees  
2 contributed to the total cost of the capital improvement or facility expansion.

3 (8) If the city decides to terminate a part or all of this impact fees program, all unexpended  
4 or unencumbered funds shall be refunded pursuant to the provisions of this division. The  
5 city shall place a notice of such termination in a newspaper of general circulation at least  
6 two times. All funds available for refund shall be retained for a period of one year. At the  
7 end of one year, any remaining funds may be transferred to the general fund and used for  
8 any public purpose. The city is released from this notice requirement if there are no  
9 unexpended or unencumbered balances within a fund or funds being terminated.

10 (B) (1) The Impact Fees Administrator shall grant credit for system improvements, as defined  
11 herein, under the following circumstances, with the review and approval of the appropriate  
12 department:

13 (a) Credit shall be granted for the present value of any construction of system  
14 improvements, contribution of money or dedication of land or easements for system  
15 improvements made by a developer or his predecessor in title or interest.

16 (b) No credit shall be granted for:

- 17 1. Project improvements, as defined herein;
- 18 2. The construction of local, on-site facilities required by zoning, subdivision, or  
19 other city regulation intended to serve only that development;
- 20 3. A development's proportionate share of system improvements, or system  
21 improvements made in excess of the level-of-service established in this subchapter  
22 unless such system improvements are required as a condition of development  
23 approval;
- 24 4. Studies, analyses or reports required by the city during the development review  
25 process.

26 (c) Development agreements for system improvements may be negotiated between  
27 the city, with the inclusion of the Department of Public Utilities Infrastructure for any  
28 matters pertaining to water utilities, and the developer consistent with the following  
29 requirements:

- 30 1. The developer may offer to construct a capital improvement included within the  
31 categories of system improvements listed in the IFCIP;
- 32 2. The terms of such construction shall be memorialized in a written agreement  
33 prior to development approval or commencement of construction;
- 34 3. The agreement shall establish the estimated value of the system improvements,  
35 the schedule for initiation and completion of the system improvements, a  
36 requirement that the system improvements be completed to accepted city  
37 standards, and such other terms and conditions as deemed necessary by the city;
- 38 4. The city shall review the construction plan, verify values and time schedules,  
39 determine if the improvement is an eligible system improvement, determine the  
40 amount of the credit for such improvement, calculate the applicable impact fees  
41 otherwise due, and determine whether excess credit is created;

42 (2) Credit for system improvements shall be claimed by the credit-holder as follows:

1 (a) Post-ordinance credit shall be claimed no later than the time of assessment on the  
2 appropriate forms provided by the Impact Fees Administrator. Any claim not so made  
3 shall be deemed waived.

4 (b) Pre-ordinance credit shall be claimed within 90 days of the effective date of this  
5 amendment to the impact fees subchapter on the appropriate forms provided by the  
6 Impact Fees Administrator. Any claim not so made shall be deemed waived.

7 (c) Credit created pursuant to a development agreement shall be claimed at the time  
8 the development agreement is approved by the city.

9 (3) Computation of the credit shall be the responsibility of the Impact Fees Administrator,  
10 subject to appeal in accordance with § 150.33.

11 (4) The value of credit shall be computed as follows:

12 (a) The present value of cash contributions shall be based on the face value of the cash  
13 payment at the time of contribution.

14 (b) The present value of land or easements accepted by the city for system  
15 improvements shall be the greater of either:

16 1. The market value of the land or easements prior to improvement based on a  
17 review of property appraisals applicable to the date of the dedication or  
18 contribution; or

19 2. The unit cost of the land used by the city in preparing its Impact Fees Capital  
20 Improvements Plan and Impact Fees Schedule.

21 (c) The present value of construction of system improvements shall be the greater of  
22 either:

23 1. The value of the completed improvements based on a review of appraisals  
24 applicable to the date of the construction; or

25 2. The actual construction cost of the completed improvements adjusted to the  
26 actual date of construction; or

27 3. The unit cost of such improvements used by the city in preparing its Impact Fees  
28 Capital Improvements Plan and Impact Fees Schedule.

29 (d) An applicant for credit shall be responsible for providing appraisals of land and  
30 improvements, construction cost figures, or other documentation prepared by qualified  
31 professionals acceptable to the city necessary to the computation of the credits  
32 claimed. The Impact Fees Administrator may accept appraisals that were conducted  
33 contemporaneously with the original dedication or construction if he determines that  
34 said appraisals are reasonably applicable to the computation of the credit due.

35 (e) Pre-ordinance credit. The Impact Fees Administrator shall deduct from the present  
36 value of the pre-ordinance credit the present value of the impact fee that would have  
37 been charged for buildings or improvements within the development had this  
38 subchapter been in effect on the date that the building permits for construction of said  
39 buildings or improvements was filed. No pre-ordinance credit shall be given for system  
40 improvements which were accepted by the city prior to the effective date of this  
41 subchapter if such development is determined to be eligible for a waiver of impact fees  
42 pursuant to § 150.31.

1 (f) Post-ordinance credit. In the event that post-ordinance credit is claimed prior to the  
2 completion of construction of the system improvements, the city may require security  
3 to ensure the completion of the system improvements in a form acceptable to the city.  
4 Such security shall be made payable to the city in the amount approved by the Impact  
5 Fees Administrator equal to 110% of the estimated cost required to complete the  
6 system improvements. If the system improvements will not be completed within one  
7 year of the acceptance of the offer by the city, the amount of the security may be  
8 increased annually to keep pace with the increase in construction costs. The security  
9 shall be reviewed and approved by the City's Fiscal Services Director and the City  
10 Attorney prior to the acceptance of the security by the city.

11 (5) Credit granted for system improvements shall be applied as follows:

12 (a) Credit shall first be applied to offset the present or future impact fees otherwise due  
13 from the development for which the credit was granted.

14 (b) Credit shall remain within the category of system improvements and within the  
15 service area for which it was granted. A credit-holder may not use credit granted for  
16 one category of system improvements to offset the impact fees otherwise due for  
17 another category of system improvements.

18 (c) If the value of credit exceeds the impact fees otherwise due from the development,  
19 the excess credit may, at the option of the credit-holder, subject to a negotiated  
20 agreement between the city and the credit-holder, be applied as follows:

21 1. The excess credit may run with the land for which the credit was earned and shall  
22 be reimbursed to the property owner of record following seven years from the date  
23 of issuance of building permit; or

24 2. The excess credit may be issued to the credit-holder who constructed the system  
25 improvements, dedicated the land or easements or contributed the cash for which  
26 the excess credit was earned.

27 (d) Unless otherwise agreed, excess credit shall be freely transferable within the same  
28 category of system improvements and within the same service area, pursuant to a  
29 negotiated agreement between the city and the credit-holder, as follows:

30 1. Upon the request of the credit-holder, the Impact Fees Administrator shall issue  
31 a certificate of excess credit which denotes the value of the excess credit, the  
32 category of system improvements for which the excess credit may be applied, the  
33 service area, and the name of the credit-holder;

34 2. The certificate of excess credit shall be prepared in duplicate and endorsed by  
35 both the Impact Fees Administrator and the credit-holder;

36 3. The Impact Fees Administrator shall maintain the certificate of excess credit and  
37 the credit-holder shall be given a copy of the certificate;

38 4. The credit-holder may, subject to a negotiated agreement between the city and  
39 the credit-holder:

40 i. Apply the excess credit to impact fees due for new development within the  
41 same service area and for the same category of system improvements, if the  
42 system improvements are available for the new development;

43 ii. May transfer the certificate of excess credit to another person who shall  
44 become the credit-holder upon written notification to the Impact Fees

1 Administrator of such transfer and the certificate of excess credit shall be valid  
2 subject to the same rights and restrictions as was granted to the original  
3 credit-holder;

4 iii. Request reimbursement for the excess credit following seven years from  
5 the date of issuance of the certificate of excess credit.

6 (e) Certificates of excess credit shall be subject to the following restrictions:

7 1. Excess credit shall not accrue interest and shall not be considered public money,  
8 public funds or public credit within the meaning of any law or ordinance relating to  
9 public money, public funds or public credit;

10 2. Excess credit shall be applied only to offset present or future impact fees  
11 otherwise due within the same service area and for the same category of system  
12 improvements for which the excess credit was granted;

13 3. Excess credit shall be reimbursed to the credit-holder from revenue generated by  
14 impact fees within the same service area and for the same category of system  
15 improvements;

16 4. Excess credits shall not be reimbursed from the city's general fund nor from any  
17 other funding sources other than impact fees;

18 5. Excess credit shall not constitute a liability of the city.

19 150.35 EFFECT; ADDITIONAL REQUIREMENT.

20 (A) This subchapter shall not affect, in any manner, the permissible use of property, density of  
21 development, design and improvement standards and requirements, or any other aspect of the  
22 development of land or provision of capital improvements subject to the zoning and subdivision  
23 regulations of the city, which shall be operative and remain in full force and effect without  
24 limitation with respect to all development.

25 (B) The impact fee is additional and supplemental to, and not in substitution of, any other  
26 requirements imposed by the city on the development of land or the issuance of building  
27 permits. It is intended to be consistent with and to further the objectives and policies of the  
28 comprehensive plan, the IFCIP and other city policies, ordinances and resolutions by which the  
29 city seeks to ensure the provision of public facilities in conjunction with the development of land.

30 150.36 MORATORIUM ON COLLECTION OF IMPACT FEES.

31 (A) Notwithstanding anything to the contrary in this subchapter, impact fees payable under  
32 Section 150.30 shall be calculated as follows: for residential construction, 50% of the amount(s)  
33 otherwise applicable; and for nonresidential construction, zero percent of the amount(s)  
34 otherwise applicable.

35 (B) The provisions of this section shall apply to all construction for which a building permit (or  
36 foundation permit for a mobile home) is issued after the effective date (that date being  
37 September 22, 2012) of the ordinance codified in this section and within two years after such  
38 effective date.

39 (C) All excess impact fee credits held as of the effective date of the ordinance codified in this  
40 section may be applied or otherwise used for any permissible purpose for an additional period of  
41 two years after they would otherwise expire.

42 (D) Following the second anniversary of the effective date of the ordinance codified in this  
43 section, subsections (A) and (B) of this section shall sunset and have no further effect.

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(E) Pursuant to the settlement agreement between Curb North Inc., and the City of Rio Rancho, executed on March 15, 2016, excess impact fee credits held by Curb North, Inc., as of April 23, 2016, and included as a part of the aforementioned settlement agreement, may be applied or otherwise used for any permissible purpose in accordance with the terms of the settlement agreement.

150.37 – 150.49 RESERVED.

Section 2. Amendments to the Appendix of the General Provisions Chapter of the Land Usage Title: The Rio Rancho Code of Ordinances (R.O. 2003) Title XV "Land Usage", Chapter 150 "General Provisions", is hereby amended by replacing the Appendix to said Chapter in its entirety and having said Appendix read as follows:

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1 **APPENDIX: IMPACT FEE SCHEDULE**

2 Note: The fees shown below include a 3% administrative charge.

3 Fees are calculated down to the nearest ½ dollar amount.

**PHASE-IN SCHEDULE FOR DEVELOPMENT IMPACT FEES**

<b>Land Use Type</b>	<b>Unit</b>	<b>Roads</b>	<b>Bikeways and Trails</b>	<b>Parks</b>	<b>Public Safety</b>	<b>Total</b>
<p><i>YEAR 1 - BEGINNING July 1, 2017, with</i></p> <ul style="list-style-type: none"> <li>• <i>Road impact fees at <u>41.72% for Single-Family, 41.86% for Multifamily, 20% for Commercial, Office/Institutional and Industrial/Warehouse</u></i></li> <li>• <i>Bikeways and Trails impact fees at <u>52.50% for Single-Family, 39.14 % for Multifamily, 20% for Commercial, Office/Institutional and Industrial/Warehouse</u></i></li> <li>• <i>Parks at 100%</i></li> <li>• <i>Public Safety at <u>65.88% for Single-Family, 45.41% for Multifamily, 100% for Commercial, Office/Institutional, and Industrial/Warehouse</u></i></li> </ul>						
Single-family	Dwelling	\$ 2,904.50	\$ 33.50	\$ 815.00	\$ 348.50	\$ 4,263.00
Multi-family	Dwelling	\$ 2,035.50	\$ 25.00	\$ 702.00	\$ 240.00	\$ 3,261.00
Commercial	1,000 sf	\$ 1,729.00	\$ 6.00	\$ 0.00	\$ 220.00	\$ 1,955.00
Office/institutional	1,000 sf	\$ 784.50	\$ 16.00	\$ 0.00	\$ 670.00	\$ 1,470.50
Industrial/warehouse	1,000 sf	\$ 473.00	\$ 2.00	\$ 0.00	\$ 20.00	\$ 495.00
<p><i>YEAR 2 - BEGINNING July 1, 2018,, with</i></p> <ul style="list-style-type: none"> <li>• <i>Road impact fees at <u>44.79% for Single-Family, 44.92% for Multifamily, 20% for Commercial, Office/Institutional and Industrial/Warehouse</u></i></li> <li>• <i>Bikeways and Trails impact fees at <u>55.00% for Single-Family, 42.34 % for Multifamily, 20% for Commercial, Office/Institutional and Industrial/Warehouse</u></i></li> <li>• <i>Parks at 100%</i></li> <li>• <i>Public Safety at <u>67.67% for Single-Family, 48.28% for Multifamily, 100% for Commercial, Office/Institutional, and Industrial/Warehouse</u></i></li> </ul>						
Single-family	Dwelling	\$ 3,118.00	\$ 35.00	\$ 815.00	\$ 358.00	\$ 4,487.50
Multi-family	Dwelling	\$ 2,184.50	\$ 27.00	\$ 702.00	\$ 255.00	\$ 3,427.00
Commercial	1,000 sf	\$ 1,729.00	\$ 6.00	\$ 0.00	\$ 220.00	\$ 1,955.00
Office/institutional	1,000 sf	\$ 784.50	\$ 16.00	\$ 0.00	\$ 670.00	\$ 1,470.50
Industrial/warehouse	1,000 sf	\$ 473.00	\$ 2.00	\$ 0.00	\$ 20.00	\$ 495.00

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**PHASE-IN SCHEDULE FOR DEVELOPMENT IMPACT FEES (Continued)**

<b>Land Use Type</b>	<b>Unit</b>	<b>Roads</b>	<b>Bikeways and Trails</b>	<b>Parks</b>	<b>Public Safety</b>	<b>Total</b>
<p><i>YEAR 3 - BEGINNING July 1, 2019, with</i></p> <ul style="list-style-type: none"> <li><i>Road impact fees at 47.85% for Single-Family, 47.98% for Multifamily, 20% for Commercial, Office/Institutional and Industrial/Warehouse</i></li> <li><i>Bikeways and Trails impact fees at 57.50% for Single-Family, 45.55 % for Multifamily, 20% for Commercial, Office/Institutional and Industrial/Warehouse</i></li> <li><i>Parks at 100%</i></li> <li><i>Public Safety at 100%</i></li> </ul>						
Single-family	Dwelling	\$ 3,331.50	\$ 36.50	\$ 815.00	\$ 529.00	\$ 4,712.00
Multi-family	Dwelling	\$ 2,333.00	\$ 29.00	\$ 702.00	\$ 529.00	\$ 3,593.00
Commercial	1,000 sf	\$ 1,729.00	\$ 6.00	\$ 0.00	\$ 220.00	\$ 1,955.00
Office/institutional	1,000 sf	\$ 784.50	\$ 16.00	\$ 0.00	\$ 670.00	\$ 1,470.50
Industrial/ warehouse	1,000 sf	\$ 473.00	\$ 2.00	\$ 0.00	\$ 20.00	\$ 495.00
<p><i>YEAR 4 - BEGINNING July 1, 2020,, with</i></p> <ul style="list-style-type: none"> <li><i>Road impact fees at 50.92% for Single-Family, 51.04% for Multifamily, 20% for Commercial, Office/Institutional and Industrial/Warehouse</i></li> <li><i>Bikeways and Trails impact fees at 60.00% for Single-Family, 48.75 % for Multifamily, 20% for Commercial, Office/Institutional and Industrial/Warehouse</i></li> <li><i>Parks at 100%</i></li> <li><i>Public Safety at 100%</i></li> </ul>						
Single-family	Dwelling	\$ 3,545.00	\$ 38.00	\$ 815.00	\$ 529.00	\$ 4,927.00
Multi-family	Dwelling	\$ 2,482.00	\$ 31.00	\$ 702.00	\$ 529.00	\$ 3,744.00
Commercial	1,000 sf	\$ 1,729.00	\$ 6.00	\$ 0.00	\$ 220.00	\$ 1,955.00
Office/institutional	1,000 sf	\$ 784.50	\$ 16.00	\$ 0.00	\$ 670.00	\$ 1,470.50
Industrial/ warehouse	1,000 sf	\$ 473.00	\$ 2.00	\$ 0.00	\$ 20.00	\$ 495.00

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**PHASE-IN SCHEDULE FOR DEVELOPMENT IMPACT FEES (Continued)**

<i>Land Use Type</i>	<i>Unit</i>	<i>Roads</i>	<i>Bikeways and Trails</i>	<i>Parks</i>	<i>Public Safety</i>	<i>Total</i>
<p>YEAR 5 – BEGINNING <u>July 1, 2021</u>, with</p> <ul style="list-style-type: none"> <li>• <u>Road impact fees at 53.99% for Single-Family, 54.10% for Multifamily, 20% for Commercial, Office/Institutional and Industrial/Warehouse</u></li> <li>• <u>Bikeways and Trails impact fees at 62.50% for Single-Family, 51.95 % for Multifamily, 20% for Commercial, Office/Institutional and Industrial/Warehouse</u></li> <li>• <u>Parks at 100%</u></li> <li>• <u>Public Safety at 100%</u></li> </ul>						
Single-family	Dwelling	\$ 3,758.50	\$ 40.00	\$ 815.00	\$ 529.00	\$5,142.50
Multi-family	Dwelling	\$ 2,631.00	\$ 33.00	\$ 702.00	\$ 529.00	\$3,895.00
Commercial	1,000 sf	\$ 1,729.00	\$ 6.00	\$ 0.00	\$ 220.00	\$1,955.00
Office/institutional	1,000 sf	\$ 784.50	\$ 16.00	\$ 0.00	\$ 670.00	\$1470.50
Industrial/ warehouse	1,000 sf	\$ 473.00	\$ 2.00	\$ 0.00	\$ 20.00	\$495.00

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**PHASE-IN SCHEDULE FOR WATER UTILITIES IMPACT FEES**

<b>Meter Size</b>	<b>5/8"</b>	<b>3/4" n/a</b>	<b>1"</b>	<b>1.5"</b>	<b>2"</b>	<b>3" or greater</b>
<i>YEAR 1 - BEGINNING July 1, 2017, with water impact fees at 73.69%, and sewer impact fees at 100%</i>						
Water impact fee	\$ 3,326.50	\$ 4,989.50	\$ 8,316.00	\$ 16,632.50	\$ 26,612.00	Based upon estimated usage
Sewer impact fee	\$ 1,999.00	\$ 2,999.00	\$ 4,998.00	\$ 9,995.00	\$ 15,992.00	
Total	\$ 5,325.50	\$ 7,988.50	\$ 13,314.00	\$ 26,627.50	\$ 42,604.00	
<i>YEAR 2 - BEGINNING July 1, 2018, with water impact fees at 75.08%, and sewer impact fees at 100%</i>						
Water impact fee	\$ 3,389.00	\$ 5,083.50	\$ 8,472.50	\$ 16,945.00	\$ 27,112.00	Based upon estimated usage
Sewer impact fee	\$ 1,999.00	\$ 2,999.00	\$ 4,998.00	\$ 9,995.00	\$ 15,992.00	
Total	\$ 5,388.00	\$ 8,082.50	\$ 13,470.50	\$ 26,940.00	\$ 43,104.00	
<i>YEAR 3 - BEGINNING July 1, 2019, with water impact fees at 76.46%, and sewer impact fees at 100%</i>						
Water impact fee	\$ 3,451.50	\$ 5,177.00	\$ 8,628.50	\$ 17,257.50	\$ 27,612.00	Based upon estimated usage
Sewer impact fee	\$ 1,999.00	\$ 2,999.00	\$ 4,998.00	\$ 9,995.00	\$ 15,992.00	
Total	\$ 5,450.50	\$ 8,176.00	\$ 13,626.50	\$ 27,252.50	\$ 43,604.00	
<i>YEAR 4 - BEGINNING July 1, 2020, with water impact fees at 77.85%, and sewer impact fees at 100%</i>						
Water impact fee	\$ 3,514.00	\$ 5,271.00	\$ 8,785.00	\$ 17,570.00	\$ 28,112.00	Based upon estimated usage
Sewer impact fee	\$ 1,999.00	\$ 2,999.00	\$ 4,998.00	\$ 9,995.00	\$ 15,992.00	
Total	\$ 5,513.00	\$ 8,270.00	\$ 13,783.00	\$ 27,565.00	\$ 44,104.00	
<i>YEAR 5- BEGINNING July 1, 2021, with water impact fees at 79.23%, and sewer impact fees at 100%</i>						
Water impact fee	\$ 3,576.50	\$ 5,364.50	\$ 8,941.00	\$ 17,882.50	\$ 28,612.00	Based upon estimated usage
Sewer impact fee	\$ 1,999.00	\$ 2,999.00	\$ 4,998.00	\$ 9,995.00	\$ 15,992.00	
Total	\$ 5,575.50	\$ 8,363.50	\$ 13,939.00	\$ 27,877.50	\$ 44,604.00	

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**PHASE-IN SCHEDULE FOR DRAINAGE IMPACT FEES (for areas not served by an engineered and approved stornwater management system with obsolete platting only)**

<b>Land Use Type</b>	<b>Unit</b>	<b>YEAR 1 Beginning January 1, 2018</b>	<b>YEAR 2 Beginning January 1, 2019</b>	<b>YEAR 3 Beginning January 1, 2020</b>	<b>YEAR 3 Beginning January 1, 2021</b>	<b>YEAR 3 Beginning January 1, 2022</b>
Single-family	Dwelling	\$ 4,465.00	\$ 4,465.00	\$ 4,465.00	\$ 4,465.00	\$ 4,465.00
Multi-family	Dwelling	\$ 1,323.50	\$ 1,456.50	\$ 1,589.00	\$ 1,722.00	\$ 1,854.50
Commercial	1,000 sf	\$ 394.00	\$ 394.00	\$ 394.00	\$ 394.00	\$ 394.00
Office/institutional	1,000 sf	\$ 394.00	\$ 394.00	\$ 394.00	\$ 394.00	\$ 394.00
Industrial/warehouse	1,000 sf	\$ 394.00	\$ 394.00	\$ 394.00	\$ 394.00	\$ 394.00

*YEAR 1 - BEGINNING July 1, 2017, with Drainage impact fees at 100% for Single-Family, 34.42% for Multifamily, and 20% for Commercial, Office/Institutional, and Industrial/Warehouse*

*YEAR 2 - BEGINNING July 1, 2018, with Drainage impact fees at 100% for Single-Family, 37.87% for Multifamily, and 20% for Commercial, Office/Institutional, and Industrial/Warehouse*

*YEAR 3 - BEGINNING July 1, 2019, with Drainage impact fees at 100% for Single-Family, 41.32% for Multifamily, and 20% for Commercial, Office/Institutional, and Industrial/Warehouse*

*YEAR 4 - BEGINNING July 1, 2020, with Drainage impact fees at 100% for Single-Family, 44.77% for Multifamily, and 20% for Commercial, Office/Institutional, and Industrial/Warehouse*

*YEAR 5 - BEGINNING July 1, 2021, with Drainage impact fees at 100% for Single-Family, 48.23% for Multifamily, and 20% for Commercial, Office/Institutional, and Industrial/Warehouse*

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Section 3. Interpretation: In interpreting the body of Section 1 and 2 of this Ordinance, the following rules of interpretation shall be utilized:

- (1) Terms underlined are additions to existing text.
- (2) Terms stricken through are deletions from existing text

Section 4. Severability Clause:  
If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 5. Repeal of Conflicting Ordinances:  
Ordinance O-13, Enactment 16-12, adopted April 13, 2016, is repealed in its entirety.

Section 6. Compiling Clause. This Ordinance shall be incorporated in and compiled as part of the Revised Ordinances of the City of Rio Rancho, (R.O. 2003).

Section 7. Effective Date. This Ordinance shall take effect on July 1, 2017.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

\_\_\_\_\_  
Greggory D. Hull, Mayor

\_\_\_\_\_  
Date

ATTEST:  
  
\_\_\_\_\_  
Stephen Ruger, City Clerk  
(S E A L)

# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-95

Submitted by: Peter Wells

Submitting Department: Administration

Meeting Date: April 12, 2017

## **SUBJECT**

O10, Ordinance Amending Chapter 90 Animals and Chapter 116 Standards for Professional Animal Facilities, Services and Hobby Breeders

## **ATTACHMENTS**

- [O10 - ABM](#)
- [O10 - Ordinance](#)
- [O10 - Attachment](#)

Legislation Item: \_\_\_\_\_

1 AGENDA DATE:

2  
3 April 12, 2017

4  
5 DEPARTMENT:

6  
7 Sponsor: District 4 City Councilor Marlene Feuer

8  
9 SUBJECT:

10  
11 First reading of an Ordinance amending Chapter 90 Animals and Chapter  
12 116 Standards for Professional Animal Facilities, Services and Hobby  
13 Breeders

14  
15 SYNOPSIS:

16  
17 The Ordinance would:

- 18     A) Ban the sale of dogs and cats by any local pet store.  
19     B) Require dogs to be spayed/neutered except as narrowly allowed by  
20         specific provisions for an exemption (required cat spay/neuter with  
21         exemption provisions already exist).

22  
23 BACKGROUND AND ANALYSIS:

24  
25 In August 2008, based on concerns expressed by citizens, the Governing  
26 Body formed a citizen Animal Welfare Task Force to recommend changes,  
27 additions and deletions to City municipal code that would improve overall  
28 animal welfare in the City. The task force spent 14 months taking public  
29 comment, researching animal issues, and reviewing City and State laws  
30 throughout the U.S. to develop their recommendations.

31  
32 The task force made a variety of recommendations in January 2010  
33 including banning the sale of dogs and cats by a pet store and requiring  
34 spay/neuter for dogs and cats. See ATTACHMENT II for task force  
35 recommendation justifications.

36  
37 Through a variety of different Governing Body actions in 2011 and 2012,  
38 currently only a cat spay/neuter requirement exists. Citizens have urged  
39 Governing Body members to adopt a ban on the sale of dogs and cats by a  
40 pet store and require spay/neuter for dogs in order to improve overall  
41 animal welfare in the City.  
42

1 At a March 21, 2017, work session meeting, the Governing Body discussed  
2 banning the sale of dogs and cats by a pet store and requiring spay/neuter  
3 for dogs. In addition, members of the public spoke in favor of both  
4 proposals.

5  
6 The City of Albuquerque has a ban in place regarding the sale of dogs and  
7 cats by a pet store, and requires dogs and cats to be spayed/neutered  
8 (provisions for an exemption exist).

9  
10 The Ordinance would:

- 11 A) Ban the sale of dogs and cats by a local pet store.
- 12 B) Require spay/neuter for dogs with provisions for an exemption  
13 (medical, temporary medical, competition/show and function-bred).
- 14 C) Make necessary adjustments to municipal code for terms such as  
15 intact and unaltered permit.

---

17 IMPACT:

18  
19 No pet stores currently operate in Rio Rancho that sells dogs or cats. If the  
20 Ordinance is approved, the ban would become effective 10 days after  
21 adoption/second reading.

22  
23 The spay/neuter requirement for dogs would become effective 180 days  
24 after adoption/second reading. The cost for an Intact Animal Permit  
25 applicable to a dog would be \$175 with an associated annual license/tag fee  
26 of \$25 (same fees currently assessed for keeping an unaltered cat).

---

28 ALTERNATIVES:

- 29
- 30 Approve the Ordinance.
- 31 Do not approve the Ordinance.

---

32  
33 DEPARTMENT RECOMMENDATION:

34  
35 Governing Body policy decision.

36  
37 The Rio Rancho Animal Control Division recommends adoption of the  
38 Ordinance.

---

40  
41 ATTACHMENT I: Ordinance

42 ATTACHMENT II: Animal Task Force Recommendation Justifications



CITY OF RIO RANCHO  
ORDINANCE

ORDINANCE NO.

ENACTMENT NO.

1  
2 SPONSOR: DISTRICT 4 CITY COUNCILOR MARLENE FEUER

3  
4 AN ORDINANCE AMENDING CHAPTER 90 ANIMALS & CHAPTER 116  
5 STANDARDS FOR PROFESSIONAL ANIMAL FACILITIES,  
6 SERVICES AND HOBBY BREEDERS  
7

8 **WHEREAS:** in 2008 the Governing Body established an Animal Welfare Task Force  
9 that was comprised of those knowledgeable regarding the care, health  
10 and welfare of animals; and  
11

12 **WHEREAS:** the task force made a variety of recommendations including banning the  
13 sale of dogs and cats by a pet store and requiring spay/neuter for dogs  
14 and cats; and  
15

16 **WHEREAS:** through a variety of Governing Body actions, currently only a cat  
17 spay/neuter requirement exists; and  
18

19 **WHEREAS:** citizens have urged the Governing Body to adopt a ban on the sale of  
20 dogs and cats by a pet store and require spay/neuter for cats and dogs in  
21 order to improve overall animal welfare in the City.  
22

23 **NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF**  
24 **RIO RANCHO:**  
25

26 **Section 1.** Section 90.02, Definitions, R.O. 2003, is hereby amended as follows:  
27

28 HOBBY BREEDER. Any person who either causes or allows a dog, cat, guinea  
29 pig, chinchilla, sugar glider or rabbit to be bred; or any person who either causes  
30 or allows any animal subject to an ~~unaltered~~ intact animal permit issued under  
31 Section 90.46(D) to breed.  
32

33 ~~INTACT CAT~~ ANIMAL PERMIT. A permit required allowing a cat or dog to  
34 remain intact if the cat or dog meets qualifications set forth in Section 90.19.  
35

36 ~~UNALTERED ANIMAL PERMIT. A permit issued to an owner of a dog that was~~  
37 ~~impounded for running at large, to allow the owner to keep the animal in a~~  
38 ~~nonsterilized state. An unaltered animal permit is not a nonneutered or~~  
39 ~~nonspayed animal license.~~  
40

41 **Section 2.** Section 90.19, Cat Spay and Neuter Requirements; Intact Cat Permit; Dog  
42 and Cat Licenses; Tags, R.O. 2003, is hereby amended as follows:  
43

44 90.19 DOG AND CAT SPAY AND NEUTER REQUIREMENTS; INTACT CAT ANIMAL

1 PERMIT; DOG AND CAT LICENSES; TAGS.

2  
3 (A) Spay and neuter requirements for cats. No person or animal organization may  
4 keep, harbor or maintain within the city limits any cat over five months of age that  
5 has not been sterilized (commonly known as spayed or neutered) unless the owner  
6 has obtained an intact ~~eat~~ animal permit. The intact ~~eat~~ animal permit may be  
7 issued with the following conditions:  
8

9 (1) Medical exemption. The owner provides a signed statement from a  
10 licensed veterinarian, stating that the cat is medically unsuited to undergo the  
11 sterilization procedure, stating the specific medical grounds for the  
12 exemption. If the veterinarian's statement establishes such medical condition  
13 is likely to be chronic or permanent, the medical exemption shall be a  
14 permanent exemption, but may be revoked upon evidence the cat has been  
15 bred since the date of the veterinarian's statement, whether intentionally or  
16 unintentionally. All costs associated with acquiring the veterinarian's  
17 statement of justification for the medical exemption shall be the responsibility  
18 of the cat's owner.  
19

20 (2) Temporary medical exemption. When a temporary medical condition  
21 contraindicates sterilization, the owner shall provide a signed statement from  
22 a licensed veterinarian, stating the expected date as to when the sterilization  
23 may be safely performed, which date shall be the expiration date of the  
24 temporary medical exemption. After the period of the temporary medical  
25 exemption, sterilization shall be required unless a licensed veterinarian  
26 provides another temporary medical exemption and prognosis of when the  
27 surgery may be performed. All costs associated with acquiring the  
28 veterinarian's statement of justification for a temporary medical exemption  
29 shall be the responsibility of the cat's owner.  
30

31 (3) Competition/show exemption. A cat may be exempted from the  
32 sterilization requirement if it is a competition/show animal. A competition cat  
33 is a cat which is used to show or to compete in contests recognized and  
34 registered by an approved breed registry, such as the Cat Fancier's  
35 Association. Recognition of a breed registry is at the sole discretion of  
36 RRAC. In order for a cat to qualify for an exemption as a competition/show  
37 cat, the cat's owner must also demonstrate satisfaction of at least one of the  
38 following requirements:  
39

40 (a) The cat has competed in at least one show or competition  
41 sanctioned by the national registry or approved by RRAC within the  
42 last year;\_

43  
44 (b) The owner of the cat is a member of a purebred breed club  
45 recognized by RRAC, which maintains and enforces a code of ethics  
46 for breeding that includes restrictions on breeding animals with  
47 genetic defects and other veterinary problems that commonly threaten  
48 the breed.  
49

50 (c) An owner with an intact ~~eat~~ animal permit shall not allow any



1 breeding of the cat prior to obtaining a conditional use permit from the  
2 Planning and Zoning Board for the purpose of obtaining a hobby  
3 breeder permit. If the cat is bred prior to its owner obtaining a hobby  
4 breeder permit, the owner may be cited.

5  
6 (B) Spay and neuter requirements for dogs. No person or animal organization  
7 may keep, harbor or maintain within the city limits any dog over six months of  
8 age that has not been sterilized (commonly known as spayed or neutered)  
9 unless the owner has obtained an intact animal permit. The intact animal permit  
10 may be issued with the following conditions:

11  
12 (1) Medical exemption. The owner provides a signed statement from a  
13 licensed veterinarian, stating that the dog is medically unsuited to undergo  
14 the sterilization procedure, stating the specific medical grounds for the  
15 exemption. If the veterinarian's statement establishes such medical  
16 condition is likely to be chronic or permanent, the medical exemption shall  
17 be a permanent exemption, but may be revoked upon evidence the dog  
18 has been bred since the date of the veterinarian's statement, whether  
19 intentionally or unintentionally. All costs associated with acquiring the  
20 veterinarian's statement of justification for the medical exemption shall be  
21 the responsibility of the dog's owner.

22  
23 (2) Temporary medical exemption. When a temporary medical condition  
24 contraindicates sterilization, the owner shall provide a signed statement  
25 from a licensed veterinarian, stating the expected date as to when the  
26 sterilization may be safely performed, which date shall be the expiration  
27 date of the temporary medical exemption. After the period of the  
28 temporary medical exemption, sterilization shall be required unless a  
29 licensed veterinarian provides another temporary medical exemption and  
30 prognosis of when the surgery may be performed. All costs associated  
31 with acquiring the veterinarian's statement of justification for a temporary  
32 medical exemption shall be the responsibility of the dog's owner.

33  
34 (3) Competition/show exemption. A dog may be exempted from the  
35 sterilization requirement if it is a competition/show animal. A competition  
36 dog is a dog which is used to show or to compete in contests recognized  
37 and registered by an approved breed registry, such as the American  
38 Kennel Club (AKC), United Kennel Club (UKC), or American Dog  
39 Breeders Association (ADBA). Recognition of a breed registry is at the  
40 sole discretion of RRAC. In order for a dog to qualify for an exemption as  
41 a competition/show dog, the dog's owner must also demonstrate  
42 satisfaction of at least one of the following requirements:

43  
44 (a) The dog has competed in at least one show or competition  
45 sanctioned by the national registry or approved by RRAC within the  
46 last year.

47  
48 (b) The owner of the dog is a member of a purebred breed club  
49 recognized by RRAC, which maintains and enforces a code of  
50 ethics for breeding that includes restrictions on breeding animals

1 with genetic defects and other veterinary problems that commonly  
2 threaten the breed.

3  
4 (c) An owner with an intact animal permit shall not allow any  
5 breeding of the dog prior to obtaining a conditional use permit from  
6 the Planning and Zoning Board for the purpose of obtaining a  
7 hobby breeder permit. If the dog is bred prior to its owner obtaining  
8 a hobby breeder permit, the owner may be cited.

9  
10 (4) Function-Bred exemption. Function-bred means any dog bred for a  
11 specific purpose and used by the breeder for a specific purpose such as  
12 hunting, herding, coursing, agility, retrieving, scent tracking, or pointing.  
13 These dogs may be of the sporting breeds or function-bred dog either of a  
14 registered pedigreed lineage or crossbred with a non-registered pedigreed  
15 lineage for which the animal is bred specifically for its stated sport or  
16 functional purpose including but not limited to coursing hounds, sporting  
17 dogs, search and rescue dogs, sled dogs and scent hounds. In addition,  
18 one of the following requirements must be met:

19  
20 (a) The dog owner must be able to produce a pedigree showing the  
21 dog's lineage for at least five years.

22  
23 (b) The dog owner must be able to produce photographic evidence of  
24 participation in the activity for which the dog is bred.

25  
26 (c) The dog owner must produce other evidence as required by RRAC  
27 on a case-by-case basis. This evidence may include but is not limited  
28 to the possession of the proper equipment used for the work or sport  
29 the dog is bred for.

30  
31 ~~(B C)~~ Licensing of dogs required. Any person keeping, harboring or maintaining any  
32 dog over six months of age within the city shall obtain a license from the Animal  
33 Control Office for each dog. The Animal Control Office shall keep a record of all  
34 licenses issued, and shall issue a tag for each license granted. Proof of sterilization  
35 and A current rabies vaccination certificate shall be presented at the time of the  
36 application for the license for an altered dog. Proof of an intact animal permit and  
37 current rabies vaccination certification shall be presented to purchase an unaltered  
38 license. Licenses shall be issued annually, or in a three-year increment, and shall  
39 be renewable during the anniversary month of the originally issued license, and  
40 shall expire on the last day of the anniversary month.

41  
42 ~~(G D)~~ Licensing of cats required. Any person keeping, harboring or maintaining any  
43 cat over five months of age within the city shall obtain a license from the Animal  
44 Control Office for each cat. The Animal Control Office shall keep a record of all  
45 licenses issued and shall issue a tag for each license granted. Proof of sterilization  
46 and current rabies vaccination certificate shall be presented at the time of  
47 application for the license for an altered cat. Proof of an intact ~~cat~~ animal permit and  
48 current rabies vaccination certificate shall be presented to purchase an unaltered  
49 license. Licenses shall be issued annually, or in a three-year increment, and shall  
50 be renewable during the anniversary month of the originally issued license, and

1 shall expire on the last day of the anniversary month.

2  
3 (~~D~~ E) Affixing tags. A current license tag shall be affixed to the licensed animal at all  
4 times in a reasonable manner.

5  
6 (~~E~~ F) License fees. The Animal Control Office may charge a higher license fee for a  
7 dog or cat that has not been spayed or neutered, unless the owner presents a  
8 signed statement from a licensed veterinarian stating that spaying or neutering  
9 would be a surgical risk for the animal, due to the animal's age or condition.

10  
11 (~~F~~ G) Fees. Fees for licenses issued under this section shall be as set forth by city  
12 ordinance or resolution.

13  
14 (~~G~~ H) Exemptions. A dog or cat or owner shall be exempt from the requirements of  
15 this section if any of the following conditions applies:

16  
17 (1) The dog or cat belongs to a nonresident who keeps the animal within the  
18 city for no longer than 90 consecutive days;

19  
20 (2) The animal is a bona fide guide or service animal for disabled persons  
21 and the animal has been certified by an approved agency (approved by  
22 Animal Control); or

23  
24 (3) The animal is a government owned animal such as police or military  
25 working dogs.

26  
27 (~~H~~ I) Rules and regulations. The RRAC Office shall issue such rules and regulations  
28 necessary to implement this section.

29  
30 (~~I~~ J) Other unlawful actions concerning tags.

31  
32 (1) No person shall remove or transfer any license tag from one animal to  
33 another.

34  
35 (2) No person shall manufacture or cause to be manufactured or to have in  
36 his possession or under his control a stolen, counterfeit or forged animal  
37 license tag, rabies vaccination certificate, or other form of licensing required  
38 under this section.

39  
40 **Section 3.** Section 90.46, Strays; Notice Required, R.O. 2003, is hereby amended as  
41 follows:

42  
43 (A) No person shall hold or possess any unidentified or unclaimed animal of  
44 which he is not the owner for more than 24 hours, excluding Sunday and  
45 holidays, without first reporting the possession to the Animal Control Division.  
46 The person may surrender the animal to RRAC within the first seven days and  
47 not be considered the owner or after seven days, the person becomes legal  
48 owner of the animal subject to third party claims.

49  
50 (B) No person shall fail to make the report required in subsection (A) of this

1 section and no person shall fail or refuse to immediately surrender the animal to  
2 an animal control officer upon demand thereof.

3  
4 (C) (1) If any stray is wearing a license, has a microchip or bears other  
5 identification as defined in Section 90.02, the animal shall be confined at  
6 an appropriate animal center, pending notification of owner or authorized  
7 agent, for a period of seven days. The day the stray animal is impounded  
8 constitutes day zero. Upon notification, an owner must redeem the animal  
9 within 24 hours. Failure to redeem the animal shall result in impound fees  
10 in addition to any other costs, unless the owner's failure to pick up the  
11 animal is due to circumstances beyond the owner's control. Impound fees  
12 and other costs may be charged to the owner whether or not the animal is  
13 claimed. Failure to redeem the animal within seven days of impound shall  
14 be deemed as abandonment of the animal and disposition of the animal  
15 may be made in accordance with Section 90.48. Additionally, the owner of  
16 the animal may be cited for abandonment at the discretion of ACO.

17  
18 (2) If a stray is not licensed and there is no proof the animal has received  
19 a rabies vaccination, the RRAC will provide a rabies vaccine upon  
20 impound. Should the animal be reclaimed, the cost of the rabies  
21 vaccination and license will be paid by the owner. The RRAC may cite the  
22 owner for failing to vaccinate the animal for rabies if no proof can be  
23 provided.

24  
25 (3) In the case of a stray that is not sterilized, the owner shall:

26  
27 (a) Pay a deposit of \$175. Such deposit shall be returned if the  
28 owner sterilizes the animal within 30 days and provides proof  
29 thereof to the city; or

30  
31 (b) Pay for an ~~unaltered~~ intact animal permit if the conditions of  
32 90.19 (A) or 90.19 (B) are met; or

33  
34 (c) Pay \$125 to permit the RRAC to sterilize the animal.

35  
36 (4) Notwithstanding anything to the contrary herein, the owner of any  
37 impounded may be cited for the violation that caused the impound.

38  
39 (5) Upon reclaiming the animal, the owner shall abide by the licensing  
40 requirement of the city.

41  
42 (D) An owner redeeming an unaltered dog or cat shall:

43  
44 (1) Pay the sterilization deposit and impoundment fees imposed by RRAC  
45 and sign an agreement stating that the owner shall have the animal  
46 sterilized by a veterinarian within 30 days after release. (The sterilization  
47 deposit shall be refunded upon presentation by the owner of a receipt  
48 from a veterinarian and shall not be refunded if not complied with by date  
49 given and is a citable offense); or

1 (2) Purchase an unaltered intact animal permit for dogs or intact cat  
2 permit. When a dog or cat which has not been spayed or neutered is  
3 taken into custody by the Animal Control Shelter, the Animal Control  
4 Office RRAC, it shall require, as a condition to release the dog or cat to its  
5 owner, that the owner, in addition to payment of applicable impound fees  
6 and ~~nonneutered or nonspayed~~ intact animal license, obtain an unaltered  
7 intact animal permit for a dog or an intact cat permit if cat if it qualifies with  
8 requirements specified in Section 90.19. Dogs for which an unaltered  
9 animal permit or a cats for which an intact cat animal permit has been  
10 issued are subject to the following conditions:

11  
12 (a) The dog/cat must have a current rabies vaccination  
13 administered by a licensed veterinarian and ~~licensed with the city~~.

14  
15 (b) The dog/cat must be restrained properly and have no more than  
16 one violation of Section 90.18(B) within a year of the issuance of an  
17 ~~unaltered~~ intact animal permit.

18  
19 1. If the dog/cat is taken into custody by the Animal Control  
20 Shelter at any time after the expiration of one year from date  
21 of issuance of the ~~unaltered~~ intact animal permit, and the  
22 owner has not been previously cited for violation of Section  
23 90.18(B) within that one-year period, the owner will be  
24 required to purchase another ~~unaltered~~ intact animal permit.

25  
26 2. If the dog/cat is found to be in violation of Section  
27 90.18(B) within one year from date of issuance of the  
28 ~~unaltered~~ intact animal permit, the owner will be required to  
29 submit a completed application for a hobby breeder's permit  
30 to the Planning and Zoning Board within seven working days  
31 or have the pet sterilized within seven working days.

32  
33 (c) The owner of the dog or cat shall not allow any breeding of the  
34 dog or cat prior to obtaining a conditional use permit packet from  
35 the Planning and Zoning Board for the purpose of obtaining a  
36 hobby breeder's permit.

37  
38 **Section 4.** Section 116.02, Definitions, R.O. 2003, is hereby amended as follows:

39  
40 ~~PUPPY MILL. A dog breeding operation in which the health of the dog is~~  
41 ~~disregarded in order to maintain a low overhead and maximize profits.~~

42  
43 **HOBBY BREEDER.**

44  
45 (1) Any person who either causes or allows any dog, cat, guinea pig, chinchilla,  
46 sugar glider or rabbit to be bred; or

47  
48 (2) Any person who either causes or allows any animal subject to an ~~unaltered~~  
49 intact animal permit issued under Section 90.46(D) to breed.

50

1 **Section 5.** Subsection (A) of Section 116.25, Pet Store, R.O. 2003, is hereby amended  
2 as follows:

3  
4 (4) Primary enclosures and display areas.

5  
6 ~~(i) The primary enclosure for a cat shall not be less than two and one-half  
7 square feet per cat. The height of the primary enclosure shall not be less  
8 than two feet. The primary enclosure for a cat must contain at least one  
9 elevated resting area for each cat.~~

10  
11 ~~(j) The primary enclosure for a cat shall have at least one litter pan per two  
12 cats.~~

13  
14 ~~(k) Primary enclosures housing nursing cats with litters shall provide more  
15 space and resting areas than the minimum requirement for a single cat.~~

16  
17 ~~(l) Space requirements for dogs:~~

18  
19 ~~1. A dog weighing less than 15 pounds shall have a minimum of four  
20 square feet of flat floor space.~~

21  
22 ~~2. A dog weighing 15 to 30 pounds shall have a minimum of eight  
23 square feet of flat floor space.~~

24  
25 ~~3. A dog weighing more than 30 pounds shall have a minimum of 12  
26 square feet of flat floor space.~~

27  
28 **Section 6.** Subsection (B) of Section 116.25, Pet Store, R.O. 2003, is hereby  
29 amended as follows:

30  
31 (1) General.

32  
33 ~~(a) Dogs or cats shall be purchased from USDA certified breeder and the  
34 pet store shall be required to have the animal inspected by a veterinarian  
35 and found to be in good health before purchase and documentation shall  
36 be kept for one year after sold date of animal. A pet store shall maintain  
37 documentation of approved USDA licensed breeder.~~

38  
39 (a) The purchase, sale, or transfer of dogs, cats, or hybrids of dogs or  
40 cats by pet stores are prohibited. This section shall not preclude pet  
41 stores from adopting dogs or cats in conjunction with a permitted animal  
42 shelter or animal rescue.

43  
44 (b) Mammals of different species shall not be housed or displayed  
45 together in the same primary enclosure or display area.

46  
47 (c) Avians, reptiles, amphibians and fish may be housed or displayed in  
48 mixed species groups only if they are behaviorally and ecologically  
49 compatible and they do not present a disease transmission hazard to  
50 each other.

1  
2 (d) Compatibility of animals housed in groups shall be ascertained prior to  
3 leaving animals unattended and shall be monitored periodically.  
4

5 (e) Nursing dams and their offspring shall be housed in an enclosure that  
6 provides an area that is not visible to the public and is large enough for  
7 the animal to nurse all of the young at one time.  
8

9 (f) A pet store shall not sell, adopt or transfer an animal that is showing  
10 signs of a suspected contagious or zoonotic disease.  
11

12 (g) Prior to the sale or transfer, a pet store shall provide to the new owner  
13 written disclosure of the condition if the pet store sells or transfers an  
14 animal suffering from a health condition.  
15

16 (h) A pet store shall accept for refund or exchange any animal found  
17 within seven days of sale or transfer to be suffering from an undisclosed  
18 health condition as documented by a licensed veterinarian.  
19

20 (i) Written instructions for feeding, training, care and grooming of the  
21 animal shall be provided by the pet store to the new owner.  
22

23 ~~(j) Refunds or Exchanges.~~  
24

25 ~~1. A pet store shall accept for refund or exchange any animal found~~  
26 ~~within 14 days of sale or transfer to be suffering from an~~  
27 ~~undisclosed health condition as documented by a licensed~~  
28 ~~veterinarian.~~  
29

30 ~~2. A pet store shall include in the cost of the animal, \$60 toward the~~  
31 ~~cost of a check-up by the veterinary of the customer's choice.~~  
32

33 ~~(k) A pet store shall not buy dogs or cats from a puppy mill. The fine for~~  
34 ~~violation shall be \$250 per animal. A pet store shall maintain official~~  
35 ~~documentation identifying the supplier of the cats and dogs in accordance~~  
36 ~~with this section.~~  
37

38 **Section 7. Severability Clause.** If any section, paragraph, clause, or provision of  
39 this Ordinance, or any section, paragraph, clause, or provision of any regulation  
40 promulgated hereunder shall for any reason be held to be invalid, unlawful, or  
41 unenforceable, the invalidity, illegality, or unenforceability of such section, paragraph,  
42 clause, or provision shall not affect the validity of the remaining portions of this  
43 Ordinance or the regulation so challenged.  
44

45 **Section 8. Compiling Clause.** This Ordinance shall be incorporated in and  
46 compiled as part of the Revised Ordinances of the City of Rio Rancho, (R.O. 2003).  
47

48 **Section 9. Effective Dates.** This Ordinance shall become effective ten days after  
49 adoption with the exception of amendments made to Sections 90.02 – Definition of  
50 Unaltered Animal Permit, 90.19 (B)(C), and 90.46 (C)(D) which shall become effective

1 180 days after adoption.

2

3 ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

4

5

6

\_\_\_\_\_  
Greggory D. Hull, Mayor

7

8

9

10 ATTEST:

11

12

\_\_\_\_\_  
13 Stephen J. Ruger, City Clerk

14 (SEAL)



### **Animal Task Force Recommendation Justifications**

The Task Force's recommendation for banning the sale of dogs and cats by a pet store was based on (from January 2010 report):

Many puppies sold in pet stores come from large scale, poor quality commercial breeding operations, known as "puppy mills." Puppies that are the products of puppy mills often have serious and lifelong health and/or behavioral issues, as a result of the unhealthy conditions and unethical breeding standards found in puppy mills.

Most pet stores do not properly socialize their puppies. Dogs that are deprived of adequate socialization may develop behavioral issues. Behavioral issues represent one of the major causes of dogs being abandoned at animal shelters.

Kittens sold in pet stores that come from local households are commingled and do not receive vaccinations, health exams, or parasite treatment before being offered for sale. This practice puts the animals and the public that contacts them at risk for communicable and zoonotic disease.

Pet stores ship animals into the city from other geographic areas. These sexually intact animals and their offspring then add to our local pet overpopulation burden, as well as bring in parasites and diseases that are not endemic to our area.

The health and congenital conditions of puppies and kittens in pet stores are often not disclosed, are misrepresented, or are not known by the seller at the time of sale. New owners can be financially and emotionally burdened by paying premium prices for a "lemon" pet.

The predominant public opinion in Rio Rancho is opposition to the sale of dogs and cats in pet stores.

A ban on the sale of dogs and cats through pet stores would help reduce the city's pet overpopulation problem, by not increasing the local supply of animals, and by encouraging local pet shops to change their business model to one that supports the adoption of rescued animals. It would also allow the city of Rio Rancho to combat the puppy mill industry, and would help protect public health.

The Task Force's recommendations for requiring spay/neuter for dogs and cats was based on (from January 2010 report):

Pet overpopulation is a serious and significant problem that drains city resources, poses a threat to public safety, adversely affects human and animal health, and results in needless pet euthanasia.

Pet owners or pet adopters are a finite resource and in order to curb pet overpopulation, the available abundant supply of animals must be reduced to commensurate with the available homes.

The most effective way to reduce the number of homeless, stray, or unwanted pets is to place limitations on haphazard, irresponsible, or accidental breeding.

There is a nationwide consensus that widespread sterilization of companion animals is the only solution to reduce pet birth rates and reduce the numbers of pets admitted to animal shelters.

Animals that are sterilized live longer, healthier lives, are less likely to run at large or create a public nuisance, are less likely to spread disease through fighting and mating behaviors, and may display less aggressive tendencies toward other animals and humans.

Our community spends tax dollars on catching, sheltering, euthanizing and disposing of homeless cats and dogs. Sterilizing animals to prevent accidental or irresponsible breeding is a cost-effective way to reduce these expenses while enabling shelters to make better use of their limited resources.

Pet stores or other organizations that bring in pets from different geographic locations result in an increased supply of local animals in the face of a fixed demand. This contributes to pet overpopulation and burdens Rio Rancho Animal Control (RRAC).

END

# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-90

Submitted by: Tony Caravella

Submitting Department: Development Services

Meeting Date: April 12, 2017

## **SUBJECT**

R20, Approving Impact Fee Land Use Assumptions As Required by the State of New Mexico Development Fees Act, for the Period 2016-2026

## **ATTACHMENTS**

- [R20 - Resolution](#)
- [R20 - Attachment](#)



**CITY OF RIO RANCHO  
RESOLUTION**

**RESOLUTION NO.**

**ENACTMENT NO.**

**APPROVING IMPACT FEE LAND USE ASSUMPTIONS AS REQUIRED  
BY THE STATE OF NEW MEXICO DEVELOPMENT FEES ACT**

**WHEREAS:** The State of New Mexico Statutes Annotated (NMSA) Chapter 5 “Municipalities and Counties”, Article 8 “Land Development Fees and Rights”, cited as the Development Fees Act, authorizes, governs and regulates impact fee legislation adopted by a municipality; and

**WHEREAS:** City of Rio Rancho Impact Fee Land Use Assumptions for the years 2016 through 2026 were developed in compliance with the requirements set forth by the New Mexico Development Fees Act; and

**WHEREAS:** the Impact Fee Land Use Assumptions will serve as the basis for projecting the demand for capital improvements or facility expansions that will be needed to serve the anticipated growth of the City during this period; and

**WHEREAS:** the Capital Improvement Plan Citizen's Advisory Committee (CIPCAC) has reviewed the Impact Fee Land Use Assumptions at the CIPCAC meeting on August 15, 2016, and recommended approval of the Impact Fees Land Use Assumptions to the Governing Body; and

**WHEREAS:** the Governing Body of the City of Rio Rancho held a public hearing on the Impact Fee Land Use Assumptions on \_\_\_\_\_, 2017, in compliance with the requirements, including notice of public hearing, of the New Mexico Development Fee Act.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:**

that the Governing Body hereby approves the Impact Fee Land Use Assumptions titled “2016-2026 Land Use Assumptions, City of Rio Rancho Impact Fee Update and Amendment Study” as attached hereto as Exhibit A, and made a part hereof.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
Greggory D. Hull, Mayor

ATTEST:

\_\_\_\_\_  
Stephen J. Ruger, City Clerk  
(SEAL)

# 2016-2026 Land Use Assumptions

## City of Rio Rancho Impact Fee Update and Amendment Study



*prepared by*

**City of Rio Rancho Development Services Department**

*with assistance by*

**City of Rio Rancho Finance Services Department**

*and*

**Willdan Financial Services**

**March 2017**

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**City of Rio Rancho Impact Fee Study  
2016-2026 Land Use Assumptions**

**Adopted May 10, 2017 by Resolution No. xx, Enactment xx**

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## City of Rio Rancho Impact Fee Study 2016-2026 Land Use Assumptions

### Introduction

Land use assumptions are the projections for future changes to land use, densities, intensities and the population. These projections are created by analyzing existing land use, densities and intensities over a specific time frame and analyzing the growth trends which can then be used to project future trends. The purpose of the land use assumptions in the process of evaluating development fees is to project the demand for capital improvements or facility expansions that will be needed to serve anticipated growth. An understanding of probable population and job growth and projected land uses will help the City of Rio Rancho develop the capital improvements plan under which an impact fee may be imposed. Impact fees, and land use assumptions necessary to develop those fees, are governed by the New Mexico Development Fees Act (Section 5-8-1 through 5-8-42 NMSA 1978).

The land use assumptions describe the service area and projected land use changes for a ten- year period from the beginning of FY 2017 (July 1, 2016) to the end of FY 2026 (June 30, 2026). For convenience, the planning horizon will be referred to as 2016 to 2026 or simply the planning horizon.

Land use assumptions are based on a several data sources as follows:

- The 2000 and 2010 Census of population, housing and occupancy rates,
- 2015 population estimates from the American Community Survey (ACS)
- Demographic projections prepared by the Mid-Region Council of Governments (MRCOG),
- Construction data provided by the City of Rio Rancho
- Residential and non-residential growth averages and projections from the Finance Department
- Approved master plans for major new developments provided by the Finance Department and Development Services

References and associated documents are listed in Appendix A.

The current Rio Rancho municipal limits which are Impact Fee Service area are displayed in Figure 1.

The land use assumptions will enable the City to structure its development program to accommodate future growth in the incorporated urban area in southeast Sandoval County, and the Quail Ranch/Paradise West annexation area in Bernalillo County. The unincorporated Rio Rancho Estates area in southwest Sandoval County is assumed to remain undeveloped for the time period of this study. The City is a single service area for the purpose of assessing impact fees on new development.

The following report describes development trends in Rio Rancho, the methodology used to prepare the land use assumptions, and to project future land uses. Population, housing, jobs and land use by type are based on the Mid Region Council of Governments (MRCOG) report "City of Rio Rancho 2021 and 2026 Population and Employment Projections, 2010 Census data, 2015 ACS population estimates, permit data provided by the City Development Services Department. Historical data for 2010 to 2015, combined with the proposed land uses in master planned areas inside the City, was used to project the City's future land use requirements for the 2016-2021 planning horizon.

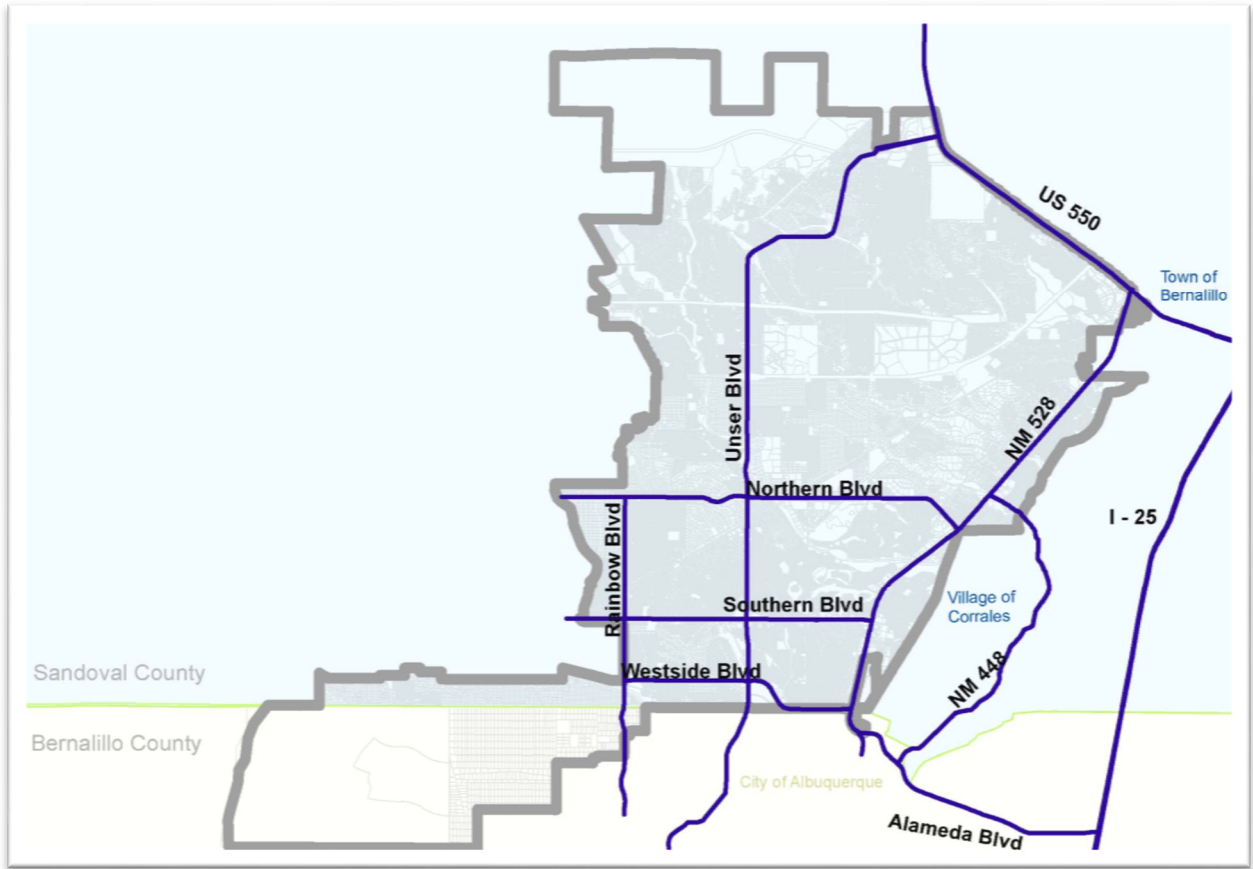


Figure 1. Rio Rancho Municipal Limits and Impact Fee Service Area - July 2016

**Background**

The City of Rio Rancho was one of the fastest growing communities in the United States from the early 1980’s through 2007. From a population of just over 10,000 in 1980, the population is estimated to have increased to over 70,000 in 2005, and the U.S. Census recorded 87,500 persons in 2010. Following the “Great Recession”, from December 2007 to June 2009, growth has slowed from an approximate average annual population of seven percent (7%) in the first decade of this century to a rate of approximately two percent (2%) during the first half of this decade (2010-2015). The ACS estimates that in July of 2015 the population is approximately 94,171.

***Development History***

Rio Rancho Estates encompassed approximately 155.7 square miles when it was originally platted in the early 1960s. Approximately one-half of the original Estates area is now within the incorporated City boundaries. During these early years, Rio Rancho developed as an unincorporated community in Sandoval County. The nucleus of a suburban community was constructed at the intersection of New Mexico (NM) 528 and Southern Boulevard during the 1970s. Rio Rancho grew rapidly from a population of 1,164 in 1970 to 10,131 people in 1980. Most growth occurred north of Southern Boulevard on both sides of NM 528. A small number of custom homes were built in Unit 16 East (South of Southern Boulevard and West of NM 528), which was served with power and municipal water.

As the community's population increased to over 10,000 people, its needs for urban services such as roads, parks and public safety facilities grew beyond the level typically provided by Sandoval County. The City of Rio Rancho was incorporated in 1982 out of a portion of the Rio Rancho Estates subdivision. Through a series of annexations over the past twenty years, the total municipal area, including the Quail Ranch/Paradise West annexation area, has increased to over 105 square miles in two counties. The main portion of the City covers 87.2 square miles in southern Sandoval County, while the Quail Ranch/Paradise West annexation area covers 15.5 square miles in northern Bernalillo County. Less than one-fourth of the total land area of the City is currently developed.

Much of the land in Rio Rancho Estates was sold to individual owners throughout the United States during the early years of the subdivision. The resulting pattern of pre-mature platting and fractionalized ownership has dictated the locations of most new development, and the most rapid growth in the City has occurred on large parcels under single ownership. The Cabezon project in Unit 16 represents the first major redevelopment project in the City, in which the City was able to exercise its condemnation powers to help assemble and replat large tracts of land.

The redevelopment expertise gained by the City in Unit 16 will help future redevelopment of infill areas in the city limits.

The continued pace of growth will be influenced by the supply of land that can be platted, developed and sold to builders. Areas with pre-mature platting may have to be replatted or redeveloped before significant growth can take place. A review of building permits issued in Rio Rancho from 1999 through 2002 shows that 43 percent of new residential construction in Rio Rancho occurred in major subdivisions which are typically platted on large tracts developed by a single entity. Approximately one third of new housing was built in smaller subdivisions, and 23 percent of new homes were built on individual lots in the original platting of the obsolete subdivisions that are located throughout the City.

This development pattern is important because of the differences in lot sizes and the level of infrastructure and amenities associated with the type of subdivision being developed. Most of the City's residential development is zoned R-1, which has a minimum lot size of 7,000 square feet.

However, there are approximately 6,760 lots that are under 7,000 square feet in size, which cover over 951 acres inside the City. In 2003, almost one third of the new homes were built on lots that were less than 7,000 square feet in size. These lots were in subdivisions where project level improvements, such as local streets with sidewalk, curb and gutter, and lights, are required under the subdivision ordinance. System-level infrastructure for major roads, bikeways, parks, and public safety facilities is provided under the impact fee ordinance or through developer dedications in large-scale projects.

In Unit 17, lots are typically 1/2 acre or larger, and lots are usually developed individually for custom-built homes without the project level-improvements required by the subdivision ordinance. This is because the pre-mature platting in Unit 17 predates the subdivision ordinance.

However, the area is still eligible for system level improvements under the impact fee ordinance. As infrastructure is extended to serve major subdivisions, proximity to roads and utilities makes development of nearby individual lots feasible. Therefore, average lot sizes, land absorption and the distribution of new homes will reflect a mix of new subdivisions and individual lots.

### **Trends**

Population estimates, and projected permit applications point to a growing population and an increase in residential and non-residential development in the City of Rio Rancho. The following sections will breakdown the population estimates and projections, land uses, and the associated densities and intensities.

### **Methodology**

The rationale behind the methodology used in developing the land use assumptions is that land use change is a function of population and employment growth. Therefore, the land use assumptions reflect changes to current developed conditions that would result from projected population and employment growth. Demand for new housing is also a function of population and employment growth, so that assumptions about future housing are integrated into the overall approach to the land use assumptions.

### **Data Sources**

Information used in developing land use assumptions was taken from the existing sources described in each section. References are listed in Appendix A.

### **Population**

Population and population projections have been formulated from analyzing various sources, these sources start with the US Census and include estimates from the American Community Survey and projections from MRCOG and the City of Rio Rancho Development Services Department (DSD). The US Decennial Census every 10 years and was completed in 2010, this survey aims to count every individual. American Community Survey (ACS) is a smaller spot survey that estimates the population in 5 time frames. MRCOG uses Census information and modeling scenarios to produce population projections. MRCOG projections are from "City of Rio Rancho 2021 and 2026 Population and Employment Projections". This report took two methods for projecting population, one method includes the projected number of new residential starts and housing occupancy rates and uses three scenerios to project three possible populations, one scenario would be a decline, a middle of the road and an increase in residential starts. The second method used by MRCOG is a method that projects population on projected births, deaths and migration, this method again has three scenarios. MRCOG took the middle of both scenarios and averaged the results to project a population of 102,821 in 2021 and 109,948 in 2026 with a growth rate of 1.3%.

In 2014 the City of Rio Rancho grew by 2.2% and it has a history of growing at a relatively strong rate. It is likely that the City will continue to grow at a rate of closer to 1.6-1.7% each year which would be in line with the MRCOG projections of a population of 104,936 by 2021 and 115,275 by 2026.

**Table 1: City Population and Projections of Population: 1990 - 2026**

Year	1990 <sup>(1)</sup>	2000 <sup>(1)</sup>	2010 <sup>(1)</sup>	2015 <sup>(2)</sup>	2021 <sup>(3)</sup>		2026 <sup>(3)</sup>
<b>Population</b>	32,505	51,765	87,521	94,171	104,936	102,480 <sup>(4)</sup>	115,275

(1) US Census 1990, 2000, 2010,

(2) ACS July 1, 2015 Estimates

(3) 2016-2026 Projected by MRCOG scenario 1.C.

(4) Population projections from Wildan Financial Services using population of 2.66 for all residential units and a rate of growth between 1.27% and 1.60%.

**Table 2: 2010 US Census Housing Occupancy figures**

Housing Units (2010)	Households	Average household size	Average family size	Occupancy
33,964	31,892	2.74	3.19	94%

In 2010 the US Census estimated the average number of housing units in the City of Rio Rancho to be 33,964. These housing units housed 21,892 different households with an average household size of 2.74 people per house. Rio Rancho also has a high occupancy rate at 94% which means that there is not a large market of homes available. A high occupancy rate is generally a good sign for developers that there is a need to build more housing units.

**Table 3: Percent of Dwelling Units by Type**

	2005	2010	2014	2021	2026
<b>Single Family Detached</b>	86.9%	87.6%	88.6%	89%	89%
<b>Attached</b>	3.2%	2.8%	2%	2%	2%
<b>Multi-Family</b>	9.9%	9.6%	9.4%	9%	9%
<b>Average Household Size</b>	2.56	2.74	2.76		

As described in the MRCOG report a high occupancy rate in Rio Rancho is indicative of people moving into Rio Rancho faster than new houses are being built. The overwhelming majority of the population are living in detached single family dwelling units and there has been a slight decrease in the share of people living in multi-family homes. This decrease could also be attributed to a lack of or slow rate of multi-family units being built. The housing occupancy rates can also help describe the distribution or share of single family dwelling units versus the share of multi-family dwelling units. The average household size has grown over the years increasing the number of persons in a dwelling unit.

**Table 4: Total Housing Units and Projections**

	2005	2010	2015	2022 <sup>(1)</sup>	2026 <sup>(2)</sup>
<b>Total Dwelling Units</b>	24,612	33,964	35,462	39,210	44,061

(1) Projections from Finance

(2) Projections from DSD using the Finance model

Total dwelling units are calculated from the number of building starts which is a way to count the number of dwelling units based on when the construction was started. The 2022 projections are from the Finance department and average the number of construction starts to increase by 1.75% in 2021 and 2022. Projections for 2026 take the larger average of an annualized growth rate for single family dwellings at 3% and multi-family dwellings at 2%. From 2015 to 2022 it is projected that 3748 dwelling units will be constructed to serve the growing population.

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**Land Uses, Densities and Intensities**

The City of Rio Rancho has an adequate supply of vacant land to accommodate the projected growth of both residential and non-residential uses. Land Uses are generally tied to the existing uses and zoning on a parcel. In the planning horizon the following residential planned developments may build-out close to capacity and that single family homes on individual lots will continue to increase. Below is a list of planned developments that have been approved and are likely to continue building single family detached homes.

Cabazon	Loma Colorado	Milagro Mesa
Enchanted Hills	Lomas Encantadas	Mountain Hawk
Hawksite	Mariposa	Northern Meadows
Hidden Valley	Melon Ridge	Los Diamantes

These developments include the majority of the 3,265 residential lots inventory that are listed in the DSD system. Approvals range from utilities in place to areas that will need more work to get ready to build.

**Table 5: Residential Permit starts and projections for single family detached homes per year**

Year	2010	2011	2012	2013	2014	2015	2016	2021	2026
Permits**	455	301	417	479	479	421	450	608	725

\*\*Permits are counted in the year construction began, [Projections by DSD](#)

Using the number of permits that started construction can be used to predict the number of single family home building permits per year for the next 10 years based upon a steady rate of 3% growth in permits. Multi-family projections have a rate of growth of 2% each year for the next 10 years.

Along with building permits the City tracts large subdivisions and associated master plans. These give a baseline for vacant residential property that is ready for development. Currently there is an estimated 3,265 vacant lots ready for development. Taking into account the projected building permits, the existing vacant lots ready for development can be absorb over 4 years of development. This does not include vacant lots that individual property owners develop independently of a subdivision, which is the development pattern for portions of Unit 10 and the majority of Unit 17. As the economy rebounds new applications for master planned communities and large subdivisions are expected to continue, and it is likely more vacant lots ready for development will be in reserve before the existing 3,265 are exhausted.

**Land Use Estimates**

The land use assumptions begin with existing, or base year, conditions. For this project, the base year is 2016. US Census data, MRCOG population data, housing counts and building permit records were used by the City of Rio Rancho to update housing and population estimates. Population forecasts are based upon the average growth of the City. Acres of land use were tabulated from the City's geographic information system (GIS), records of subdivision plat, and certificates of occupancy. The potential use of vacant land was determined from the City's

GIS data and approved master plans for major subdivisions. Developed land use categories include two residential land use types and three nonresidential land use types. These are:

- Single-family Residential. This category includes custom built single-family residential development, primarily on large lots of one half acre or more in areas such as Unit 10 and 17.
- Multi-family Residential. This category includes apartments, condominiums and other higher density residential development. The lot sizes for this category vary according to the type of unit and density of development.
- Retail/Commercial. This category includes all retail and service land use categories.
- Warehousing/Industrial. Manufacturing, warehousing and other industrial uses are included in this category. Land that is located in industrial parks and land zoned for mixed commercial/industrial use are assumed to become industrial in the future.
- Office/institutional. Offices, some services, medical facilities and private institutions such as churches and private schools are included in this category.
- Vacant. Developable land includes land that is vacant and zoned for residential or commercial use.
- Public. Public land includes rights-of-way, utility sites, schools and government facilities. City land use data include public rights-of-way and easements. The percentage of total developed area devoted to these uses is assumed to remain constant into the future as new roads, drainage easements, and utility easements are incorporated into new development.

The City of Rio Rancho has a more than adequate supply of vacant land to accommodate projected growth through 2026. Vacant land within the developed area of Rio Rancho has been quantified by the City from the City's geographic information system (GIS). New, large-scale master planned communities and smaller, replatted subdivisions in infill areas will provide for an increasing share of future residential and nonresidential development. Based on data from the Finance department there are approximately 3,300 vacant lots currently available for development. These 3,300 are just the lots that are part of approved master plans and/or approved subdivision. New home construction is continuing in Mariposa, Cabezon, Northern Meadows, and Loma Encantadas, Loma Colorado, High Range, Solcito and Hawksite. Below is a map of the aforementioned subdivisions followed by a table that breaks down the number of approved lots and the amount of houses that have been built in the subdivision. There is also a projected population increase based on the number of houses and a housing an average family household size of 2.74.



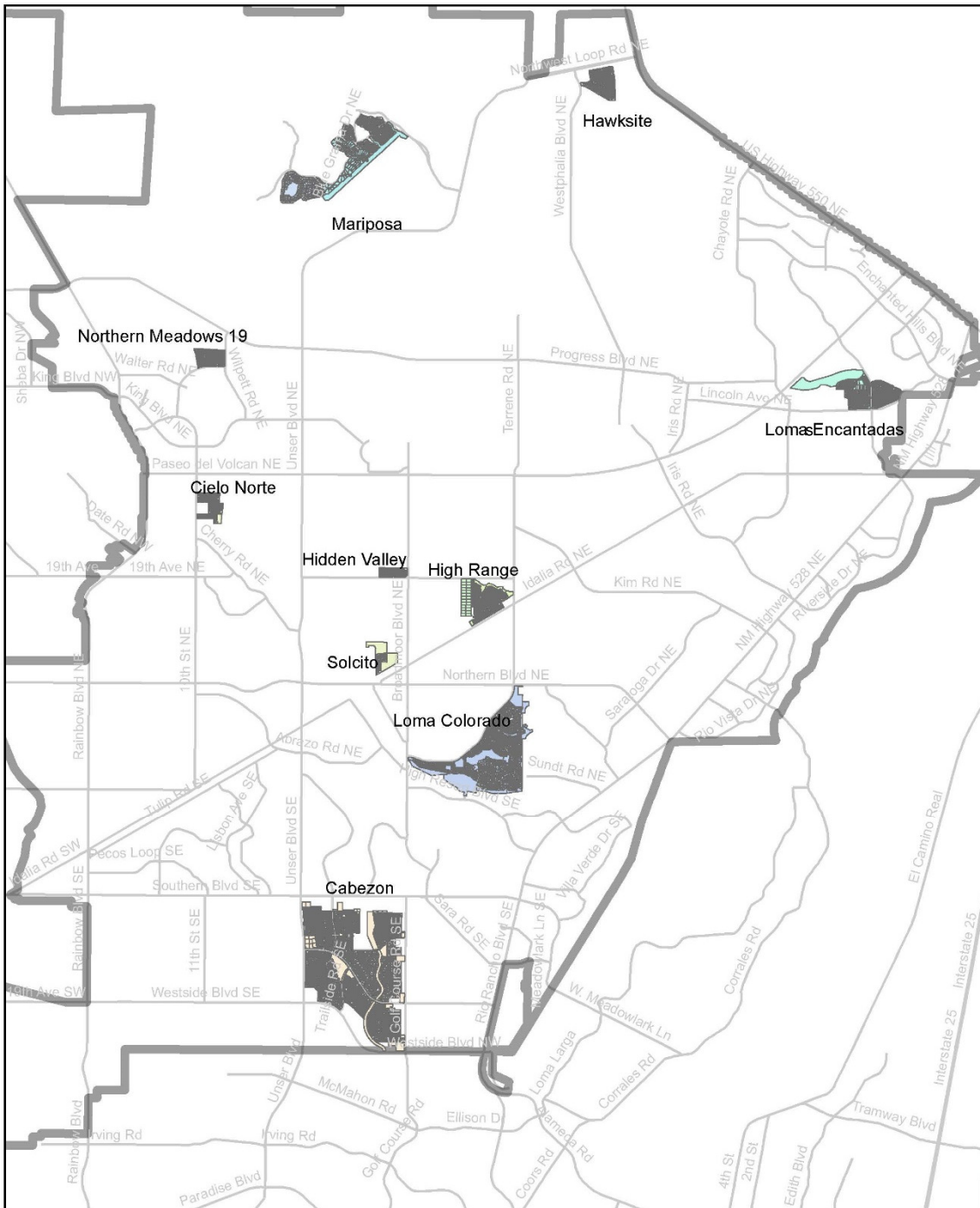


Figure 2. Approved and “actively developing” subdivisions with vacant lots available for development - July 2016

Table 6: Master Planned Communities

Subdivision/ Master plan	Single Family Acreage	Single Family DU	Single Family Built	Total DU	Projected Population
Mariposa	244 acres	518	172	518	1420
Lomas Encantadas	71 acres	451	227	451	1236
Hawk Site Tract 33 and 34	39 acres	266	0	266	729
Northern Meadows 19	27.6 acres	217	172	217	595
Cabazon	305 acres	2012	1885	2012	5513
Loma Colorado	219 acres	1174	709	1174	3217
Los Diamantes	109 acres	460	0	460	1260
High Range 4	33 acres	170	0	170	466
High Range Unit 3	51 acres	401	319	401	1099
Hidden Valley	14.5 acres	129	82	129	353
Solcito	23.6 acres	51	23	51	140
Cielo Norte	27 acres	182	126	182	499

**Multi-Family residential Growth**

The current large subdivisions and master plans do not include any new multi-family developments. There is approximately 1600 acres of R-4 zoned acreage in the City, with approximately 876 acres that are vacant. There is also approximately 1100 acres of R-3 with approximately 433 of those acres being vacant. There is room for multi-family residential growth within the City.

**Non-residential Growth Projections**

Baseline data for existing nonresidential space is estimated from the approved building permits for nonresidential structures. Nonresidential growth has maintained a steady growth that can be described as a 2% yearly increase in commercial space, 4% yearly increase in office and institutional space, and a .75% yearly growth in industrial space.

Non-residential land uses can be estimated by the amount of approved square footage per year. Below is a table displaying the approved annual new construction of non-residential building square footage, and projected annual construction of non-residential land uses through the planning horizon.

**Table 7: Non-residential approved square footage of new construction and projected annual new construction square footage**

	FY2010	FY2014	FY2015	FY2016	FY2021	2022	FY2026
<b>Commercial</b>	32,345	61,506	133,187	82,795	90,239	92,044	93,885
<b>Office/Institutional</b>	344,785	554,679	103,528	122,363	143,141	148,867	154,821
<b>Industrial</b>	0	11,238	0	8,438	8,770	8,836	8,902
<b>TOTAL</b>	377,130	627,423	236,715	213,597	242,151	249,747	257,609

Projections by Finance and DSD

There has been fluctuations in the amount of non-residential growth, but in general is a 2% increase in commercial square footage after large projects have been removed from the numbers. Office and Institutional, which includes schools and government, has a 2% rate of growth and Industrial has a 0.75% rate of growth. Table 7 has the existing approved square footage and projected square footage for each individual and is not a cumulative of the non-residential square footage in the City.

In 2016 there was a cumulative non-residential square footage of 8,362,243 throughout the City. It is projected that the non-residential square footage will increase to a cumulative of 9,592,259 by 2022.

**Employment Growth Projections**

Employment is projected to grow at a steady 2-3% rate during the planning horizon. This rate of employment growth is projected at a slightly lower rate than the projected rate of non-residential growth that is projected from the projected building permit numbers. The following numbers are based upon projected housing units and the City of Rio Rancho's share of Sandoval County's employment numbers and industry type. Again MRCOG's report on population on employment is referenced for the projected numbers. For employment MRCOG used two scenarios the first scenario assumes that Rio Rancho will not attract a major employer before 2026, with the announcements this summer of a large employer moving into the city by the beginning of 2017 staff feels confident that the second scenario which calculates for growth and rebound in the labor market for the city should be the projected numbers for future employment.

**Table 8: Employment Growth Projections**

	2021	2026
<b>MRCOG projections</b>	24,189	25,955
<b>Percent of Growth</b>	2.9%	2.3%

Data from the "City of Rio Rancho 2021 and 2026 Population and Employment Projections" a copy can be found in the appendix.

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**Appendix A**

**References**

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Mid-Regional Council of Governments, “City of Rio Rancho 2021 and 2026 Population and Employment Projections”

Finance Department, Fiscal year 2017 Impact Fee Projection Detail

Finance Department, Survey Details for Current Activity and Profile

U.S. Census of Population and Housing, 2010

American Community Survey of Population and Housing, 2015

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## Appendix B

*City of Rio Rancho*  
*2021 and 2026 Population and Employment Projections*

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*Kendra Watkins, Socioeconomic Program Manager and Jonathan Blaich, Socioeconomic Analyst*  
*Mid-Region Council of Governments*  
*April 8, 2016*

**Introduction**

The Mid-Region Council of Governments (MRCOG) was requested by the City of Rio Rancho to provide Fiscal Year (FY) 2021 and 2026 population and employment projections for the municipality. Data sources that were drawn upon to inform this effort include the US Census Bureau (historical population estimates), City of Rio Rancho (single-family and multi-family building permits for new residences), New Mexico Department of Health (birth and death statistics), the Bureau of Labor Statistics (BLS) Quarterly Census of Employment and Wages (QCEW), the US Census Bureau OnTheMap data tool, and the New Mexico Department of Workforce Solutions (NMDWS) (2012–2022 Employment Projections). The population projections for the City of Rio Rancho for FY 2021 and FY 2026 are 102,821 and 109,948, respectively. The projections were determined using two demographic techniques: a housing unit method, and a components of change method. The employment projections for FY 2021 and FY 2026 are 23,062 and 23,994, respectively. Historical employment was determined using data from the BLS QCEW and the Census OnTheMap data tool. The projections were determined by combining two scenarios: a base case scenario, which assumes insignificant structural changes to the Rio Rancho labor market, and employment projections from NMDWS.

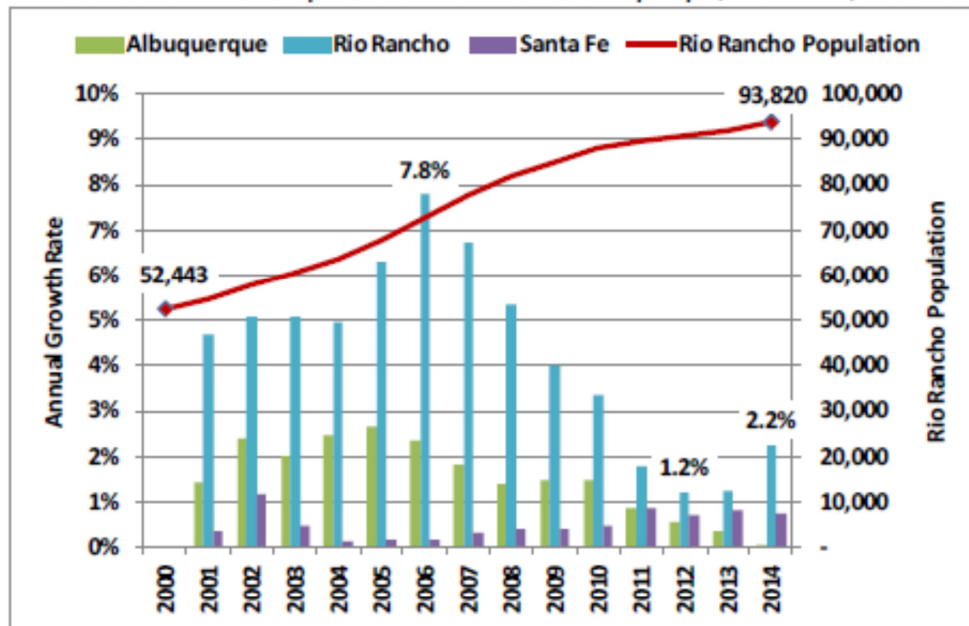
**Population Background**

The population of Rio Rancho was 93,820 in 2014, 78.9 percent higher than 52,443 in 2000, according to data from the U.S. Census Bureau's Population Estimates Program (PEP). During this period, it was the fastest growing city of those with over 5,000 people in New Mexico. Historical data are shown in Chart 1. In 2005, Rio Rancho surpassed Santa Fe as the third largest city in the state, after Albuquerque and Las Cruces. In 2014, the population of Rio Rancho increased by 2.2 percent, while the populations of Albuquerque and Santa Fe increased by 0.1 percent and 0.7 percent, respectively.



Appendix B (continued)

Chart 1: Historical Annual Population Growth Rates in Albuquerque, Rio Rancho, and Santa Fe



Housing Unit Method

The housing unit method is a common method used for estimating population. For the purpose of this analysis, residential new starts will also be referred to as permits. The method applies the following formula:

$$\text{FY 2021 Population} = \text{FY 2014 Population} + ((\text{projected residential new starts} * \text{FY 2014 occupancy rate}) * \text{FY 2014 persons per household})$$

Rio Rancho experienced a major housing boom in the early-to-mid 2000s that resulted in a peak number of new permits of 2,938 in FY 2005, a major increase from 573 in FY 2000. The rapidly growing city followed the path of many other cities in the US as it entered the Great Recession, and new permits collapsed, which resulted in a multi-decade low of 349 in FY 2011. The housing market has slowly recovered from the low point and permits have risen to 559 in FY 2015. (Chart 2)

While housing growth is often indicative of population growth, the two may diverge. For example, the existing housing stock in Rio Rancho has been filled with new residents at a faster rate than new units were built, which has resulted in a slightly higher occupancy rate. The occupancy rate was 94 percent in 2000, according to data from the U.S. Census. The occupancy rate remained at 94 percent in 2010, according to the American Community Survey (ACS) 1-year data, and ticked up to 95 percent in 2014 as excess housing stock was filled. In addition, an increase in household size occurred. According to U.S. Census, the average household size was 2.70 persons in 2000. The average increased to 2.74 in 2010 and ticked up to 2.76 persons in 2014, according to the ACS. Therefore, population has grown at a slightly faster rate than housing. Examples of this trend include aging seniors that are moving back in with children, or young adults that are unemployed or employed part-time and have delayed moving away from home or have moved back in with their parents. While housing permits are a key indicator of growth, they should be viewed in light of these conditions.

Appendix B (continued)

Three scenarios were created based on separate assumptions about the housing market to create population projections. All three scenarios assume that the most recent occupancy rate and household size for the City of Rio Rancho will continue into the projection years. In 2014, the occupancy rate was 95 percent and the average household size was 2.76 persons. Scenario 1.A assumes that Rio Rancho will enter a recession and residential new housing starts will decline to the level observed in FY 2011 by FY 2021, which was the lowest level in over two decades. The chance of a recession in the United States is as high as 25 percent in 2016, according to Bank of America Merrill Lynch. This is a high estimate and the actual likelihood of a recession is probably lower than 25 percent. This scenario assumes that new starts will rise slowly from a bottom in FY 2021 to the level observed in FY 2010 by FY 2026. Scenario 1.B follows the projection for new permits provided by the City of Rio Rancho from FY 2015 to FY 2022. This assumes the number of new starts will gradually rebound to about 600 by FY 2022. An annual rate of 2.0 percent is assumed for FY 2023 to FY 2026, which would bring new starts to the level observed in FY 2009 by 2026. Scenario 1.C assumes the housing industry will rebound strongly to FY 2008 levels by FY 2026, which was three years after permits peaked in FY 2005 and three years before permits bottomed in FY 2011. The results of the three population projection scenarios are shown in Table 1 and the compound annual growth rates associated with each scenario are shown in Table 2.

Table 1: Housing Unit Method, Population Projections

Scenario	Description	FY 2021	FY 2026
1.A	Decline to FY 2011 level (Double dip recession)	102,888	108,790
1.B	CoRR permit forecast to FY 2022 and rebound to FY 2009 level by FY 2026	103,476	111,855
1.C	Rebound to FY 2008 permit level	104,936	115,275

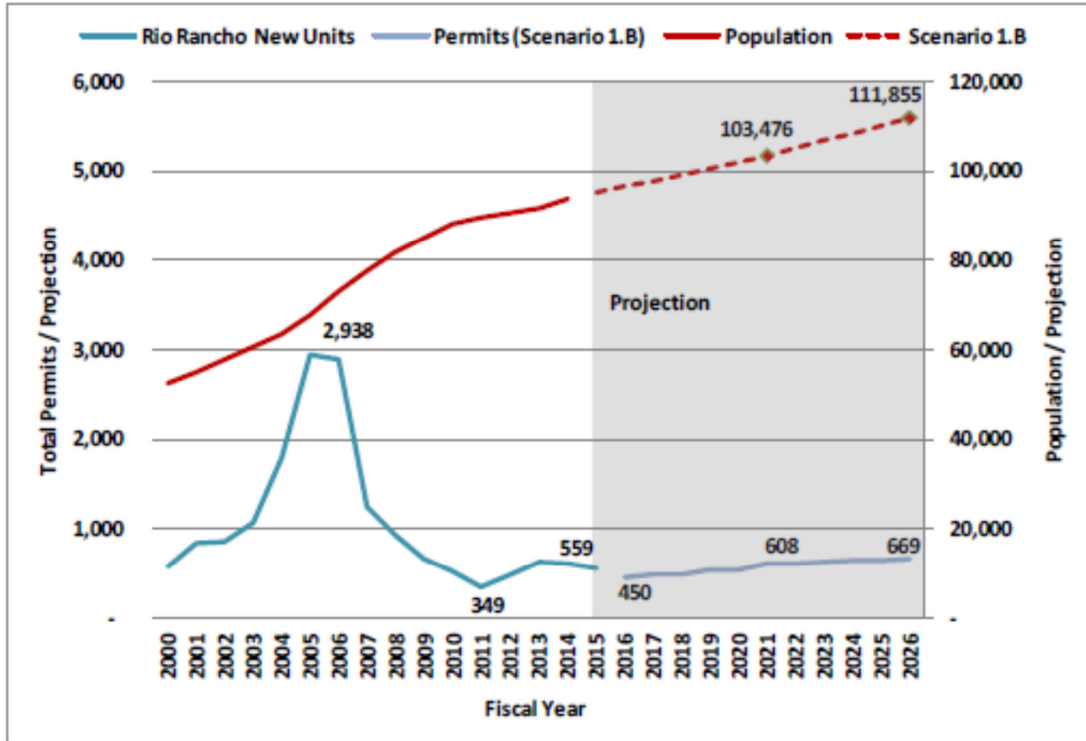
Table 2: Housing Unit Method, Compound Annual Population Growth Rates from 2014

Scenario	Description	FY 2021	FY 2026
1.A	Decline to FY 2011 level (Double dip recession)	1.3%	1.2%
1.B	CoRR permit forecast to FY 2022 and rebound to FY 2009 level by FY 2026	1.4%	1.5%
1.C	Rebound to FY 2008 permit level	1.6%	1.7%

Scenario 1.B is the preferred scenario for several reasons. This scenario assumes that people have delayed home-buying for economic reasons leading to a certain amount of pent-up demand for new housing. It also assumes that employed people, such as first-time home buyers in the millennial generation, will gain the confidence to enter the housing market with an increase in the level of employment and more household buying power. However, housing starts have not rebounded significantly from the depths of the recession and this scenario assumes that housing demand will not rise to levels observed during the inflated levels of the mid-2000s. This can be partially explained by an aging baby boomer generation that will become less mobile, and will have less of an impact on demand for new primary or secondary residences. This scenario relies on the assumption that housing permits will return to the level observed in FY 2009 by FY 2026. Historical population and permits data and the Scenario 1.B projections are shown in Chart 2.

Appendix B (continued)

Chart 2: Housing Unit Method, Population Projections for Scenario 1.B—Gradual Rise to FY 2009 Permit Level by FY 2026



## Appendix B (continued)

## Components of Change Method

A second method to project population growth considers demographic factors, including births, deaths, and migration. The method applies the following formula:

$$\text{FY 2021 Population} = \text{FY 2014 Population} + ((\text{projected births} - \text{projected deaths}) + (\text{projected in-migration} - \text{projected out-migration}))$$

Rio Rancho has relied on migration, both from inside and outside of the state, as a key component of growth. For the period from FY 2004 to FY 2014, migration accounted for approximately 84 percent of the population change in Rio Rancho. By comparison, the natural increase (births minus deaths) accounted for approximately 16 percent of the population change. Over 4,000 people migrated to Rio Rancho in FY 2006 and FY 2007, but fewer than 800 people migrated to the city in FY 2012 and FY 2013. FY 2014 showed an improvement over the previous two years, with over 1,700 people migrating to the city. Migration will likely be the variable that has the most significant impact on future population growth in Rio Rancho. Calendar year birth and death statistics from the New Mexico Department of Health Selected Health Statistics Annual Report were used to inform the projections. Fiscal year birth and death statistics were calculated by averaging the figures for the two calendar years in each fiscal year. Births in Rio Rancho rose from 789 in FY 2004 to 1,125 in FY 2010 and dropped to 951 in FY 2014. Deaths steadily increased from 409 in FY 2004 to 634 in FY 2014.

The components of change method was used to produce three different population projection scenarios for the City of Rio Rancho. All scenarios incorporate the same natural increase (births minus deaths) assumptions. Births are expected to rise gradually as family formation increases among those in the millennial generation. It is assumed that births will rise from 990 in FY 2015 to 1,120 in FY 2021 and 1,245 in FY 2026, reaching slightly higher levels than were observed in the late 2000s and early 2010s. Deaths are expected to rise from 700 in FY 2015 to 830 in FY 2021 and 985 in FY 2026, as death rates rise among those in the baby boomer generation. Scenario 2.A assumes zero net migration and that natural increase will be the only cause of growth. Scenario 2.B assumes that migration will return to 990 people in FY 2021, which is approximately the level observed in FY 2011. Migration will then taper off to 790 people in FY 2026, which is slightly higher than the level observed in FY 2013. This scenario is the base case and assumes that the senior population will age in place and will be less geographically mobile. As retired baby boomers grow older, fewer will migrate to sunbelt states, such as New Mexico. In this scenario, the migration level will trend lower than the high levels of migration observed in the mid-to-late 2000s, but will not drop to the lowest level of near 600 people observed in FY 2012. In FY 2021 and FY 2026, migration will account for about 77 percent and 75 percent of the population change, respectively. Scenario 2.C uses the historical average percentage of the population change that was attributed to migration from FY 2008 to FY 2014. The average was approximately 79 percent, which was used to calculate the projected population for FY 2021 and FY 2026. This average excludes the historical years FY 2004 through FY 2007; migration is not expected to return to the high levels observed during that period. Births are expected to outnumber deaths in all years, resulting in a positive natural change of 290 in 2015 and 290 in FY 2021. Deaths are expected to increase at a slightly faster rate than births from FY 2021 to FY 2026, resulting in a positive natural change of 260 in FY 2026. Since it is assumed that migration will remain a constant share of the population change, the slightly lower natural change will result in a migration projection that declines slightly from FY 2021 to FY 2026. While the percentage of the population change will remain constant at 79 percent, total migration is projected to be 1,085 in FY 2015, 1,085 in FY 2021, and 975 in FY 2026. The results of the three population projection scenarios are shown in Table 3, and the compound annual growth rates associated with each scenario are shown in Table 4.

Appendix B (continued)

Table 3: Components of Change Method, Population Projections

Scenario	Description	FY 2021	FY 2026
2.A	Zero net migration	95,825	97,215
2.B	Rise to FY 2011 migration level in 2021 and taper off into 2026	102,165	108,040
2.C	Constant share of 79 percent based on FY 2008 to FY 2014 average	103,325	109,915

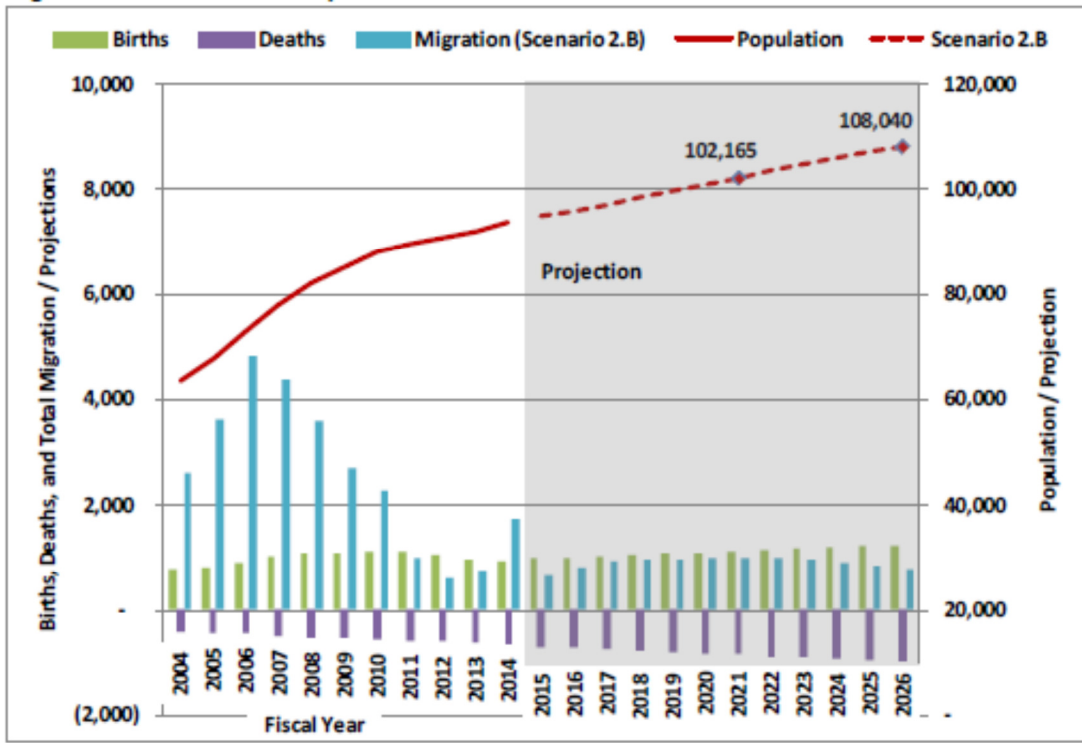
Table 4: Components of Change Method, Compound Annual Population Growth Rates from 2014

Scenario	Description	FY 2021	FY 2026
2.A	Zero net migration	0.3%	0.3%
2.B	Rise to FY 2011 migration level in 2021 and taper off into 2026	1.2%	1.2%
2.C	Constant share of 79 percent based on FY 2008 to FY 2014 average	1.4%	1.3%

Scenario 2.B is the preferred scenario for several reasons. Zero migration, which is assumed in Scenario 2.A, is unprecedented in Sandoval County or Rio Rancho over the past two decades. Rio Rancho is a growing metropolitan area and has attracted in-state migration from neighboring Bernalillo and Santa Fe Counties. While this may slow, it is unlikely to stop completely. Given job growth, specifically in key industries, such as retail trade, healthcare and social assistance, and educational services, Rio Rancho is likely to continue to attract migrants. However, given the depth of the recession and its profound impact on employment, it is not likely that migration will rebound to levels observed in the mid-2000s by FY 2021 or FY 2026. Historical population, natural change (births minus deaths), migration data, and the Scenario 2.B projections are shown in Chart 3.

Appendix B (continued)

Chart 3: Components of Change Method, Population Projections for Scenario 2.B—Rise to the FY 2011 Migration Level in 2021 and Taper Off Into 2026.



Appendix B (continued)

Combined Population Projections

The population projections for the two preferred scenarios are shown in Table 5 and the compound annual growth rates are shown in Table 6. The combined population projection incorporates the projected residential new starts, the expected natural increase, and the projected migration activity for the City of Rio Rancho. The preferred scenarios using the housing unit method (1.B) and the components of change method (2.B) produce FY 2021 population projections that differ by about one percent. When averaged, they produce a combined FY 2021 population projection of 102,821 for the City of Rio Rancho. This represents a compound annual growth rate of 1.3 percent and a total increase of 9.6 percent from the FY 2014 Census population estimate of 93,820. The FY 2026 preferred scenarios (1.B and 2.B) projections differ by about 3.5 percent and produce a combined average projection of 109,948. This represents a compound annual growth rate of 1.3 percent and a total increase of 17.2 percent from FY 2014.

Table 5: Preferred Scenarios Combined Population Projections

Scenario	Description	FY 2021	FY 2026
1.B	CoRR permit forecast to FY 2022 and rebound to FY 2009 level by FY 2026	103,476	111,855
2.B	Rise to FY 2011 migration level in 2021 and taper off into 2026	102,165	108,040
Average		102,821	109,948

Table 6: Preferred Scenarios Combined Compound Annual Population Growth Rates

Scenario	Description	FY 2021	FY 2026
1.B	CoRR permit forecast to FY 2022 and rebound to FY 2009 level by FY 2026	1.4%	1.5%
2.B	Rise to FY 2011 migration level in 2021 and taper off into 2026	1.2%	1.2%
Average		1.3%	1.3%

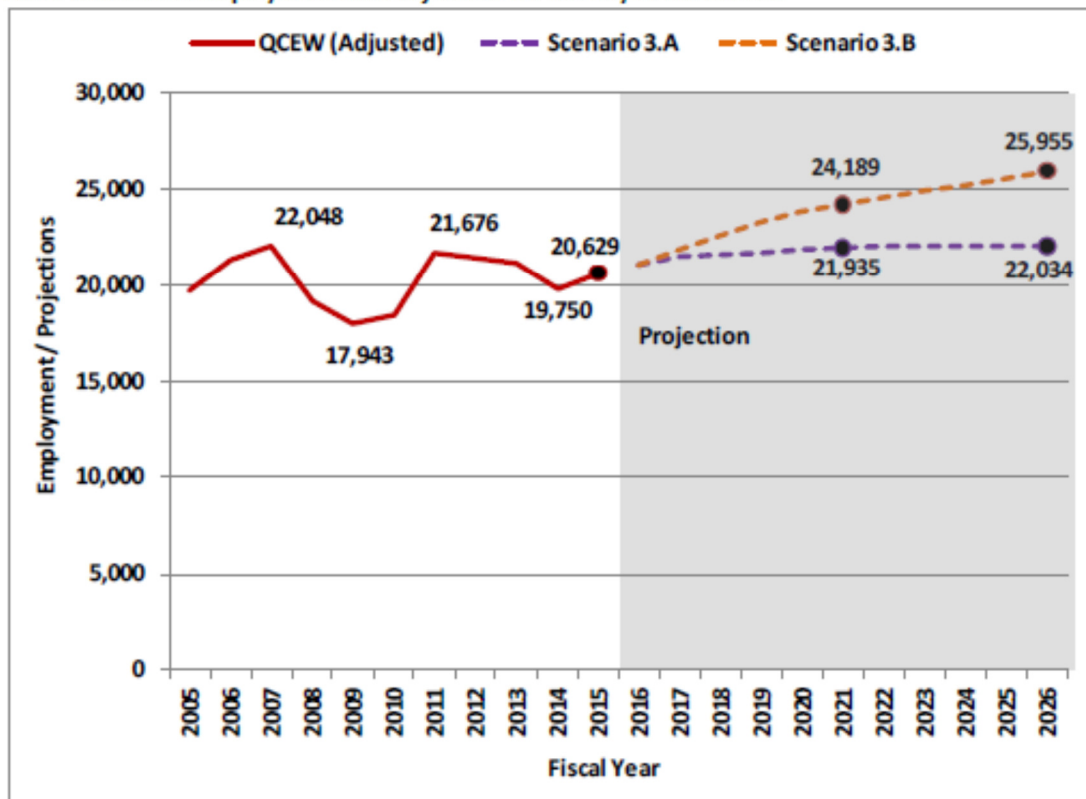
Appendix B (continued)

Employment Background

Historical employment in the City of Rio Rancho was estimated with data for Sandoval County collected from the Bureau of Labor Statistics Quarterly Census of Employment and Wages (QCEW). Data from the Census OnTheMap data tool were used to calculate the historical share of Sandoval County employment that was within Rio Rancho from FY 2005 to FY 2014. The adjusted QCEW are presented in Chart 4. The historical curve shows a pronounced dip from 22,048 in FY 2007 to 17,943 in FY 2009 during the Great Recession. Employment rebounded to 21,676 in FY 2011. The average proportion of Sandoval County employment that was in Rio Rancho was about 71 percent from 2012 to 2014. This share was used to calculate a Rio Rancho employment estimate of 20,629 for FY 2015.

The manufacturing sector accounted for the largest number of jobs in Rio Rancho in 2014, according to data from the Census OnTheMap tool. But the sector accounted for a smaller percentage of employment in Rio Rancho than it did prior to the recession. The construction sector declined significantly from its peak before the recession and made up a much smaller share of the economy after the recession. Other service sectors, including healthcare and social assistance, accommodation and food services, educational services, and administration and support, waste management and remediation, have grown and each accounted for a larger proportion of employment after the recession. The Rio Rancho economy has become more diversified, and its industry sector shares are more closely aligned with the United States than with New Mexico. The improvements in diversification will make the city more resilient in a future recession.

Chart 4: Historical Employment and Projections for the City of Rio Rancho





## Appendix B (continued)

**Employment Projection Methods and Scenarios**

The QCEW includes filled jobs by place of work that report to the Unemployment Insurance (UI) program of the State of New Mexico. These include full or part-time jobs that are temporary or permanent. It is likely that a person who holds multiple jobs will be counted two or more times in the QCEW data. The QCEW covers approximately 97 percent of all jobs in the United States. Major exclusions from UI coverage include self-employed workers, most agricultural workers on small farms, all members of the Armed Forces, elected officials in most states, most employees of railroads, some domestic workers, most student workers at schools, and employees of certain small nonprofit organizations. OnTheMap data are based on QCEW data, but can be queried at the municipal level and smaller geographies. For the purpose of this analysis, the base year is FY 2014.

Two employment projection scenarios were created based on separate assumptions about the labor market. Scenario 3.A is the base case scenario, which assumes that insignificant structural changes will occur in the Rio Rancho labor market. It assumes that the city will maintain gains in the service sectors but that it will not attract a major new employer. This scenario also rules out another housing boom and it assumes that the manufacturing sector will stabilize, but that the sector will not experience significant growth in employment. This projection relies on over-the-year change assumptions that start at a 2.0 percent growth rate in FY 2016 and taper off to a -0.1 percent growth rate in FY 2026.

Scenario 3.B incorporates the New Mexico Department of Workforce Solutions (NMDWS) 2012 to 2022 projection for employment in the region, which assumes a compound annual growth rate of 1.4 percent. The Albuquerque MSA, Sandoval County, and Rio Rancho labor markets experienced annual percentage changes below the projection in FY 2013 and FY 2014. While employment growth has lagged during those two years, it is assumed that it will rebound more strongly and will reach the NMDWS projection by FY 2022. Rio Rancho has experienced employment gains in the healthcare and social assistance sector, and will need to build on current momentum in the sector to achieve Scenario 3.B. This scenario also relies on the assumption that Rio Rancho will attract a major new employer. The growth rate of 1.4 percent was used to project employment from FY 2023 to FY 2026. Historical employment and the two projection scenarios are shown in Chart 4.

Appendix B (continued)

Combined Employment Projections

The employment projections for the two preferred scenarios are shown in Table 7 and the compound annual growth rates are shown in Table 8. The two employment projection scenarios (3.A and 3.B) were combined to account for the uncertainty that Rio Rancho will attract a major new employer. It also accounts for continued growth in the service sectors, but assumes that growth will be limited to local demand for services. The combined employment projection scenario rules out significant employment growth in the manufacturing sector, such as a major manufacturing facility expansion. The combined average employment projections incorporating both scenarios for FY 2021 and FY 2026 are 23,062 and 23,994, respectively (Table 7). The combined projection results in compound annual growth rates from the base year, FY 2014, of 2.2 percent to 2021 and 1.6 percent to 2026 (Table 8).

Table 7: Employment Projections

Scenario	Description	2021	2026
3.A	Base Case (No structural changes to the labor market)	21,935	22,034
3.B	Rebound to the NMDWS Forecast annual growth rate of 1.4 percent	24,189	25,955
Average		<b>23,062</b>	<b>23,994</b>

Table 8: Employment Compound Annual Growth Rates from 2014

Scenario	Description	2021	2026
3.A	Base Case - No structural changes to the labor market	1.5%	0.9%
3.B	Fit to the NMDWS Forecast (1.4 percent growth rate)	2.9%	2.3%
Average		<b>2.2%</b>	<b>1.6%</b>

# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-91

Submitted by: Tony Caravella

Submitting Department: Development Services

Meeting Date: April 12, 2017

## **SUBJECT**

R21, Resolution Approving Impact Fee Capital Improvements Plan As Required By The State Of New Mexico Development Fees Act, For Fiscal Year 2017 Through 2022

## **ATTACHMENTS**

- [R21 - Resolution](#)
- [R21 - Attachment](#)



**CITY OF RIO RANCHO  
RESOLUTION**

**RESOLUTION NO.**

**ENACTMENT NO.**

**APPROVING IMPACT FEE CAPITAL IMPROVEMENTS PLAN  
AS REQUIRED BY THE STATE OF NEW MEXICO DEVELOPMENT FEES ACT**

**WHEREAS:** the State of New Mexico Statutes Annotated (NMSA 1978) Chapter 5 “Municipalities and Counties”, Article 8 “Land Development Fees and Rights”, cited as the Development Fees Act, authorizes, governs and regulates impact fee legislation adopted by a municipality; and

**WHEREAS:** in accordance with NMSA 1978 Section 5-8-30(B), the City has reviewed and evaluated its current land use assumptions and as a result of that review and evaluation has prepared an update to its impact fee capital improvements plan (IFCIP) in accordance with the Development Fees Act; and

**WHEREAS:** the amendment to the City of Rio Rancho the Impact Fee Capital Improvements Plan (IFCIP), and Impact Fee Study for the years 2016 through 2021 was developed in compliance with the requirements set forth by the New Mexico Development Fees Act; and

**WHEREAS:** the proposed amended Impact Fee Capital Improvements Plan (IFCIP), and Impact Fee Study will serve as the basis for projecting the demand for capital improvements or facility expansions that will be needed to serve the anticipated growth of the City during this period; and

**WHEREAS:** the Capital Improvement Plan Citizen's Advisory Committee (CIPCAC) has reviewed the proposed amended IFCIP and Impact Fee Study at the CIPCAC meeting on August 15, 2016, and recommended approval of the Impact Fees and Land Use Assumptions to the Governing Body; and

**WHEREAS:** the Governing Body of the City of Rio Rancho held a public hearing on the amended IFCIP and Impact Fee Study on \_\_\_\_\_, 2017, in compliance with the requirements, including notice of public hearing, of the New Mexico Development Fee Act.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:**

That the Governing Body hereby approves and adopts the amended Impact Fee Capital Improvements Plan (IFCIP), and “Impact Fee Study” for the fiscal years 2016/17 through 2021/22 as attached hereto as Exhibit A, and made a part hereof.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
Greggory D. Hull, Mayor

ATTEST:

\_\_\_\_\_  
Stephen J. Ruger, City Clerk  
(SEAL)



# Impact Fee Study

## *Draft Report*

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## Section 1 - Introduction

### 1.1. Introduction

Willdan Financial Services and Pat Walker Consulting collectively referred to as the “Willdan Team” was retained by the City of Rio Rancho, New Mexico (“City”) to conduct an Impact Fee Study Study (“Study”) for the City’s public safety, parks, bikeways and trails, drainage, roadways, water and sewer impact fees. This report details the results of the Study analysis for the forecast fiscal period, Fiscal Year (FY) 2017-2022.

### 1.2. Overview of the Impact Fee Study Process

The impact fee study was a collaboration between the Willdan Team and the City. We reviewed data and assumptions with City staff in developing the fees and sought input and guidance from the City’s Capital Improvement Plan Citizen’s Advisory Committee (CIPCAC) and City Council. The approach taken in this study adheres to industry standard practices for impact fee development and conforms to the requirements of the State Development Fee Act.

### 1.3. Organization of this Report

This Study presents an overview of the concepts employed in the development of the analysis contained herein. The analysis is followed by a discussion of the data, assumptions and results associated with each component of the analysis. Finally, appendices with detailed schedules are presented for further investigation into the data, assumptions and calculations which drive the results presented in this Study. The report is organized as follows:

- Section 1 - Introduction
- Section 2 – Development Projections
- Section 3 – Capital Improvement Plan and Impact Fees
- Appendix A – Demographic Data
- Appendix B – Public Safety Impact Fee
- Appendix C – Parks Impact Fee



- 
- Appendix D – Bikeways and Trails Impact Fee
  - Appendix E – Drainage Impact Fee
  - Appendix F – Roadways Impact Fee
  - Appendix G – Water Impact Fee
  - Appendix H – Sewer Impact Fee

#### **1.4. Reliance on Data**

During the course of this project the City (and/or its representatives) provided the Willdan Team with a variety of technical information, including cost and demographic data. The Willdan Team did not independently assess or test for the accuracy of such data – historic or projected. We have relied on this data in the formulation of our findings and subsequent recommendations, as well as in the preparation of this report. As is often the case, there will be differences between actual and projected data, and these differences may be significant. Therefore, we take no responsibility for the accuracy of data or projections provided by or prepared on behalf of the City, nor do we have any responsibility for updating this report for events occurring after the date of this report.

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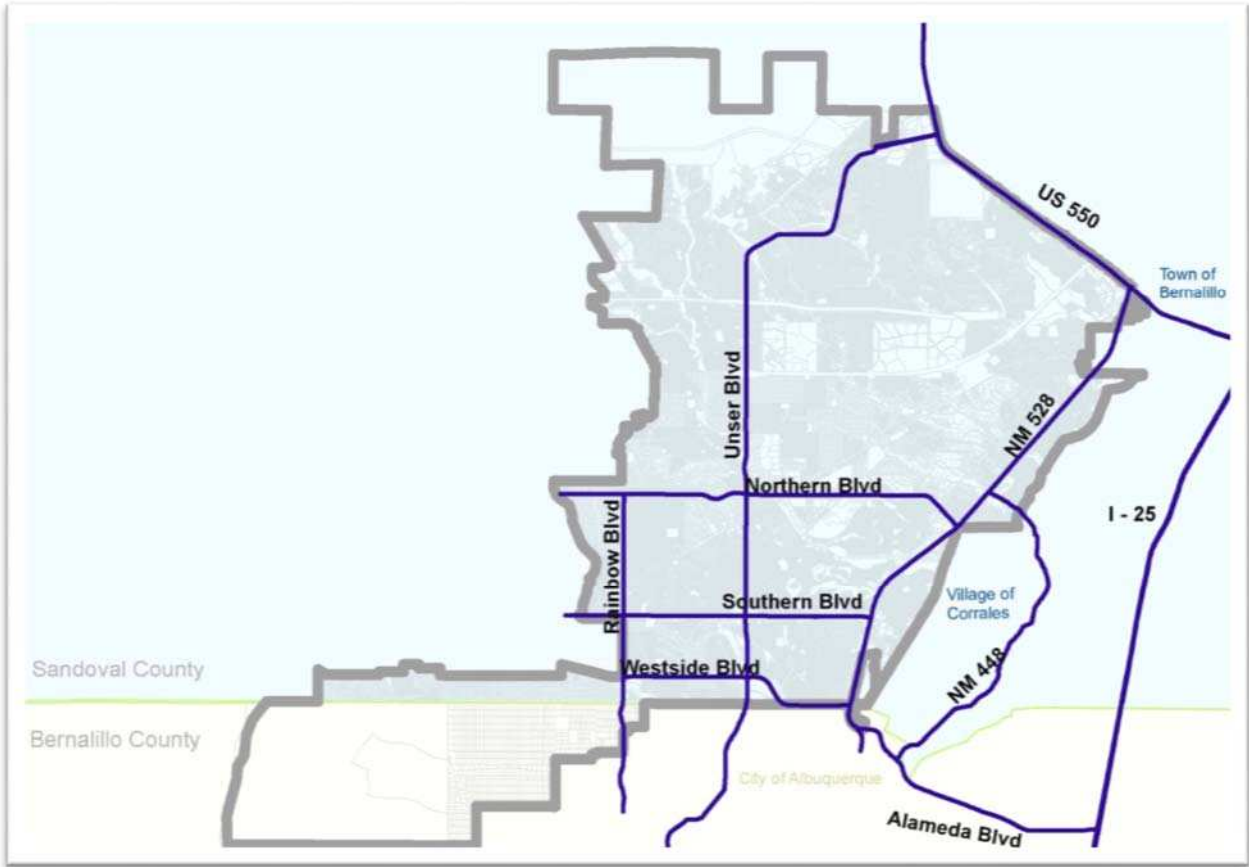
## Section 2 - Development Projections

### 2.1. Introduction

Per the Development Fees Act, it is necessary to identify the demand for capital improvements or facility expansions to serve new development that were used as the basis of the impact fees contained within this report. This section of the report provides the projection of land use changes for the period 2016 through 2022, based on the City of Rio Rancho Impact Fee Land Use Assumptions that were developed in compliance with the requirements set forth by the New Mexico Development Fees Act.

### 2.2. Service Areas

The City intends to assess development fees using one system that serves the entire City rather than multiple individual service areas. The fixed assets and projects identified in the capital improvements plan (CIP) will benefit new growth to all sections of the City regardless of location. A City wide service area approach is permissible under the Development Fees Act. Figure 1 illustrates the City of Rio Rancho service area.



**Figure 1**  
**City of Rio Rancho Service Area**

### 2.3. Key Requirements for Future Growth Trends

This section identifies the current population and development projections (as of 2015) and the projection of new population and development through 2022. It is anticipated that there will be 3,748 new single family housing units and 1,603,121 square feet of non-residential development added between 2015 and 2022. Table 1 summarizes the population and development projections.

**Table 1**  
**Population and Development Projections**

<u>Year</u>	<u>Population</u>	<u>Single Family Housing Units</u>	<u>Multifamily Housing Units</u>	<u>Commercial Square Footage</u>	<u>Office Square Footage</u>	<u>Industrial Square Footage</u>
2015	94,171	32,205	3,257	4,085,564	2,936,572	1,126,510
2016	95,363	32,654	3,257	4,168,359	3,058,935	1,134,948
2017	96,655	33,144	3,257	4,251,727	3,181,293	1,143,460
2018	97,984	33,641	3,257	4,336,761	3,308,544	1,152,036
2019	99,416	34,180	3,257	4,423,496	3,440,886	1,160,676
2020	100,868	34,727	3,257	4,511,966	3,578,522	1,169,382
2021	102,480	35,334	3,257	4,602,206	3,721,662	1,178,152
2022	104,124	35,953	3,257	4,694,250	3,870,529	1,186,988

#### 2.4. Future Development Trends

The City’s development projections for 2016 through 2022, anticipate a shift in development trends with single family becoming a larger percentage of total housing units and office square footage becoming a larger percentage of total non-residential square footage. The percentages of development by development type currently and projected are summarized in Table 2.

**Table 2**  
**Development Distribution**

<b>Development Type</b>	<b>2015 Units/SqFt</b>	<b>Percent of Distribution</b>	<b>2022 Units/SqFt</b>	<b>Percent of Distribution</b>
Single Family	32,205	91/	35,953	92/
Multifamily	<u>3,257</u>	<u>9/</u>	<u>3,257</u>	<u>8/</u>
<b>Total</b>	<b>35,462</b>	<b>100/</b>	<b>39,210</b>	<b>100/</b>
Commercial	4,085,564	50/	4,694,250	48/
Office	2,963,572	36/	3,870,529	40/
Industrial	<u>1,126,510</u>	<u>14/</u>	<u>1,186,988</u>	<u>12/</u>
<b>Total</b>	<b>8,148,646</b>	<b>100/</b>	<b>9,751,767</b>	<b>100/</b>

As indicated in Table 2, there is a small change in total housing unit distribution as single family units are projected to increase, while multifamily units are projected to be static. The office category is anticipated to represent a larger percentage of total non-residential square footage in 2022 as compared to 2015, while commercial and industrial developments will represent a smaller overall percentage of square footage of development.

Full demographic data can be found in Appendix A.

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## Section 3 - Capital Improvement Plan and Impact Fees

### 3.1. Service Areas

As was discussed in Section 1.2, the City provides services on a City wide basis. Impact fees are proposed to be assessed on a single service area basis rather than multiple service areas.

### 3.2. Fee Areas

This study involved a comprehensive review and update of the City's currently assessed impact fee. The following impact fees were reviewed and updated in the analysis:

- Public Safety (police and fire)
- Parks
- Bikeways and Trails
- Drainage
- Roadways
- Water
- Sewer

### 3.3. Existing and Future Levels of Service

In order to assess impact fees in an equitable manner to future new development it was necessary to identify the existing level of service for each of the City's fee areas, and ensure that new development is being asked to pay fees that will maintain the same level of service and not increase the level of service. The level of service will be discussed further in each fee area discussion.

### 3.4. Fee Calculation Methodology

Three basic methodologies were used to calculate the City's various impact fees. There is no single right approach to be used in developing all impact fees, and there may be one methodology that works better for a specific fee area. The methodologies are used to determine the best measure of demand created by

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new development for each of the impact fees. The methodologies can be classified as looking at the past, present and future capacities of infrastructure. The three basic methodologies are described below:

The **buy-in** methodology, is used where infrastructure has been built in advance of new development and excess capacity is available for new development. Under this methodology, new development repays the community for previous capacity investments via the impact fee.

The **plan based** methodology used the City's past investment per unit (housing unit or square footage) to identify the unit cost to be used as the basis for the investment that needs to be made for future developments. The unit cost is multiplied by the projections of new development to identify the future investments that need to be made to maintain the existing level of service and identify the equitable impact fee that should be assessed.

The third approach used was the **incremental cost** methodology. The incremental cost methodology used the City's capital improvement plan (CIP) and related plans to determine new developments share of planned projects. Projects that do not add capacity, such as routine maintenance or replacement of existing facilities, are not included in the fees. Projects that add capacity are further evaluated as to the percentage of the project attributable to existing development versus new development. Only the incremental projects attributable to new development is included in the impact fees.

### 3.5. Public Safety Impact Fee

The public safety fee includes both the City's police and fire facilities and systems. The public safety impact fee was calculated using the buy-in approach. Under this approach new development is being asked to "buy-into" the existing public safety facilities and associated system based on the current value of the system (fixed assets and cash on hand). Under this approach it was necessary to identify each development classification's proportionate investment share in the current public safety assets, and therefore the unit cost per development.

The current value of public safety assets was brought to today's dollars using the Engineering News Record (ENR) 20 Cities Construction Cost Index (CCI). Using this index attempts to value the City's assets at what it would cost to purchase or construct those assets today. It is important to recognize, however, that these assets are not new and are not being purchased today, but rather have been depreciated over time. Therefore, the accumulated depreciation for each asset was subtracted from the calculated current day value to determine what is referred to as the Replacement Cost New Less Depreciation (RCNLD) fixed asset

value. The RCNLD fixed asset value was calculated at \$21,454,631. In addition to the fixed assets, there was \$184,065 of cash on hand. These costs were allocated to each development based on the number of dwelling units. Non-residential dwelling units were calculated by dividing the current square footage of development by the assumed single family dwelling unit square footage to determine an equivalent number of dwelling units. The allocation of costs was based on the percentage distribution of current development as identified in Table 3.

**Table 3**  
**Current Development and Public Safety Asset Distribution**

<u>Development Type</u>	<u>/</u> <u>Distribution</u>	<u>\$</u> <u>Distribution</u>
Single Family Residential	78.71/	\$17,031,951
Multifamily Residential	7.96/	1,722,499
Commercial	4.17/	902,111
Office	9.08/	1,964,762
Industrial	<u>0.08/</u>	<u>17,373</u>
<b>Total</b>	<b>100.00/</b>	<b>\$21,638,696</b>

### 3.5.1 Public Safety Impact Fee

By dividing the allocated costs per class (from Table 3) by the current development unit, a fee per dwelling unit was derived for residential development and a fee per square foot for non-residential unit was derived. For example, for Single Family Residential the calculation would be  $\$17,031,951/32,205 = \$529$  per SFU. These unit costs represent the value or current level of service experienced by existing development, that new development would be asked to buy into. The current and proposed fees are identified in Table 4.



**Table 4**  
**Current and Proposed Public Safety Impact Fees**

<u>Development Type</u>	<u>Proposed Fee</u>	<u>Current Fee</u>	<u>\$ Difference</u>	<u>/ Difference</u>
Single Family Residential <sup>(1)</sup>	\$529	\$339	\$190	56/
Multifamily Residential <sup>(1)</sup>	529	225	304	135/
Commercial <sup>(2)</sup>	0.220	0.755	(0.535)	(71/)
Office <sup>(2)</sup>	0.670	0.355	0.315	89/
Industrial <sup>(2)</sup>	\$0.020	\$0.177	\$(0.157)	(89/)
(1) Per dwelling unit (2) Per square foot				

The fees are projected to increase at an inflationary rate of 2.5/ per year. The full public safety impact fee calculation can be found in Appendix B to this report.

### 3.6. Parks Impact Fee

The parks impact fee was calculated using the plan based approach. In examining the investment that has been made for current residents (parks impact fees are not assessed to non-residential development) it was determined that the City’s investment or unit cost of parks as of the end of 2015 was \$306,817 per 1,000 residents. This investment is based on the existing level of service of 3.06 parks acres per 1,000 residents.

The City’s development projections anticipate 9,953 new residents through FY 2022. At a unit cost of \$306,817 per 1,000 residents, the City would need to invest \$3,053,744 to serve future residents and maintain the existing level of service. The City’s anticipated capital improvement plan is \$2,941,452 in inflated dollar capital costs.

### 3.6.1 Parks Borrowings

In an ideal situation, the impact fee revenue generated in a given year would exactly match the expenditures required in the same year. However, that is seldom if ever the case. Based on the timing of planned parks capital expenditures, by fiscal year (FY) 2019-20 the parks impact fee fund would deplete available cash to fund projects. As such, a \$200,000 loan (plus interest for internal borrowings) is required to bridge the available cash shortfall to fund capital projects. The loan would be repaid through parks impact fee revenues as they become available in the future.

### 3.6.2 Parks Impact Fee

Through FY 2022, the City is projected to add 3,748 new single family homes. Dividing the investment required by the number of new single family homes ( $\$3,053,744/3,748=\$815$ ) results in a fee per single family dwelling unit of \$815, a decrease of 35% from the current fee. The current and proposed park fees are illustrated in Table 5.

**Table 5**  
**Current and Proposed Parks Impact Fees**

<u>Development Type</u>	<u>Proposed Fee</u>	<u>Current Fee</u>	<u>\$ Difference</u>	<u>% Difference</u>
Single Family Residential	\$815	\$1,258	(\$443)	(35%)
Multifamily Residential <sup>(1)</sup>	702	832	(130)	(16%)
(1) Multifamily fee based on ratio of single family square footage per dwelling unit to multifamily square footage per dwelling unit				

The fees are projected to increase at an inflationary rate of 2.5% per year. The full parks impact fee calculation can be found in Appendix C to this report.

### 3.7 Bikeways and Trails Impact Fee

The bikeways and trails impact fee was calculated using the buy-in approach. Under this approach new development is being asked to “buy-into” the existing system based on the current value of the system (fixed assets and cash on hand). Under this approach it was necessary to identify each development

classification’s proportionate investment share in the current bikeways and trails system, and therefore the unit cost per development.

The current value of bikeway and trails assets was brought to today’s dollars using the Engineering News Record (ENR) 20 Cities Construction Cost Index (CCI). This index was used to value the City’s assets at what it would cost to purchase or construct those assets today. It is important to recognize, however, that these assets are not new and are not being purchased today, but rather have been depreciated over time. Therefore, the accumulated depreciation for each asset was subtracted from the calculated current day value to determine what is referred to as the Replacement Cost New Less Depreciation (RCNLD) fixed asset value. The current value of the bikeways and trails system was calculated at \$2,607,430 (including cash on hand). These costs were allocated to each development based on the number of dwelling units. Non-residential dwelling units were calculated by dividing the current square footage of development by the assumed single family dwelling unit square footage to determine an equivalent number of dwelling units. The allocation of costs was based on the percentage distribution of current development as identified in Table 6.

**Table 6**  
**Current Development Distribution**

<u>Development Type</u>	<u>/ Distribution</u>	<u>\$ Distribution</u>
Single Family Residential	78.71/	\$2,052,324
Multifamily Residential	7.96/	207,558
Commercial	4.17/	108,703
Office	9.08/	236,751
Industrial	<u>0.08/</u>	<u>2,093</u>
Total	100.00/	\$2,607,430

### 3.7.1 Bikeways and Trails Fee per Unit

By dividing the allocated costs per class (from Table 6) by the current development unit, a fee per dwelling unit was derived for residential development and a fee per square foot for non-residential unit was derived. As an example, the single family residential fee calculation would be \$2,052,324/32,204=\$64 per SFU. The current and proposed fees are identified in Table 7.

**Table 7**

**Current and Proposed Bikeways and Trails Impact Fees**

<u>Development Type</u>	<u>Proposed Fee</u>	<u>Current Fee</u>	<u>\$ Difference</u>	<u>/ Difference</u>
Single Family Residential <sup>(1)</sup>	\$64	\$32	\$32	100/
Multifamily Residential <sup>(1)</sup>	64	23	41	177/
Commercial <sup>(2)</sup>	0.030	0.049	(0.019)	(39/)
Office <sup>(2)</sup>	0.080	0.036	0.044	122/
Industrial <sup>(2)</sup>	0.010	0.023	(0.013)	(57/)
(1) Per dwelling unit (2) Per square foot				

The fees are projected to increase at an inflationary rate of 2.5/ per year. The full bikeways and trails impact fee calculation can be found in Appendix D to this report.

### 3.8. Drainage Impact Fee

While the City currently has a drainage impact fee, many of the drainage improvements required to serve new development are constructed and installed on site. As a result of this, in the January 1, 2010 through December 31, 2015 period only approximately 3/ of new single family development paid the drainage impact fee (163 homes out of 6,080 constructed).

The drainage impact fee was calculated using the plan based approach. In examining the investment that has been made by single family developments in the last five-years was \$727,795. By dividing the total investment by the assumed square footage of development the unit cost for drainage investments was \$1.972 per square foot. It is anticipated that the current regulations will remain unchanged where some developments will be required to meet onsite needs, whereas some, but not all new development would be subject to the impact fee. Future growth would be asked to pay the same unit cost per development as paid by recent existing developments.

### 3.8.1 Drainage Fee per Unit

The calculated drainage fee of \$1.972 per square foot was converted to a fee per dwelling unit for single and multifamily residential dwelling units based on assumed square footage per development type. The fee for non-residential developments is proposed to be the calculated rate of \$1.972 per square foot regardless of development type. Table 8 summarizes the current and proposed drainage fees.

**Table 8**  
**Current and Proposed Drainage Impact Fees**

<u>Development Type</u>	<u>Proposed Fee</u>	<u>Current Fee</u>	<u>\$ Difference</u>	<u>/ Difference</u>
Single Family Residential	\$4,465	\$4,465	\$0	0/
Multifamily Residential <sup>(1)</sup>	3,846	1,191	2,655	223/
Commercial <sup>(2)</sup>	1.972	1.786	0.186	10/
Office <sup>(2)</sup>	1.972	1.786	0.186	10/
Industrial <sup>(2)</sup>	1.972	1.786	0.186	10/
(1) Per dwelling unit (2) Per square foot				

The fees are projected to increase at an inflationary rate of 2.5/ per year. The full drainage impact fee calculation can be found in Appendix E to this report.

### 3.9. Roadways Impact Fee

The roadways transportation fee was developed using the incremental cost approach. Under this approach the City identified the capital improvements needs based on the incremental capacity required to serve new development between FY 2017 and FY 2022 to maintain the existing level of service.

#### 3.9.1 Vehicle Miles Traveled

Like other fee areas, roadways fees are developed based on the impact or burden each classification of new development places on the system. The metric used to identify the impact new development places

on the roadways system is vehicle miles traveled (VMT). VMT represents the number of trips as well as the typical length of trip generated by development. Table 9 provides a summary of the inputs used to identify the VMT by development type.

**Table 9  
 Development of Vehicle Miles Traveled**

<u>Development Type</u>	<u>Weekday VTE</u> <sup>(1)</sup>	<u>Trip Adjustment Factor</u>	<u>Average Trip Length</u>	<u>Trip Length Weight Factor</u>	<u>Average VMT</u> <sup>(2)</sup>
Single Family Residential	9.52	65/	15.97	1.21	119.60
Multifamily Residential	6.65	65/	15.97	1.21	83.54
Commercial	42.70	33/	15.97	0.66	148.55
Office	11.03	50/	15.97	0.73	64.31
Industrial	6.97	50/	15.97	0.73	40.64
(1) VTE per dwelling unit for residential and per 1,000 square feet for non-residential					
(2) VMT per dwelling unit for residential and per 1,000 square feet for non-residential					

Weekday VTE represents the number of trip ends generated by each development type. For example, someone leaving their house to go to the grocery store and returning home represents four trip ends. The house represents two trip ends, one leaving the house and one returning to the house. The grocery store also represents two trip ends, one arriving at the grocery store and one leaving the grocery store.

The trip adjustment factor reflects the fact that trips can have multiple purposes and not all trip ends represent the primary destination. In the above example, if the stop at the grocery store was on the way home from work at the end of the day, the grocery store would not be the primary trip destination, it would be a pass by stop on the way home. As such adjustments are made to reflect that not all trip ends are primary purposes of the trip.

Average trip length is a representation of the relative capacity placed on the City’s roadways system based on each trip.

Trip length weight factor reflects the fact that not all trips are of the same length and therefore place less demand on the City’s system. The 2009 National Household Travel Survey (NHTS) reports that trips from residential developments tend to be 121% of the overall average trip length. By contrast commercial trips lengths represent 66% of the overall average trip lengths and all other non-residential trips are approximately 73% of average overall trip lengths.

By multiplying the aforementioned components together, the VMT per development type is identified.

Once the VMT per development type has been determined it is possible to identify the total VMT that is projected for the incremental development based on the projected development in the study period.

Table 10 summarizes the calculation of total VMT through 2021

**Table 10**  
**Total Vehicle Miles Traveled**

<u>Development Type</u>	<u>Incremental Development</u> <sup>(1)</sup>	<u>Unit VMT</u> <sup>(2)</sup>	<u>Total VMT</u> <sup>(3)</sup>	<u>Percent Distribution</u>
Single Family Residential	3,748	119.60	448,261	74.56%
Multifamily Residential	0	83.54	0	0.00%
Commercial	609	148.55	90,422	15.04%
Office	934	64.31	60,061	9.99%
Industrial	60	40.64	<u>1,458</u>	<u>0.41%</u>
Total			601,201	100.00%
(1) Residential development per dwelling unit, non-residential per 1,000 square feet (2) VTE per dwelling unit for residential and per 1,000 square feet for non-residential (3) VMT per dwelling unit for residential and per 1,000 square feet for non-residential				

As indicated in Table 10, new single family residential development is projected to place 74.56% of the burden on the new roadways facilities being developed during the study period.

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### 3.9.2 Roadways Capital Costs

As discussed in Section 3.9, the roadways impact fee was developed using the incremental cost approach. This approach bases fees on the incremental capital needs required to meet the capacity needs of new development based on the current level of service. The City has projected \$120,259,589 in inflated dollar capital projects. Of this total \$34,130,941 or approximately 28% of the total capital was identified as being growth-related while the remaining 72% was deemed to benefit existing development and therefore cannot be used in the determination of the roadways impact fee.

The capital projects and timing of projects identified by the City are not anticipated to be even annual expenditures over each year of the study period, but rather anticipate some years of large expenditures and other years with minimal or no capital expenditures. For example, year 1 anticipates \$6,651,001 in capital expenditures. This large expenditure occurs before sufficient impact fee revenue can be generated to meet the expense. We therefore project a debt issuance of \$2,500,000 in year 1 and a second issuance of \$750,000 in the final year (20 year terms at a 3% interest rate) of the study period. The net present value (NPV) of the interest costs (estimated at \$864,381) have been included in the development of the fee, bringing the total cost to serve the new development to \$34,995,322.

### 3.9.3 Roadways Fee per Unit

By taking the total incremental capital costs to be recovered of \$34,995,322 (from Section 3.9.2) and the total incremental VMT of 601,201 (from Section 3.9.1.) the unit cost per VMT is \$58.21. The fee per development type is then determined by multiplying the unit cost per VMT multiplied by the VMT per development type. For example, a single family unit has an average VMT of 119.60, thus the fee for a single family unit is  $\$58.21 \times 119.60 = \$6,962$ . Table 11 summarizes the roadways impact fees.



**Table 11**  
**Current and Proposed Roadways Impact Fees**

<u>Development Type</u>	<u>Proposed Fee</u>	<u>Current Fee</u>	<u>\$ Difference</u>	<u>/ Difference</u>
Single Family Residential	\$6,962	\$2,691	\$4,271	159/
Multifamily Residential <sup>(1)</sup>	4,863	1,887	2,976	158/
Commercial <sup>(2)</sup>	8.647	4.196	4.451	106/
Office <sup>(2)</sup>	3.743	3.094	0.649	21/
Industrial <sup>(2)</sup>	2.365	1.955	0.410	21/
(1) Per dwelling unit				
(2) Per square foot				

The fees are projected to increase at an inflationary rate of 2.5/ per year. The full roadways impact fee calculation can be found in Appendix F to this report.

### 3.10 Water Impact Fee

The water impact fee was calculated using the buy-in approach. Under this approach new development is being asked to “buy-into” the existing system based on the current value of the system (fixed assets and cash on hand). Under this approach it was necessary to identify a single family equivalent (SFE) residential unit’s proportionate investment share in the current water system, and therefore the unit cost per development.

The current value of water assets was brought to today’s dollars using the Engineering News Record (ENR) Construction Cost Index (CCI). Using this index attempts to value the City’s assets at what it would cost to purchase or construct those assets today. It is important to recognize, however, that these assets are not new and are not being purchased today, but rather have been depreciated over time. Therefore, the accumulated depreciation for each asset was subtracted from the calculated current day value to determine what is referred to as the Replacement Cost New Less Depreciation (RCNLD) fixed asset value. The current value of the water system was calculated at \$89,313,275 (including cash on hand).

### 3.10.1 Single Family Equivalent Units

Through discussions with the City it was identified that water demand from existing development is 3,456,697 gallons per day. It was also determined that the average single family home uses 175 gallons per day. Based on the existing capacity and the use per household, existing development represents 19,785 SFEs as illustrated in Table 12.

**Table 12**

**Existing Single Family Equivalent Water Customers**

	Use	Demand
Existing Demand (gpd)		3,456,697
Average Water Flows per Person (gpd)	65.68	
Persons per household	<u>2.66</u>	
Use per SFE (gpd)		<u>175</u>
Existing SFEs		19,785

### 3.10.2 Calculated Water Impact Fees

By dividing the calculated value of the water system by the existing number of single family equivalents, the proportionate share of ownership each single family equivalent has in (or has bought into) the system is \$4,514 ( $\$87,693,245/19,785$ ).

The single family water impact fee represents the fee for a 5/8-inch meter (the typical meter size for a single family development). The water impact fee for all other meters are based on water meter size. A capacity ratio (as published by AWWA) is used to convert the residential equivalent fee for a 5/8-inch meter into a proportionate fee for larger meter sizes.

Impact fees for meter sizes 1-inch and greater are determined based on the meter capacity ratios of maximum safe continuous capacity as published in the AWWA Manual M6. For example, the capacity of a 1-inch meter is roughly 2.50 times greater than that of a 5/8-inch meter. Thus, the fee for a 1-inch meter

is approximately 2.50 times greater than that of the 5/8-inch meter. Table 13 summarizes the water impact fee by meter size.

**Table 13**  
**Existing and Proposed Water Impact Fees**

<u>Meter Size</u>	<u>Proposed</u>	<u>Current</u>	<u>\$</u> <u>Difference</u>	<u>/</u> <u>Difference</u>
5/8-inch	\$4,514	\$3,264	\$1,250	38/
3/4-inch	6,771	4,896	1,875	38/
1-inch	11,285	8,160	3,125	38/
1 ½-inch	22,570	16,320	6,250	38/
2-inch	36,113	26,112	10,001	38/
3-inch or greater	Impact Fee is Based on Estimated Use			

The fees are projected to increase at an inflationary rate of 2.5/ per year. The full water impact fee calculation can be found in Appendix G to this report.

### 3.11 Sewer Impact Fee

The sewer impact fee was calculated using the buy-in approach. Under this approach new development is being asked to “buy-into” the existing system based on the current value of the system (fixed assets and cash on hand). Under this approach it was necessary to identify a single family equivalent (SFE) residential unit’s proportionate investment share in the current sewer system, and therefore the unit cost per development.

The current value of sewer assets was brought to today’s dollars using the Engineering News Record (ENR) Construction Cost Index (CCI). Using this index attempts to value the City’s assets at what it would cost to purchase or construct those assets today. It is important to recognize, however, that these assets are not new and are not being purchased today, but rather have been depreciated over time. Therefore, the accumulated depreciation for each asset was subtracted from the calculated current day value to determine what is referred to as the Replacement Cost New Less Depreciation (RCNLD) fixed asset value. The current value of the water system was calculated at \$52,545,787 (including cash on hand).

### 3.11.1 Single Family Equivalent Units

Through discussions with the City it was identified total sewer flows from existing development is 4,600,00 gallons per day. It was also determined that the average single family home contributes 175 gallons per day. Based on the existing capacity and the use per household, existing development represents 19,785 SFEs as illustrated in Table 14.

**Table 14**  
**Existing Single Family Equivalent Sewer Customers**

	Demand
Existing Flows (gpd)	4,600,000
Flows per SFE (gpd)	<u>175</u>
Existing SFEs	26,286

### 3.11.2 Calculated Sewer Impact Fees

By dividing the calculated value of the sewer system by the existing number of single family equivalents, the proportionate share of ownership each single family equivalent has in (or has bought into) the system is \$1,999 (\$52,545,787/26,286).

The single family sewer impact fee represents the fee for a 5/8-inch meter (the typical meter size for a single family development). The sewer impact fees for all other meters are based on water meter sizes. A capacity ratio (as published by AWWA) is used to convert the residential equivalent fee for a 5/8-inch meter into a proportionate fee for larger meter sizes.

Impact fees for meter sizes 1-inch and greater are determined based on the meter capacity ratios of maximum safe continuous capacity as published in the AWWA Manual M6. For example, the capacity of a 1-inch meter is roughly 2.50 times greater than that of a 5/8-inch meter. Thus, the fee for a 1-inch meter is approximately 2.50 times greater than that of the 5/8-inch meter. Table 15 summarizes the sewer impact fee by meter size.

**Table 15**  
**Existing and Proposed Sewer Impact Fees**

<u>Meter Size</u>	<u>Proposed</u>	<u>Current</u>	<u>\$</u> <u>Difference</u>	<u>/</u> <u>Difference</u>
5/8-inch	\$1,999	\$2,298	(\$299)	(13/)
3/4-inch	2,999	3,447	(448)	(13/)
1-inch	4,998	5,745	(747)	(13/)
1 ½-inch	9,995	11,490	(1,495)	(13/)
2-inch	15,992	18,384	(2,392)	(13/)
3-inch or greater	Impact Fee is Based on Estimated Use			

The fees are projected to increase at an inflationary rate of 2.5/ per year. The full sewer impact fee calculation can be found in Appendix H to this report.

RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
DEMOGRAPHIC STATISTIC (DS)

FILE: RR Impact Fees  
DATE: 07/12/16  
TAB: DEMO\_Data  
RANGE: DEM\_1

Line No.	Description	Population	Demographic Statistic [1]
1	2015	94,171	Non Growth 89.43%
2	2015-2022 Population:	9,953	Growth 10.57%
3	2022 Population:	104,124	100%

[1] The Demographic Statistic is the ratio of the incremental population between 2015 and 2022 and the total population in 2022.

Line No.	(1) Demographic Data	(2) Actual 2015	(3) 2016	(4) 2017	(5) 2018	(6) Projected				(9) 2022
						(7) 2019	(8) 2020	(8) 2021	(9) 2022	
1	Population	94,171	95,363	96,665	97,984	99,416	100,868	102,480	104,124	
2	Percent Change		1.27%	1.36%	1.37%	1.46%	1.46%	1.60%	1.60%	
3	Population per All Residential Units	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66	
		<b>Growth Rate 2016-2022</b>								
<b>Housing Units</b>										
4	Single Family Residential	32,205	32,654	33,144	33,641	34,180	34,727	35,334	35,953	
5	Multi-Family Residential	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	
6	Total Residential	35,462	35,911	36,401	36,898	37,437	37,984	38,591	39,210	
		<b>Incremental 2016-2022</b>								
<b>Incremental Housing Units</b>										
7	Single Family Residential	3,748	449	490	497	539	547	607	619	
8	Multi-Family Residential	0	0	0	0	0	0	0	0	
9	Total Residential	3,748	449	490	497	539	547	607	619	

RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
DEMOGRAPHIC DATA

FILE: RR Impact Fees  
DATE: 07/12/16  
TAB: DEMO\_Data  
RANGE: DEM\_2

Line No.	(1) Demographic Data	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
			2016	2017	2018	Projected 2019	2020	2021	2022	
	<b>Incremental Sq. Ft.</b>	<b>Incremental 2016-2022</b>								
1	Single Family Residential	8,487,518	1,016,781	1,109,627	1,125,479	1,220,590	1,238,707	1,374,579	1,401,754	
2	Multi-Family Residential	0	0	0	0	0	0	0	0	
3	Subtotal Residential	8,487,518	1,016,781	1,109,627	1,125,479	1,220,590	1,238,707	1,374,579	1,401,754	
4	Commercial	608,686	82,795	83,368	85,034	86,735	88,470	90,240	92,044	
5	Office	933,957	122,363	122,358	127,251	132,342	137,636	143,140	148,867	
6	Industrial	60,478	8,438	8,512	8,576	8,640	8,706	8,770	8,836	
7	Subtotal Non-Residential	1,603,121	213,596	214,238	220,861	227,717	234,812	242,150	249,747	
8	<b>Total - Incremental Square Feet</b>	<b>10,090,639</b>	<b>1,230,377</b>	<b>1,323,865</b>	<b>1,346,340</b>	<b>1,448,307</b>	<b>1,473,519</b>	<b>1,616,729</b>	<b>1,651,501</b>	
	<b>Total Sq. Ft.</b>	<b>Assumed sqft per DU</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
9	Single Family Residential	2,265	72,929,701	73,946,482	75,056,109	76,181,589	77,402,179	78,640,886	80,015,465	81,417,219
10	Multi-Family Residential	1,951	6,353,033	6,353,033	6,353,033	6,353,033	6,353,033	6,353,033	6,353,033	6,353,033
11	Subtotal Residential		79,282,734	80,299,515	81,409,142	82,534,622	83,755,212	84,993,919	86,368,498	87,770,252
12	Commercial		4,085,564	4,168,359	4,251,727	4,336,761	4,423,496	4,511,966	4,602,206	4,694,250
13	Office		2,936,572	3,058,935	3,181,293	3,308,544	3,440,886	3,578,522	3,721,662	3,870,529
14	Industrial		1,126,510	1,134,948	1,143,460	1,152,036	1,160,676	1,169,382	1,178,152	1,186,988
15	Subtotal Non-Residential		8,148,646	8,362,242	8,576,480	8,797,341	9,025,058	9,259,870	9,502,020	9,751,767
16	<b>Total - Square Feet</b>		<b>8,148,646</b>	<b>8,362,242</b>	<b>8,576,480</b>	<b>8,797,341</b>	<b>9,025,058</b>	<b>9,259,870</b>	<b>9,502,020</b>	<b>9,751,767</b>

RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
SUMMARY - LAND USE DATA

FILE: RR Impact Fees  
DATE: 07/12/16  
TAB: DEMO\_Data  
RANGE: DEM\_3

Line No.	Category	(1)	(2)	(3)	(4)	(5)	(6)
		2015	2015 Percent to Total	Incremental 2016-2022	2016-2022 Incremental Percent to Total	2022	
Square Feet							
1	Single Family Residential	72,929,701	83.41%	8,487,518	84.11%	81,417,219	
2	Multi-Family Residential	6,353,033	7.27%	-	0.00%	6,353,033	
3	Subtotal Residential	79,282,734	90.68%	8,487,518	84.11%	87,770,252	
4	Commercial	4,085,564	4.67%	608,686	6.03%	4,694,250	
5	Office	2,936,572	3.36%	933,957	9.26%	3,870,529	
6	Industrial	1,126,510	1.29%	60,478	0.60%	1,186,988	
7	Subtotal Non-Residential	8,148,646	9.32%	1,603,121	15.89%	9,751,767	
8	Total Square Feet	87,431,380	100.00%	10,090,639	100.00%	97,522,019	
Dwelling Units							
9	Residential - Single Family	32,205	90.82%	3,748	100.00%	35,953	
10	Residential - Multi-Family	3,257	9.18%	0	0.00%	3,257	
11	Total Dwelling Units	35,462	100.00%	3,748	100.00%	39,210	



RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
PUBLIC SAFETY  
DEVELOPMENT OF FEES - FIXED ASSETS

FILE: RR Impact Fees  
DATE: 07/12/16  
TAB: PUBLIC SAFETY\_FA  
RANGE: PSFA\_1

Asset #	Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
<b>Buildings</b>							
6	PBSAFETY	BUILDINGS - OLYMPUS	1990	\$629,416	\$5,535	2.18	\$1,366,549
7	PBSAFETY	BUILDINGS - MAIN FIRE STATION	1990	931,995	5,535	2.18	2,026,151
8	PBSAFETY	BUILDINGS - EVIDENCE STORAGE	1990	7,216	5,535	2.18	10,195
11	PBSAFETY	BUILDINGS - ACO KENNELS	1991	158,829	15,064	2.13	323,796
12	PBSAFETY	BUILDINGS - NORTH HILLS	1994	70,768	18,272	1.91	116,714
17	PBSAFETY	BUILDINGS - RIVERS EDGE	1990	104,071	6,618	2.18	220,249
18	PBSAFETY	BUILDINGS - 19TH SUBSTATION	1994	39,473	10,578	1.91	64,714
3370	PBSAFETY	BUILDINGS - ENCHANTED HILLS ST	1995	850,000	14,292	1.89	1,588,363
4046	PBSAFETY	BLDG-DPS COMMUNICATION CENTER	1994	485,659	14,427	1.91	911,939
4394	PBSAFETY	BUILDING/ANIMAL CONTROL OFFICE	1995	528,264	11,434	1.89	984,596
4701	PBSAFETY	BLDG - DPS RIVERSEDGE ROOF	1995	10,100	23,820	1.89	0
4758	PBSAFETY	TRAINING TOWER, DPS	1994	28,431	9,336	1.91	44,895
5042	PBSAFETY	BLDG - PUBLIC TOILET ST#3	1994	23,589	16,722	1.91	28,273
5043	PBSAFETY	BLDG - RENOVATIONS ST#2	1996	849,213	207,874	1.84	1,350,846
5044	PBSAFETY	BLDG - RENOVATIONS ST#3	1994	306,660	14,487	1.91	570,449
6913	PBSAFETY	AIR CONDITIONER	1995	4,868	6,193	1.89	2,985
6914	PBSAFETY	DPS MAIN STATION/FLOORING	1994	1,072	17,571	1.91	0
8900	PBSAFETY	HVAC UNIT - INVESTIGATIONS	1990	20,222	9,781	2.18	34,303
8901	PBSAFETY	HVAC UNIT - ADMINISTRATION	1995	15,904	10,957	1.89	19,029
9145	PBSAFETY	BLDG, DPS HVAC UNIT & MATERIAL	1985	17,267	10,305	2.46	32,155
9905	PBSAFETY	BLDG/ST#1 HEAT & COOLING SYSTM	1992	167,784	7,438	2.07	339,757
10237	PBSAFETY	BLDG, ACO KENNEL ADDITION	1992	1,147,113	14,123	2.07	2,359,593
10485	PBSAFETY	BLDG, MARISPOSA FIRE STATION#6	1992	1,592,381	14,123	2.07	3,280,985
10663	PBSAFETY	DPS LOBBY REMODEL & SECURITY	1995	52,862	21,567	1.89	78,104
10664	PBSAFETY	DPS BLDG/ROOF	1998	265,742	13,000	1.74	450,049
12860	PBSAFETY	BLDG, EMERGENCY COMM CENTER	2000	470,721	9,900	1.66	770,634
13355	PBSAFETY	BLDG, ANTI STATIC FLOOR COVRNG	1990	23,914	7,951	2.18	44,179
13916	PBSAFETY	BLDG, VISTA HILLS FS NO. 7	1995	1,336,418	13,198	1.89	2,506,587
15036	PBSAFETY	Buildings - Public Safety	1995	9,693	31,626	1.89	0
16317	PBSAFETY	FIRE AND RESCUE ADMIN BUILDING	2000	842,583	26,000	1.66	1,371,141
<b>Equipment</b>							
51	EMS	MONITOR/DEFIBRILLATOR	1982	9,900	7,562	3.21	2,338
631	EMS	MONITOR/DEFIBRILLATOR	1982	9,900	8,295	3.21	1,605
634	EMS	MONITOR/DEFIBRILLATOR	1984	7,951	1,694	2.56	6,258
633	EMS	MONITOR/DEFIBRILLATOR	1984	9,900	36,691	2.56	0
5073	EMS	MONITOR (ECG) PHILIPS, 12-LEAD	1985	86,594	3,675	2.41	82,919
5074	EMS	MONITOR (ECG) PHILIPS, 12-LEAD	1985	86,594	418	2.41	86,177
5075	EMS	MONITOR (ECG) PHILIPS, 12-LEAD	1985	86,594	6,008	2.41	80,586
5076	EMS	MONITOR (ECG) PHILIPS, 12-LEAD	1985	86,594	6,023	2.41	80,571
5703	EMS	MONITOR, HEARTSTART MRX ALS	1985	43,997	2,056	2.41	41,941
5766	EMS	STRETCHER, HYDRAULIC POWER-PRO	1985	8,402	16,841	2.41	0
5704	EMS	MONITOR, HEARTSTART MRX ALS	1986	43,997	31,893	2.34	12,104
6303	EMS	HEARTSTART MRX ALS MONITOR	1986	22,349	33,887	2.34	0
7757	EMS	MACHINE, SUCTION	1986	1,549	27,016	2.34	0
8087	EMS	STAIR CHAIR (STRETCHER)	1986	2,119	17,028	2.34	0
8088	EMS	STAIR CHAIR (STRETCHER)	1986	2,119	10,793	2.34	0
8160	EMS	LSP AUTOVENT W/DISP PT CIRUIT	1986	1,381	3,763	2.34	0
8161	EMS	LSP AUTOVENT W/DISP PT CIRUIT	1987	1,381	1,800	2.24	0
8162	EMS	LSP AUTOVENT W/DISP PT CIRUIT	1987	1,381	14,131	2.24	0
8163	EMS	BATTERY CHARGER, 2-WAY	1987	1,400	3,869	2.24	0
8859	EMS	STRETCHER, AMBULANCE (COT)	1988	9,242	748	2.16	8,494
9229	EMS	AMBULANCE COT, POWER PRO	1988	9,302	857	2.16	8,446
9611	EMS	MANIKIN, MEGACODE KELLY	1988	5,378	2,963	2.16	2,415
9612	EMS	MANIKIN, MEGACODE KELLY	1988	5,378	26,631	2.16	0
9613	EMS	MONITOR, PHILLIPS HEART	1988	22,844	4,306	2.16	18,537
9614	EMS	MONITOR, PHILLIPS HEART	1988	22,844	1,420	2.16	21,423
9618	EMS	AMBULANCE COT, POWER PRO	1988	9,632	7,951	2.16	1,681
9619	EMS	AMBULANCE COT, POWER PRO	1988	9,632	17,432	2.16	0
9626	EMS	MONITOR, HEARTSTART MRX ALS	1988	13,354	23,220	2.16	0
10238	EMS	AMBULANCE COT, POWER-PRO	1988	9,758	22,982	2.16	0
11053	EMS	MONITOR, PHILLIPS MEDICAL MP2	1988	5,159	30,787	2.16	0
11054	EMS	MONITOR, PHILLIPS MEDICAL MP2	1988	5,159	13,051	2.16	0
11055	EMS	MONITOR, PHILLIPS MEDICAL MP2	1988	5,159	21,919	2.16	0
11056	EMS	MONITOR, PHILLIPS MEDICAL MP2	1988	5,159	59,145	2.16	0
11146	EMS	EMS CORDURA CARRY CASE	1988	438	55,080	2.16	0
11147	EMS	EMS CORDURA CARRY CASE	1988	438	21,615	2.16	0
11148	EMS	EMS CORDURA CARRY CASE	1988	438	33,479	2.16	0
11149	EMS	EMS CORDURA CARRY CASE	1988	438	43,302	2.16	0
12873	EMS	MONITOR, HEADSTART MRX	1988	26,000	95,549	2.16	0
13580	EMS	STRETCHER, AMBULANCE (COT)	1989	10,669	48,961	2.13	0
14240	EMS	MONITOR/DEFIBRILLATOR, HEARTST	1989	26,981	58,921	2.13	0
14635	EMS	STRETCHER, AMBULANCE (COT)	1989	15,000	19,829	2.13	0
14633	EMS	STRETCHER, AMBULANCE (COT)	1989	12,614	10,096	2.13	2,518
14805	EMS	MONITOR, HEARTSTART MRX	1989	26,309	9,021	2.13	17,287
13660	EMS	MONITOR, HEARTSTART MRX	1989	26,309	32,413	2.13	0
16320	EMS	POWER PRO XT GURNEY, POWER	1989	13,848	20,424	2.13	0
452	FIREPOL	INTEGRATED PASS GROUP OF 12	1994	5,280	119,461	1.71	0
644	FIREPOL	JAWS OF LIFE COMPLETE	1994	13,198	9,129	1.71	4,069
708	FIREPOL	JAWS OF LIFE, COMPLETE SET	1994	13,198	44,440	1.71	0
727	FIREPOL	NIGHTVISION GLASSES	1994	25,000	32,645	1.71	0
833	FIREPOL	JAWS OF LIFE, COMPLETE SET	1994	13,662	24,254	1.71	0
845	FIREPOL	JAWS OF LIFE, COMPLETE SET	1994	13,198	3,153	1.71	10,045
869	FIREPOL	JAWS OF LIFE, COMPLETE SET	1994	13,662	25,932	1.71	0
1951	FIREPOL	BLANKET, TACTICAL	1994	7,792	102,544	1.71	0
1911	FIREPOL	SHED, 6X10 FT	1995	6,204	463	1.66	5,741
2482	FIREPOL	COMPLETE SCBA 911 SEAT	1995	10,000	1,958	1.66	8,042
2498	FIREPOL	CONTROLLER, DOOR CARD READER	1995	13,072	3,045	1.66	10,027
1552	FIREPOL	RECHARGER, SCBA	1995	8,633	5,934	1.66	2,699
3674	FIREPOL	TANK, PLASTIC 2250-2300 GAL	1995	20,100	59,232	1.66	0
4180	FIREPOL	IMAGER, HANDHELD THERMAL	1995	13,000	78,229	1.66	0
4729	FIREPOL	SPREADER, HURST ML-32	1995	6,150	66,279	1.66	0
387	FIREPOL	JAWS OF LIFE, COMPLETE	1995	14,200	2,912	1.66	11,288
705	FIREPOL	FIREFIGHTING SLIP IN SKID	2006	10,760	234,834	1.27	0
741	FIREPOL	JAWS OF LIFE, COMPLETE UNIT	2006	13,662	4,769	1.27	8,893
5637	FIREPOL	BRIGGS GAS SIMO-POWER UNIT	2006	6,270	3,965	1.27	2,305
5857	FIREPOL	INTOXILYZER 8000 NM PACKAGE	2006	7,125	141,875	1.27	0
6717	FIREPOL	IMAGER, THERMAL DEMO BULLARD	2006	9,000	23,434	1.27	0
7581	FIREPOL	NOZZLE, 50-350GPM	2006	1,079	44,336	1.27	0

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 NON UTILITY IMPACT FEES STUDY  
 PUBLIC SAFETY  
 DEVELOPMENT OF FEES - FIXED ASSETS

FILE: RR Impact Fees  
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Asset #	Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
7582	FIREPOL	NOZZLE, 200GPM SELECT-O-MATIC	1995	1,079	52,687	1.66	0
7583	FIREPOL	SELF-CONTAINED BREATHING APP	1995	1,443	9,917	1.66	0
7584	FIREPOL	SELF-CONTAINED BREATHING APP	1995	1,443	51,656	1.66	0
7585	FIREPOL	SELF-CONTAINED BREATHING APP	1995	1,443	9,221	1.66	0
7586	FIREPOL	HOSE, FIRE	1995	2,290	25,600	1.66	0
7587	FIREPOL	HOSE, FIRE	1995	1,640	109,051	1.66	0
7616	FIREPOL	HOSE, FIRE	1996	1,847	6,122	1.61	0
7625	FIREPOL	SCOPE, NIGHT VISION	1996	1,694	1,412	1.61	282
7629	FIREPOL	DRUG K-9	1996	1,682	16,399	1.61	0
7632	FIREPOL	TACTICAL BODY ARMOR	1996	1,653	429	1.61	1,224
7634	FIREPOL	TACTICAL BODY ARMOR	1996	1,653	2,481	1.61	0
7637	FIREPOL	TACTICAL BODY ARMOR	1996	1,653	3,402	1.61	0
7640	FIREPOL	TACTICAL BODY ARMOR	1996	1,653	8,235	1.61	0
7646	FIREPOL	TACTICAL BODY ARMOR	1996	1,653	6,217	1.61	0
7656	FIREPOL	SCBA	1996	1,570	2,392	1.61	0
7657	FIREPOL	HOSE, FIRE	1996	1,847	13,131	1.61	0
7662	FIREPOL	SCBA	1996	1,570	2,734	1.61	0
7665	FIREPOL	SCBA	1996	1,570	55,898	1.61	0
7668	FIREPOL	HOSE, FIRE	1996	1,847	4,056	1.61	0
7675	FIREPOL	SCBA	1996	1,539	7,807	1.61	0
7677	FIREPOL	HOSE, FIRE	1996	1,847	86,365	1.61	0
7680	FIREPOL	HOSE, FIRE	1996	1,847	75,324	1.61	0
7684	FIREPOL	HOSE, FIRE	1996	1,847	46,459	1.61	0
7687	FIREPOL	SCBA	1996	1,443	33,706	1.61	0
7690	FIREPOL	HOSE, FIRE	1996	1,847	170,579	1.61	0
7692	FIREPOL	OFFICE DESK	1996	1,697	73,852	1.61	0
7695	FIREPOL	HOSE, FIRE	1996	1,847	12,784	1.61	0
7700	FIREPOL	HOSE, FIRE	1996	1,847	198,975	1.61	0
7702	FIREPOL	HOSE, FIRE	1996	1,847	40,668	1.61	0
7708	FIREPOL	HOSE, FIRE	1997	1,847	468	1.57	1,379
7713	FIREPOL	HOSE, FIRE	1997	1,847	2,577	1.57	0
7715	FIREPOL	SCBA	1997	1,443	15,456	1.57	0
7717	FIREPOL	SCBA	1997	1,443	1,163	1.57	281
7718	FIREPOL	SCBA	1997	4,811	726	1.57	4,085
7720	FIREPOL	SUIT, FIRE ENTRY	1997	1,395	1,944	1.57	0
7721	FIREPOL	SUIT, FIRE ENTRY	1997	1,395	13,768	1.57	0
7756	FIREPOL	LADDER, EXTENSION	2006	1,029	13,245	1.27	0
7758	FIREPOL	SCBA	1997	1,466	16,747	1.57	0
7759	FIREPOL	AV-2000 FCPC GROUP OF 19	1997	2,812	2,375	1.57	437
7760	FIREPOL	NOZZLE, FIRE GROUP OF 4	1997	1,716	15,863	1.57	0
7761	FIREPOL	NOZZLE, FIRE GROUP OF 4	1997	1,240	632	1.57	608
7762	FIREPOL	NOZZLE, FIRE GROUP OF 4	1997	1,176	39,582	1.57	0
7763	FIREPOL	SCBA	1997	1,600	16,328	1.57	0
7764	FIREPOL	SCBA	1997	1,600	1,651	1.57	0
7765	FIREPOL	SCBA	1997	1,539	3,205	1.57	0
7766	FIREPOL	SCBA	1997	1,600	5,984	1.57	0
7767	FIREPOL	SCBA	1997	1,541	19,363	1.57	0
7768	FIREPOL	SCBA	1997	1,541	76,298	1.57	0
7769	FIREPOL	SCBA	1997	1,541	9,827	1.57	0
7770	FIREPOL	FAN, POSITIVE PRESSURE	1997	2,000	110,383	1.57	0
7771	FIREPOL	CUTTER, RESCUE	1997	3,208	123,282	1.57	0
7772	FIREPOL	SCBA	1997	1,539	98,902	1.57	0
7773	FIREPOL	SELF-CONTAINED BREATHING APP	1997	1,539	25,883	1.57	0
7774	FIREPOL	SCBA	1997	1,539	123,994	1.57	0
7775	FIREPOL	SELF-CONTAINED BREATHING APP	1997	1,320	71,783	1.57	0
7776	FIREPOL	SCBA	1997	1,539	284,170	1.57	0
7778	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,320	10	1.53	1,310
7782	FIREPOL	SCBA	1998	1,320	8,963	1.53	0
7783	FIREPOL	SCBA	1998	1,320	11,454	1.53	0
7784	FIREPOL	SCBA	1998	1,320	6,701	1.53	0
7785	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,320	16,392	1.53	0
7786	FIREPOL	SCBA	1998	1,320	8,602	1.53	0
7788	FIREPOL	SCBA	1998	1,320	8,784	1.53	0
7791	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,443	20,243	1.53	0
7792	FIREPOL	NOZZLE, SELECT O MATIC 300GPM	1998	2,159	1,786	1.53	373
7793	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,541	76,640	1.53	0
7794	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,423	20,082	1.53	0
7795	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,423	15,077	1.53	0
7796	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,423	851	1.53	573
7797	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,423	32,865	1.53	0
7798	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,600	25,332	1.53	0
7799	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,600	34,785	1.53	0
7800	FIREPOL	SELF-CONTAINED BREATHING APP	1999	1,600	10,347	1.48	0
7801	FIREPOL	SELF-CONTAINED BREATHING APP	1999	1,600	34,228	1.48	0
7802	FIREPOL	SELF-CONTAINED BREATHING APP	1999	1,320	3,570	1.48	0
7803	FIREPOL	SELF-CONTAINED BREATHING APP	1999	1,443	11,281	1.48	0
7804	FIREPOL	CAMERA, IDENTIFICATION	1999	1,100	40,083	1.48	0
7805	FIREPOL	GUN, RADAR	1999	1,924	13,697	1.48	0
7806	FIREPOL	GUN, RADAR	2006	1,924	7,128	1.27	0
7807	FIREPOL	GUN, RADAR	1999	2,000	6,814	1.48	0
7808	FIREPOL	GUN, RADAR	1999	1,924	69,112	1.48	0
7809	FIREPOL	GUN, RADAR	1999	1,924	13,427	1.48	0
7810	FIREPOL	GUN, RADAR	1999	2,000	34,282	1.48	0
7811	FIREPOL	GUN, RADAR	2006	2,000	11,544	1.27	0
7812	FIREPOL	SHED, 6X10 FT	1999	3,102	30,605	1.48	0
7813	FIREPOL	SHED, 6X10 FT	2000	3,102	331	1.45	2,771
7814	FIREPOL	GUN, RADAR	2000	2,000	995	1.45	1,005
7815	FIREPOL	GUN, RADAR	2003	2,000	50,546	1.35	0
7816	FIREPOL	GUN, RADAR	2003	2,000	39,499	1.35	0
7817	FIREPOL	GUN, RADAR	2003	2,000	26,854	1.35	0
7818	FIREPOL	GUN, RADAR	2003	2,000	45,653	1.35	0
7819	FIREPOL	GUN, RADAR	2003	2,000	25,495	1.35	0
7820	FIREPOL	GUN, RADAR	2005	2,000	21,137	1.29	0
7821	FIREPOL	GUN, RADAR	2006	1,845	34,686	1.27	0
7822	FIREPOL	GUN, RADAR	2006	1,845	34,686	1.27	0
7823	FIREPOL	GUN, RADAR	2003	1,845	2,037	1.35	0
7824	FIREPOL	GUN, RADAR	2004	1,845	9,343	1.32	0
7825	FIREPOL	GUN, RADAR	2004	1,845	60,896	1.32	0
7826	FIREPOL	GUN, RADAR	2004	1,845	113,242	1.32	0
7827	FIREPOL	GUN, RADAR	2004	1,845	53,613	1.32	0
7831	FIREPOL	GUN, RADAR	2004	1,845	167,674	1.32	0

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Asset #	Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
7833	FIREPOL	GUN, RADAR	2004	1,845	5,072	1.32	0
7836	FIREPOL	GUN, RADAR	2004	1,845	155,462	1.32	0
7837	FIREPOL	GUN, RADAR	2004	2,000	51,717	1.32	0
7839	FIREPOL	EQUIP - FIRE/POLICE EQUIP	2004	2,000	46,200	1.32	0
7840	FIREPOL	GUN, RADAR	2004	1,845	28,466	1.32	0
7843	FIREPOL	GUN, RADAR	2004	1,924	78,424	1.32	0
7845	FIREPOL	RADAR UNIT-GOLDEN EAGLE W/DUAL	2004	2,184	44,444	1.32	0
7846	FIREPOL	RADAR UNIT-GOLDEN EAGLE W/DUAL	2004	2,184	22,950	1.32	0
7847	FIREPOL	RADAR UNIT-GOLDEN EAGLE W/DUAL	2005	2,184	1,292	1.29	892
7848	FIREPOL	RADAR UNIT-GOLDEN EAGLE W/DUAL	2005	2,184	19,352	1.29	0
7867	FIREPOL	LIGHT BAR	2005	1,100	22,945	1.29	0
7868	FIREPOL	LIGHT BAR	2005	1,100	58,269	1.29	0
7869	FIREPOL	LIGHT BAR, CODE 3	2005	1,218	127,559	1.29	0
7870	FIREPOL	TRUCK BED	2005	1,755	41,377	1.29	0
7875	FIREPOL	SELF-CONTAINED BREATHING APP	2005	1,320	44,174	1.29	0
7876	FIREPOL	LADDER, EXTENSION	2005	1,500	57,608	1.29	0
7887	FIREPOL	RADAR	2005	2,459	8,085	1.29	0
7889	FIREPOL	NOZZLE	2005	2,035	44,923	1.29	0
7891	FIREPOL	HOSE TESTER-RICE FH3, 4 OUTLET	2005	1,720	38,418	1.29	0
7894	FIREPOL	LIGHT BAR, CODE 3 MX7000 W/ARR	2005	1,100	18,686	1.29	0
7895	FIREPOL	LIGHT BAR, CODE 3 MX7000 W/ARR	2005	1,100	84,750	1.29	0
7896	FIREPOL	LIGHT BAR, CODE 3 MX7000 W/ARR	2005	1,100	28,175	1.29	0
7897	FIREPOL	LIGHT BAR, CODE 3 MX7000 W/ARR	2005	1,100	15,609	1.29	0
7898	FIREPOL	LIGHT BAR, CODE 3 MX7000 W/ARR	2006	1,100	38,510	1.27	0
7903	FIREPOL	LIGHT BAR, CODE 3 MX7000 W/ARR	2006	1,100	5,000	1.27	0
7904	FIREPOL	LIGHT BAR, CODE 3 MX7000 W/ARR	2006	1,100	6,262	1.27	0
7907	FIREPOL	LIGHT BAR, CODE 3 MX7000 W/ARR	2006	1,100	23,483	1.27	0
9531	FIREPOL	INTOXILYZER 8000 (P/N002480NM)	2006	7,325	5,499	1.27	1,826
9616	FIREPOL	WEAPONS MOUNT & ASSESSORIES	1966	5,593	80,000	7.61	0
10438	FIREPOL	DOG, DRUG K-9 (PUK)	1970	10,344	177,674	6.97	0
10632	FIREPOL	ROBOT, CRISIS NEGOTIATIONS	1979	5,600	401,748	4.09	0
11586	FIREPOL	LIGHTBAR W/ARROWSTICK/STRIPPNG	1985	2,459	33,315	2.41	0
11587	FIREPOL	LIGHTBAR W/ARROWSTICK/STRIPPNG	1986	2,459	492,764	2.34	0
11588	FIREPOL	LIGHTBAR W/ARROWSTICK/STRIPPNG	1990	2,459	527,150	2.05	0
11589	FIREPOL	LIGHTBAR W/ARROWSTICK/STRIPPNG	1990	2,459	340,097	2.05	0
11590	FIREPOL	LIGHTBAR W/ARROWSTICK/STRIPPNG	1990	2,459	527,150	2.05	0
11591	FIREPOL	LIGHTBAR W/ARROWSTICK/STRIPPNG	1995	2,459	160,639	1.66	0
12323	FIREPOL	BAUER UNIII/13H-EI UNICUS III	1995	49,629	160,639	1.66	0
12252	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	1995	4,823	160,639	1.66	0
12830	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	1996	4,978	332,604	1.61	0
12831	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	1997	6,183	689,944	1.57	0
12832	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	2006	6,183	41,424	1.27	0
12835	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	2005	5,028	176,380	1.29	0
12836	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	2006	5,028	12,061	1.27	0
12837	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	2006	5,028	5,091	1.27	0
12838	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	2006	5,028	3,081	1.27	1,947
12295	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	2005	1,709	10,519	1.29	0
13310	FIREPOL	HAND HELD SIREN LIGHT EQUIP	2005	1,731	87,042	1.29	0
13311	FIREPOL	HAND HELD SIREN LIGHT EQUIP	2005	1,731	88,656	1.29	0
13312	FIREPOL	6 LAMP DOMINATOR PLUS RED/BLUE	2006	1,762	174,648	1.27	0
14041	FIREPOL	DOOR, MULTI-FORCE SIMULATOR	2006	7,164	24,908	1.27	0
14546	FIREPOL	REFLECTORLESS, NIKON NIVO 5M	2006	9,995	338,964	1.27	0
15312	FIREPOL	POWER PRO XT (6506)	2006	14,144	301,870	1.27	0
15998	FIREPOL	POWER SUPPLY CORD	2006	312	429,636	1.27	0
15997	FIREPOL	BATTERY	2006	805	22,713	1.27	0
16051	FIREPOL	LUCAS 2.2 CHEST COMPRESSION SY	2006	13,211	66,494	1.27	0
16097	FIREPOL	AMKUS ARRS1 ROPE SYSTEM	2006	6,711	-	-	0
				<u>\$12,461,170</u>	<u>\$13,016,723</u>		<u>\$21,454,631</u>

RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
PUBLIC SAFETY  
DEVELOPMENT OF FEES - BUY-IN

FILE: RR Impact Fees  
DATE: 07/12/16  
TAB: PUBLIC SAFETY\_BI  
RANGE: PUBLIC SAFETY\_1

Line No.	Description	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	
1	<i>Growth-Related Costs – Public Safety (2016-2022)</i>	\$21,454,631						
2	<i>Plus: Current IF Cash Balance</i>	184,065						
3	<i>Less: Offsets/Credits</i>	-						
4	<i>Plus: Cost of Borrowing</i>	0						
5	<b><i>Net Growth-Related Costs</i></b>	<b><u>\$21,638,696</u></b>						
	<i>Current EDUs</i>							
6	Single Family Residential	32,205						
7	Multi-Family Residential	3,257						
8	Commercial	1,706						
9	Office	3,715						
10	Industrial	33						
	<i>Percent Development</i>							
11	Single Family Residential	78.71%						
12	Multi-Family Residential	7.96%						
13	Commercial	4.17%						
14	Office	9.08%						
15	Industrial	0.08%						
	<i>Cost Allocation</i>							
15	Single Family Residential	\$17,031,951						
16	Multi-Family Residential	1,722,499						
17	Commercial	902,111						
18	Office	1,964,762						
19	Industrial	17,373						
	<i>Current Units</i>							
20	Single Family Residential	32,205						
21	Multi-Family Residential	3,257						
22	Commercial	4,085,564						
23	Office	2,936,572						
24	Industrial	1,126,510						
	<i>Calculated Fee Per Unit [1]</i>							
23	Residential - per unit	\$529	\$543	\$557	\$571	\$586	\$601	Current \$339
24	Multi-Family Residential - per unit	529	542	556	571	585	600	225
25	Commercial - per sq.ft.	0.22	0.23	0.24	0.25	0.26	0.27	0.755
26	Office - per sq. ft.	0.67	0.69	0.71	0.73	0.75	0.77	0.355
27	Industrial per sq. ft.	0.02	0.02	0.02	0.02	0.02	0.02	0.177

[2] 2017 - 2022 include 2.5 percent annual inflation allowance.

RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
PUBLIC SAFETY  
DEVELOPMENT OF FEES - Incremental Cost

FILE: RR Impact Fees  
DATE: 07/12/16  
TAB: PUBLIC SAFETY\_IC  
RANGE: PUBLIC SAFETY\_2

Development Type	Sq. ft. per Employee	2016-2022 Employees per 1,000		EDU Value	EDU Factor
		sq. ft.			
Commercial	549	1.11	2.66	0.42	
Office	278	3.36	2.66	1.27	
Industrial	781	0.08	2.66	0.03	

RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
PUBLIC SAFETY  
CASH FLOW ANALYSIS - BUY-IN

FILE: RR Impact Fees  
DATE: 07/12/16  
TAB: PS\_BI\_CF  
RANGE: PS\_CF1

Line No.	Description	Projected					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
<b>Impact Fee Revenues:</b>							
1	Impact Fees - Residential	\$237,521	\$266,070	\$276,829	\$307,769	\$320,542	\$364,807
2	Impact Fees - Non-Residential	100,367	103,772	110,928	118,466	126,403	134,758
3	<b>Total Impact Fee Revenues</b>	<b>337,888</b>	<b>369,842</b>	<b>387,757</b>	<b>426,235</b>	<b>446,945</b>	<b>499,565</b>
<b>Other Revenue Sources:</b>							
4	Bond/Loan Proceeds - Growth	0	0	0	0	0	0
5	Interest	0	1,928	1,397	2,089	3,097	1,837
6	Miscellaneous	0	0	0	0	0	0
7	Impact Fee Loan - General Fund	0	0	0	0	0	0
8	Impact Fee Loan - Repayments	0	0	0	0	0	0
9	<b>Total Impact Fee and Other Revenues</b>	<b>337,888</b>	<b>371,770</b>	<b>389,153</b>	<b>428,324</b>	<b>450,043</b>	<b>501,402</b>
<b>Expenditures:</b>							
10	Debt Service Obligation	0	0	0	0	0	0
11	Capital Outlays (Growth)	329,115	424,948	319,900	327,516	576,030	289,713
12	<b>Total Expenditures</b>	<b>329,115</b>	<b>424,948</b>	<b>319,900</b>	<b>327,516</b>	<b>576,030</b>	<b>289,713</b>
13	<b>Increase/(Decrease) in Cash Balance</b>	<b>8,773</b>	<b>(53,178)</b>	<b>69,253</b>	<b>100,808</b>	<b>(125,987)</b>	<b>211,689</b>
14	<b>Beginning of Year Cash Balance</b>	<b>184,065</b>	<b>192,838</b>	<b>139,660</b>	<b>208,913</b>	<b>309,722</b>	<b>183,735</b>
15	<b>End of Year Cash Balance</b>	<b>\$192,838</b>	<b>\$139,660</b>	<b>\$208,913</b>	<b>\$309,722</b>	<b>\$183,735</b>	<b>\$395,424</b>

RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
PUBLIC SAFETY  
CAPITAL IMPROVEMENT PROGRAM

FILE: RR Impact Fees  
DATE: 07/12/16  
TAB: PS\_CIP  
RANGE: PSCIP\_1

Line No.	Description	FY2015-16	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	Total	Growth-Related	
		2016	2017	2018	2019	2020	2021	2022	2016-2022	%	Total 2017-2022
1	Fire and EMS Apparatus and Equipment > \$10K	\$150,000	\$200,000	\$200,000	\$200,000	\$0	\$0	\$0	\$750,000	100%	\$750,000
2	Police Vehicles and Equipment > \$10K	71,700	72,000	72,000	72,000	72,000	72,000	0	431,700	100%	431,700
3	Police Safety Improvements-Miscellaneous	63,042	24,745	31,560	47,900	255,516	269,346	0	692,109	100%	692,109
4	RR Public Safety Communications Equipment		50,275					1,449,725	1,500,000	0%	0
5	Quantum Improvements		249,142		180,000				429,142	0%	0
6	Police Vehicles		1,700,635	327,600	614,600	419,400	495,800	123,000	3,681,035	0%	0
7	Police Motorcycles (Replacement)		41,786	21,000	21,000	21,000	21,000	21,000	146,786	0%	0
8	SWAT Vehicle					430,000			430,000	0%	0
9	Mobile Command Post						260,000		260,000	0%	0
10	Fire Apparatus Incl. Refurbishment		200,000	750,000			1,450,000	1,790,000	4,190,000	16%	678,155
11	Fire & EMS Equipment - Cardiac Monitors/Defibrillator		126,180	133,846	106,846	119,500	99,000	126,000	711,372	0%	0
12	Station 1 Remodel/Renovation - Phase 2		705,200						705,200	0%	0
13	Fire Station Renovations/Improvements		26,972	150,000	150,000				326,972	0%	0
14	Fire and Rescue Command Vehicles		52,808	26,404	26,404	26,404	26,404	26,404	184,828	0%	0
15	<b>Total</b>	<b>\$284,742</b>	<b>\$3,449,743</b>	<b>\$1,712,410</b>	<b>\$1,418,750</b>	<b>\$1,343,820</b>	<b>\$2,693,550</b>	<b>\$3,536,129</b>	<b>\$14,439,144</b>		<b>\$2,551,964</b>
16	<b>Total with Inflation Allowance of 2.5%</b>	<b>\$284,742</b>	<b>\$3,449,743</b>	<b>\$1,712,410</b>	<b>\$1,418,750</b>	<b>\$1,343,820</b>	<b>\$2,693,550</b>	<b>\$3,536,129</b>	<b>\$14,439,144</b>		<b>\$14,154,402</b>
17	<b>Total Growth-Related with Inflation</b>	<b>\$284,742</b>	<b>\$329,115</b>	<b>\$424,948</b>	<b>\$319,900</b>	<b>\$327,516</b>	<b>\$576,030</b>	<b>\$289,713</b>	<b>\$2,551,964</b>		<b>\$2,267,222</b>

RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
PARKS  
DEVELOPMENT OF FEES - FIXED ASSETS

FILE: RR Impact Fees  
DATE: 07/12/16  
TAB: PARKS\_FA  
RANGE: PARKSFA\_1

Asset #	Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New (RCN)
		<b>Land</b>					
		Land	2016	\$28,057,735	\$0	1.00	\$28,057,735
		<b>Equipment</b>					
721	REC	PLAYSET	2004	14,000	1,690	1.32	14,000
740	REC	PLAYGROUND EQUIPMENT-HAYNES PK	2004	50,000	4,985	1.32	50,000
744	REC	LITTLE TYKES PLAYGROUND EQUIP	2004	21,599	3,122	1.32	21,599
770	REC	PLAYSET	2004	17,884	1,307	1.32	17,884
778	REC	PLAYSET	2004	13,442	2,306	1.32	13,442
802	REC	TARP, POOL	2004	35,105	2,306	1.32	35,105
919	REC	PLAYSET	2005	15,510	3,508	1.29	15,510
950	REC	PLAYGROUND EQUIP-PLAYBOOSTER	2004	37,250	1,169	1.32	37,250
1135	REC	CANOPY, PARKING	2004	6,798	1,536	1.32	6,798
1142	REC	SHED, STORAGE	2005	5,892	1,478	1.29	5,892
1268	REC	PLAYSET	2005	14,620	921	1.29	14,620
2307	REC	FUN BOX w/CURB	2005	7,720	1,361	1.29	7,720
2308	REC	PLAYSET	2005	69,369	3,553	1.29	69,369
2309	REC	QUARTER PIPE 7'H x 12'W	1994	13,080	1,723	1.71	13,080
2310	REC	SKATEPARK EQUIPMENT	1998	108,800	1,700	1.53	108,800
3261	REC	PLAYSTRUCTURE, CUSTOM (2-5 YR)	1998	17,911	1,700	1.53	17,911
3262	REC	PLAYSTRUCTURE, CUSTOM (5-12YR)	1998	41,349	1,479	1.53	41,349
3717	REC	PLAYSTRUCTURE, CUSTOM- 2-5 YRS	1986	15,229	1,387	2.34	15,229
3718	REC	PLAYSTRUCTURE, CUSTOM/5-12 YRS	2003	32,379	1,845	1.35	32,379
3930	REC	SPACE NET, MINI QUAD 3030	2005	55,848	2,529	1.29	55,848
1928	REC	SHELTER, HEXAGON PORTABLE	2005	9,155	1,811	1.29	9,155
944	REC	PLAYSET	2005	10,500	1,811	1.29	10,500
936	REC	PLAYSET	2005	16,850	2,458	1.29	16,850
1927	REC	SHELTER, HEXAGON PORTABLE	2005	9,155	1,068	1.29	9,155
932	REC	PLAYSET	2005	18,500	1,001	1.29	18,500
5619	REC	AUDIO SYSTEM W/INSTALLATION	2005	10,127	1,001	1.29	10,127
6421	REC	PLAYGROUND EQUIP PLAYBOOSTER	2005	25,789	1,001	1.29	25,789
6467	REC	PLAYSTRUCTURE/PLAYBOOSTER SGNS	2005	25,348	1,001	1.29	25,348
7351	REC	BLEACHER, ALUMINUM	2005	1,551	1,001	1.29	1,551
7354	REC	BLEACHER, ALUMINUM	2005	1,551	1,001	1.29	1,551
7356	REC	BLEACHER, ALUMINUM	2005	1,551	1,001	1.29	1,551
7358	REC	BLEACHER, ALUMINUM	2005	1,551	1,001	1.29	1,551
7359	REC	BLEACHER, ALUMINUM	2005	1,551	1,001	1.29	1,551
7360	REC	BLEACHER, ALUMINUM	2005	1,551	1,001	1.29	1,551
7361	REC	BLEACHER, ALUMINUM	2005	1,551	1,001	1.29	1,551
7362	REC	MACHINE, PINBALL	2001	1,097	1,943	1.43	1,097
7363	REC	BLEACHER, ALUMINUM	2001	1,551	899	1.43	1,551
7364	REC	BLEACHER, ALUMINUM	2002	1,551	1,080	1.40	1,551
7366	REC	JUKE BOX	2002	4,171	2,478	1.40	4,171
7367	REC	BLEACHER, ALUMINUM	2003	1,551	4,980	1.35	1,551
7369	REC	BLEACHER, ALUMINUM	1995	1,551	1,918	1.66	1,551
7371	REC	BLEACHER, ALUMINUM	1993	1,551	2,669	1.78	1,551
7373	REC	BLEACHER, ALUMINUM	2000	1,551	1,900	1.45	1,551
7374	REC	BLEACHER, ALUMINUM	2000	1,551	1,800	1.45	1,551
7375	REC	GAME, VIDEO	2000	1,581	773	1.45	1,581
7376	REC	BACKSTOP	1990	1,551	1,254	2.05	1,551
7377	REC	BACKSTOP	2003	1,551	2,845	1.35	1,551
7378	REC	GAME, VIDEO	2004	1,581	1,560	1.32	1,581
7379	REC	BACKSTOP	2004	1,551	1,439	1.32	1,551
7380	REC	BACKSTOP	2004	1,551	2,002	1.32	1,551
7381	REC	BACKSTOP	1996	1,551	2,120	1.61	1,551
7382	REC	BACKSTOP	1990	1,551	1,436	2.05	1,551
7383	REC	BACKSTOP	2002	1,551	1,825	1.40	1,551
7384	REC	SHED, STORAGE	2002	1,551	1,825	1.40	1,551
7385	REC	GATE, PARKING LOT	1996	3,723	1,079	1.61	3,723
7386	REC	PORTABLE PITCHERS MOUND	1996	3,172	1,079	1.61	3,172
7387	REC	PORTABLE PITCHERS MOUND	1995	3,172	1,443	1.66	3,172
7388	REC	TABLE, W/BENCHES	1995	1,438	1,443	1.66	1,438
7389	REC	BENCH, CONCRETE	1995	1,849	1,443	1.66	1,849
7392	REC	TABLE, PING PONG	1998	2,272	2,290	1.53	2,272
7393	REC	TABLE, AIR HOCKEY	1998	1,271	1,640	1.53	1,271
7394	REC	TABLE, POOL	2000	2,800	3,000	1.45	2,800
7396	REC	MACHINE, PINBALL	1992	1,097	3,940	1.88	1,097
7413	REC	BASKETBALL HOOP, POOL	1990	1,079	1,389	2.05	1,079
7414	REC	PORTABLE GOALS	2001	2,407	2,665	1.43	2,407
7415	REC	ARCH, DECORATIVE	2000	1,000	1,600	1.45	1,000
7416	REC	ARCH, DECORATIVE	1992	1,000	2,954	1.88	1,000
7418	REC	QUARTER PIPE 5'H x 8'W	1992	4,820	3,145	1.88	4,820
7419	REC	WEDGE 3'	2000	3,770	1,400	1.45	3,770
7420	REC	LAUNCH BOX/QUARTER PIPE	1990	2,340	3,590	2.05	2,340
7425	REC	SOUND SYSTEM, COMPLETE C600 W/	1992	2,900	1,144	1.88	2,900
7448	REC	GOALPOST, STEEL GSENECK W/SLVE	1990	1,844	3,590	2.05	1,844
7449	REC	GOALPOST, STEEL GOOSENECK W/SL	2000	1,844	1,800	1.45	1,844
7450	REC	GOALPOST, STEEL GOOSENECK W/SL	1990	1,844	3,590	2.05	1,844
7520	REC	AIR HOCKEY, HOTFLASH II, 8' LA	1995	4,520	1,178	1.66	4,520
5160	REC	MASCOT, CUSTOM COYOTE, TAN/GRA	1995	2,000	1,178	1.66	2,000
14066	REC	PLAYGROUND IN A CART EQUIPMENT	1992	11,815	1,525	1.88	11,815
15122	REC	1010 STD COVER, WEIGHTED	1992	9,765	1,144	1.88	9,765
				<b>\$28,893,240</b>	<b>\$145,760</b>		<b>\$28,893,240</b>



**Albuquerque Parks - Values and Acreages**

El Rancho Grande Park	\$875,000
Manzano Mesa Park	1,020,000
Sunport Park	250,000
Korean War Veterans Park	500,000
Crestview Heights Park	700,000
North Domingo Baca Park	2,500,000
Lafayette Park	175,000
Arroyo del Oso Park	1,000,000
Sunrise Terrace Park	861,000
Tower Pond Park	500,000
Westgate Community Park	1,000,000
Vista del Norte Park	5,000,000
Country Meadows Park	1,500,000
Paradise Skies Park	1,000,000
Tuscany Park	1,000,000
Tres Placitas Park	600,000
East Atrisco Park	900,000
Total	<u>\$19,381,000</u>

El Rancho Grande Park	2.00
Manzano Mesa Park	47.92
Sunport Park	2.63
Korean War Veterans Park	12.70
Crestview Heights Park	3.76
North Domingo Baca Park	5.00
Lafayette Park	0.45
Arroyo del Oso Park	38.50
Sunrise Terrace Park	2.42
Tower Pond Park	24.87
Westgate Community Park	30.33
Vista del Norte Park	3.00
Country Meadows Park	5.73
Paradise Skies Park	4.64
Tuscany Park	8.19
Tres Placitas Park	5.12
East Atrisco Park	1.79
Total	<u>199.05</u>

Average Park Price per Acre                   \$97,367

3.06 Rio Rancho park acres per 1,000 residents
<u>94.171</u> population in 1,000s
288 Park acres current los

RIO RANCHO  
 NON UTILITY IMPACT FEES STUDY  
 PARKS  
 DEVELOPMENT OF FEES - PLAN BASE

FILE: RR Impact Fees  
 DATE: 07/12/16  
 TAB: PARKS  
 RANGE: PARKS\_1

Line No.	Description	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	
1	Current Investment in Assets	\$28,893,240						
2	Add: Current IF Cash Balance	0						
3	Less: Offsets/Credits	-						
4	Plus: Cost of Borrowing	0						
5	<b>Net Growth-Related Costs</b>	<b>\$ 28,893,240</b>						
<i>Investment per 1,000 population</i>								
6	Current Investment	28,893,240						
7	Current Population (1,000s)	94						
8	Investment per 1,000 Persons	306,817						
<i>Cost Allocation</i>								
9	Current Investment per 1,000 persons	\$306,817						
10	5-Year Population Growth (1,000s)	10						
11	Investment Required	3,053,744						
<i>Incremental Units - 2016 - 2022 [1]</i>								
12	Single Family Residential	3,748						
13	Multi-Family Residential	0						
14	Total New Units	3,748						
<i>Calculated Fee Per Unit [2]</i>								
15	Single Family Residential	\$815	\$836	\$857	\$879	\$902	\$925	Current \$1,258
16	Multi-Family Residential	702	720	738	757	777	797	832

[1] In dwelling units are given in square feet.

[2] 2017 - 2022 include 2.5 percent annual inflation allowance.

RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
PARKS  
CASH FLOW ANALYSIS - PLAN BASED

FILE: RR Impact Fees  
DATE: 07/12/16  
TAB: PARKS\_PB\_CF  
RANGE: PARKS\_CF1

Line No.	Description	Projected					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
<b>Impact Fee Revenues:</b>							
1	Impact Fees - Single Family Residential	\$365,830	\$409,640	\$425,929	\$473,781	\$493,394	\$561,475
2	Impact Fees - Multifamily Residential	0	0	0	0	0	0
3	<b>Total Impact Fee Revenues</b>	365,830	409,640	425,929	473,781	493,394	561,475
<b>Other Revenue Sources:</b>							
4	Bond/Loan Proceeds - Growth	0	0	0	0	0	0
5	Interest	0	1,656	1,936	858	1,801	14
6	Miscellaneous	0	0	0	0	0	0
7	Impact Fee Loan - General Fund	0	0	0	205,000	0	0
8	Impact Fee Loan - Repayments	0	0	0	0	0	(100,000)
9	<b>Total Impact Fee and Other Revenues</b>	365,830	411,296	427,865	679,639	495,195	461,489
<b>Expenditures:</b>							
10	Debt Service Obligation	0	0	0	0	0	0
11	Capital Outlays (Growth)	329,150	383,223	535,743	585,282	673,939	434,116
12	<b>Total Expenditures</b>	329,150	383,223	535,743	585,282	673,939	434,116
13	<b>Increase/(Decrease) in Cash Balance</b>	36,680	28,073	(107,877)	94,356	(178,744)	27,373
14	<b>Beginning of Year Cash Balance</b>	128,885	165,565	193,638	85,761	180,117	1,373
15	<b>End of Year Cash Balance</b>	<b>\$165,565</b>	<b>\$193,638</b>	<b>\$85,761</b>	<b>\$180,117</b>	<b>\$1,373</b>	<b>\$28,746</b>

RIO RANCHO  
 NON UTILITY IMPACT FEES STUDY  
 PARKS  
 PROPOSED FEE REVENUE - PLAN BASED

FILE: RR Impact Fees  
 DATE: 07/12/16  
 TAB: PARKS\_PB\_CF  
 RANGE: PARKS\_CF2

Line No.	Description	<i>Projected</i>					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
1	Impact Fee - Single Family	\$815	\$836	\$857	\$879	\$902	\$925
2	Units	449	490	497	539	547	607
	Total Revenue - Single Family	\$365,830	\$409,640	\$425,929	\$473,781	\$493,394	\$561,475
3	Impact Fee - Multifamily	\$702	\$720	\$738	\$757	\$777	\$797
4	Units	0	0	0	0	0	0
	Total Revenue - Multifamily	\$0	\$0	\$0	\$0	\$0	\$0
5	<b>Total Residential</b>	<b>\$365,830</b>	<b>\$409,640</b>	<b>\$425,929</b>	<b>\$473,781</b>	<b>\$493,394</b>	<b>\$561,475</b>

RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
PARKS  
CAPITAL IMPROVEMENT PROGRAM

FILE: RR Impact Fees  
DATE: 07/12/16  
TAB: PARKS\_CIP  
RANGE: PARKSCIP\_1

Line No.	Description	FY2015-16	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	Total	Growth-Related	
		2016	2017	2018	2019	2020	2021	2022	2016-2022	%	Total 2017-2022
1	Sports Complex North (P0447)	\$96,757	\$681,857	\$0	\$2,441,919	\$3,029,118	\$4,191,214	\$600,000	\$11,040,865	5%	\$597,797
2	A Park Above (PR1129)	40,000	74,212						114,212	73%	83,385
3	Park Improvement-Miscellaneous	29130	72,373	23,640	27,069	28,456	32,087		212,755	100%	212,755
4	Parks & Recreation Facilities ADA Transition Plan		131,301	350,000	350,000	350,000	350,000	350,000	1,881,301	100%	1,881,301
5	Park Playground Replacements, Surfacing and Shade		111,016	95,000	64,248	260,000	111,198	164,000	805,462	0%	0
6	MSC Parking Lot Renovations		384,775						384,775	0%	0
7	Meadowlark Senior Center Improvements & Renovation		339,896	149,700	33,000	16,000	26,000		564,596	0%	0
8	Rainbow Park and Pool Renovations and Improvements		14,236	114,486			12,500			0%	0
9	Park Parking Lot Renovation Projects		29,136	130,815	333,125	51,030	238,760			0%	0
10	HaynesRecreation Center, Haynes Park, & Haynes Pool		70,000	16,000	81,000	200,000	20,000	49,000		0%	0
11	Star Heights Recreation Center and Park Improvements				35,000	82,000				0%	0
12	Park Maintenance Equipment		179,044	154,000	250,000	168,000	298,000			0%	0
13	North Hills Open Sppace Park and Trail/BBBS Park		39,142							88%	34,376
14	Sabana Grande Recreation Center					78,000	300,000			0%	0
15	New Senior Center			3,400,000	8,466,635	2,129,532	1,114,508			0%	0
16	Sports Complex - Susnet Little League Improvements		40,000						40,000	0%	0
17	<b>Total</b>	<b>\$165,887</b>	<b>\$2,166,988</b>	<b>\$4,433,641</b>	<b>\$12,081,996</b>	<b>\$6,392,136</b>	<b>\$6,694,267</b>	<b>\$1,163,000</b>	<b>\$15,043,966</b>		<b>\$2,809,614</b>
18	<b>Total with Inflation Allowance of 2.5%</b>	<b>\$ 165,887</b>	<b>\$ 2,166,988</b>	<b>\$ 4,547,351</b>	<b>\$ 12,709,678</b>	<b>\$ 6,896,676</b>	<b>\$ 7,407,894</b>	<b>\$ 1,319,986</b>	<b>\$ 35,214,460</b>		<b>\$ 35,048,573</b>
19	<b>Total Growth-Related with Inflation</b>	<b>\$ 63,572</b>	<b>\$ 329,150</b>	<b>\$ 383,223</b>	<b>\$ 535,743</b>	<b>\$ 585,282</b>	<b>\$ 673,939</b>	<b>\$ 434,116</b>	<b>\$ 3,005,025</b>		<b>\$ 2,941,452</b>

RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
BIKEWAYS and TRAILS  
DEVELOPMENT OF FEES - FIXED ASSETS

FILE: RR Impact Fees  
DATE: 07/12/16  
TAB: BT\_FA  
RANGE: BTFA\_1

Asset #	Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
<b>Infrastructure</b>							
143	BIKETRAL	INFRA - BIKEWAYS & TRAILS DC	2007	\$10,265	\$4,521	1.29	\$8,769
162	BIKETRAL	BIKEWAYS & TRAILS DEV CB	2007	31,820	8,075	1.29	33,124
206	BIKETRAL	BIKELANES/TRAILS, MEADOWLARK	2007	407,397	3,799	1.29	523,686
0	BIKETRAL	INFRASTRUCTURE - BIKE PATHS	2007	254,100	-	1.29	0
0	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	264,000	-	1.29	0
0	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	273,900	-	1.29	0
0	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	277,200	-	1.29	0
0	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	290,400	3,196	1.29	372,805
9	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	297,000	67,340	1.29	317,207
20	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	310,200	41,592	1.29	360,046
33	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	313,500	20,567	1.29	385,344
45	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	323,400	-	1.29	0
57	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	330,000	20,317	1.29	406,958
116	BIKEWAYS	PATHS/TRAILS DEVELOPER CONTRIB	2007	27,077	20,317	1.29	14,742
145	BIKEWAYS	10TH STREET TRAILS	2007	114,121	-	1.29	0
119	BKYTRLS	PATHS/TRAILS DEVELOPER CONTRIB	2007	15,959	-	1.29	0
150	BKYTRLS	INFRA - BIKEWAYS & TRAILS DC	2007	57,950	-	1.29	0
				<u>\$3,598,289</u>	<u>\$189,724</u>		<u>\$2,422,682</u>

**RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
BIKEWAYS and TRAILS  
DEVELOPMENT OF FEES - PLAN BASE**

**FILE: RR Impact Fees  
DATE: 07/12/16  
TAB: BT  
RANGE: BT\_1**

<b>Line No.</b>	<b>Description</b>	<b>FY2016-17</b>	<b>FY2017-18</b>	<b>FY2018-19</b>	<b>FY2019-20</b>	<b>FY2020-21</b>	<b>FY2021-22</b>	
1	<i>Current Investment in Assets</i>	\$4,658,960						
2	<i>Add: Current IF Cash Balance</i>	0						
3	<i>Less: Offsets/Credits</i>	-						
4	<i>Plus: Cost of Borrowing</i>	0						
5	<b><i>Net Growth-Related Costs</i></b>	<b><u>\$ 4,658,960</u></b>						
	<i>Investment per 1,000 population</i>							
6	Current Investment	4,658,960						
7	Current Population (1,000s)	94						
8	Investment per 1,000 Persons	<u>49,473</u>						
	<i>Cost Allocation</i>							
9	Current Investment per 1,000 persons	\$49,473						
10	5-Year Population Growth (1,000s)	10						
11	Investment Required	<u>492,408</u>						
	<i>Incremental Units - 2016 - 2022 [1]</i>							
12	Single Family Residential	3,748						
13	Multi-Family Residential	0						
14	Total New Units	<u>3,748</u>						
	<i>Calculated Fee Per Unit [2]</i>							
15	Single Family Residential	\$131	\$135	\$138	\$142	\$146	\$150	Current \$32
16	Multi-Family Residential	113	116	119	122	125	128	23

[1] In dwelling units are given in square feet.

[2] 2017 - 2022 include 2.5 percent annual inflation allowance.

RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
BIKEWAYS and TRAILS  
CASH FLOW ANALYSIS - PLAN BASE

FILE: RR Impact Fees  
DATE: 07/12/16  
TAB: BT\_PB\_CF  
RANGE: BT\_CF1

Line No.	Description	Projected					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
<b>Impact Fee Revenues:</b>							
1	Impact Fees - Single Family Residential	\$58,989	\$66,150	\$68,586	\$76,538	\$79,862	\$91,050
2	Impact Fees - Multifamily Residential	0	0	0	0	0	0
3	<b>Total Impact Fee Revenues</b>	<u>58,989</u>	<u>66,150</u>	<u>68,586</u>	<u>76,538</u>	<u>79,862</u>	<u>91,050</u>
<b>Other Revenue Sources:</b>							
4	Bond/Loan Proceeds - Growth	0	0	0	0	0	0
5	Interest	0	869	1,467	2,091	2,796	3,536
6	Miscellaneous	0	0	0	0	0	0
7	Impact Fee Loan - General Fund	0	0	0	0	0	0
8	Impact Fee Loan - Repayments	0	0	0	0	0	0
9	<b>Total Impact Fee and Other Revenues</b>	<u>58,989</u>	<u>67,019</u>	<u>70,053</u>	<u>78,629</u>	<u>82,658</u>	<u>94,586</u>
<b>Expenditures:</b>							
10	Debt Service Obligation	0	0	0	0	0	0
11	Capital Outlays (Growth)	156,852	7,196	7,702	8,094	8,664	0
12	<b>Total Expenditures</b>	<u>156,852</u>	<u>7,196</u>	<u>7,702</u>	<u>8,094</u>	<u>8,664</u>	<u>0</u>
13	<b>Increase/(Decrease) in Cash Balance</b>	(97,863)	59,823	62,351	70,534	73,994	94,586
14	<b>Beginning of Year Cash Balance</b>	184,748	86,885	146,708	209,059	279,593	353,588
15	<b>End of Year Cash Balance</b>	<u>\$86,885</u>	<u>\$146,708</u>	<u>\$209,059</u>	<u>\$279,593</u>	<u>\$353,588</u>	<u>\$448,173</u>



RIO RANCHO  
 NON UTILITY IMPACT FEES STUDY  
 BIKEWAYS and TRAILS  
 PROPOSED FEE REVENUE - PLAN BASED

FILE: RR Impact Fees  
 DATE: 07/12/16  
 TAB: BT\_PB\_CF  
 RANGE: BT\_CF2

Line No.	Description	Projected					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
1	Impact Fee - Single Family	\$131	\$135	\$138	\$142	\$146	\$150
2	Units	449	490	497	539	547	607
	Total Revenue - Single Family	\$58,989	\$66,150	\$68,586	\$76,538	\$79,862	\$91,050
3	Impact Fee - Multifamily	\$131	\$135	\$138	\$142	\$146	\$150
4	Units	0	0	0	0	0	0
	Total Revenue - Multifamily	\$0	\$0	\$0	\$0	\$0	\$0
5	<b>Total Residential</b>	<b>\$58,989</b>	<b>\$66,150</b>	<b>\$68,586</b>	<b>\$76,538</b>	<b>\$79,862</b>	<b>\$91,050</b>

RIO RANCHO  
 NON UTILITY IMPACT FEES STUDY  
 BIKEWAYS and TRAILS  
 CAPITAL IMPROVEMENT PROGRAM

FILE: RR Impact Fees  
 DATE: 07/12/16  
 TAB: BT\_CIP  
 RANGE: BTCIP\_1

Line No.	Description	FY2015-16	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	Total	Growth-Related	
		2016	2017	2018	2019	2020	2021	2022	2016-2022	%	Total 2017-2022
1	Bikeway and Trail Improvements-Miscellaneous	\$6,565	\$6,852	\$7,016	\$7,322	\$7,502	\$7,829	\$0	\$43,086	100%	\$43,086
2	Bosque Trail		150,000						150,000	100%	150,000
3											
4											
5	<b>Total</b>	<b>\$6,565</b>	<b>\$156,852</b>	<b>\$7,016</b>	<b>\$7,322</b>	<b>\$7,502</b>	<b>\$7,829</b>	<b>\$0</b>	<b>\$193,086</b>		<b>\$193,086</b>
6	<b>Total with Inflation Allowance of 2.5%</b>	<b>\$6,565</b>	<b>\$156,852</b>	<b>\$7,196</b>	<b>\$7,702</b>	<b>\$8,094</b>	<b>\$8,664</b>	<b>\$0</b>	<b>\$195,073</b>		<b>\$188,508</b>
7	<b>Total Growth-Related with Inflation</b>	<b>\$6,565</b>	<b>\$156,852</b>	<b>\$7,196</b>	<b>\$7,702</b>	<b>\$8,094</b>	<b>\$8,664</b>	<b>\$0</b>	<b>\$195,073</b>		<b>\$188,508</b>

RIO RANCHO  
 NON UTILITY IMPACT FEES STUDY  
 DRAINAGE  
 DEVELOPMENT OF FEES - FIXED ASSETS

FILE: RR Impact Fees  
 DATE: 07/12/16  
 TAB: DRAIN\_FA  
 RANGE: DRAINFA\_1

Asset #	Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New (RCN)
<b>Infrastructure</b>							
Average Investment Based on Special Districts Assessments			2015	\$454,857	\$0	1.03	\$454,857
2008	DRAIN	STORM DRAIN/ALBERTA WATERSHED	2007	883,240	46,100	1.29	1,143,593
2010	DRAIN	EMERGENCY FLOOD CONTROL PROJ	2007	2,241,914	83,422	1.29	2,902,764
2012	DRAIN	STORM DRAINAGE, PdV EXTENSION	2006	2,064,103	103,766	1.34	2,772,292
2008	DRAINAGE	DRAINAGE, BARRANCAS ARROYO	2007	192,324	0	1.29	249,016
2012	DRAINAGE	LOMA COLORADO 9B DRAINAGE DC	2007	61,552	0	1.29	79,696
2016	DRAINIDA	REPLACE DRAINAGE IRIS/DALIA	2007	17,469	0	1.29	22,619
2003	STORMLIN	Infrastructure - StormDrn Line	2008	710,863	17,455	1.24	882,415
				<u>\$6,626,322</u>	<u>\$250,743</u>		<u>\$8,507,253</u>

District 6 Storm Drainage Assessments		
Identifier	Square Footage	Assessment
1	39,204	1,456
2	21,780	1,456
3	21,780	1,456
4	21,780	1,456
5	21,780	1,456
6	21,780	1,456
7	21,780	1,456
8	21,780	1,456
9	21,780	1,456
10	21,780	1,456
11	21,780	1,456
12	21,780	1,456
13	21,780	1,456
14	21,780	1,456
15	21,780	1,456
16	23,958	1,456
17	38,768	1,456
18	24,829	1,456
19	21,780	1,456
20	21,780	1,456
21	21,780	1,456
22	21,780	1,456
23	21,780	1,456
25	21,780	1,456
26	21,780	1,456
27	21,780	1,456
28	21,780	1,456
29	34,412	1,456
30	37,026	1,456
31	37,026	1,456
32	43,996	1,456
33	21,780	1,456
34	21,780	1,456
35	21,780	1,456
36	21,780	1,456
37	21,780	1,456
38	21,780	1,456
39	21,780	1,456
40	21,780	1,456
41	21,780	1,456
42	21,780	1,456
43	21,780	1,456
44	21,780	1,456
45	21,780	1,456
46	21,780	1,456
47	21,780	1,456
48	21,780	1,456
49	21,780	1,456
50	21,780	1,456
51	21,780	1,456
52	21,780	1,456
53	21,780	1,456
54	21,780	1,456
55	21,780	1,456
56	21,780	1,456
57	21,780	1,456
58	21,780	1,456
59	22,216	1,456
60	40,511	1,456
61	47,480	1,456
62	39,640	1,456
63	21,780	1,456
64	21,780	1,456
65	30,928	1,456
66	21,780	1,456
67	21,780	1,456
68	21,780	1,456
69	21,780	1,456
70	21,780	1,456
71	21,780	1,456
72	21,780	1,456
73	21,780	1,456
74	30,928	1,456
75	30,928	1,456
76	21,780	1,456
77	21,780	1,456
78	21,780	1,456
79	21,780	1,456
80	21,780	1,456
81	21,780	1,456
82	21,780	1,456
84	30,928	1,456
85	30,928	1,456
86	21,780	1,456
87	21,780	1,456
88	21,780	1,456
91	21,780	1,456
92	21,780	1,456
93	21,780	1,456
94	30,928	1,456
95	21,780	1,456
96	21,780	1,456
97	21,780	1,456
98	21,780	1,456
99	21,780	1,456
100	21,780	1,456
101	21,780	1,456
102	21,780	1,456
103	21,780	1,456
104	38,768	1,456
105	23,087	1,456
106	26,572	1,456
107	21,780	1,456
108	21,780	1,456
109	21,780	1,456
110	21,780	1,456
111	21,780	1,456
112	21,780	1,456
113	21,780	1,456
114	21,780	1,456
115	21,780	1,456
116	21,780	1,456
117	21,780	1,456
118	21,780	1,456
119	21,780	1,456
120	21,780	1,456
121	21,780	1,456
122	21,780	1,456
123	21,780	1,456
124	21,780	1,456

District 6 Storm Drainage Assessments

Identifier	Square Footage Assessment	
125	43,124	1,456
126	43,124	1,456
127	22,651	1,456
128	22,651	1,456
129	36,155	1,456
130	44,431	1,456
131	38,333	1,456
132	29,621	1,456
133	34,848	1,456
134	33,541	1,456
135	25,700	1,456
136	21,780	1,456
137	21,780	1,456
138	21,780	1,456
139	21,780	1,456
140	21,780	1,456
141	21,780	1,456
142	26,136	1,456
143	33,541	1,456
144	27,443	1,456
145	49,223	1,456
146	27,443	1,456
147	21,780	1,456
148	21,780	1,456
149	21,780	1,456
150	21,780	1,456
151	21,780	1,456
152	21,780	1,456
153	21,780	1,456
154	21,780	1,456
155	21,780	1,456
156	21,780	1,456
157	21,780	1,456
158	21,780	1,456
159	21,780	1,456
160	21,780	1,456
161	21,780	1,456
162	21,780	1,456
163	21,780	1,456
164	21,780	1,456
165	21,780	1,456
166	21,780	1,456
167	21,780	1,456
168	37,897	1,456
169	39,640	1,456
170	41,818	1,456
171	27,443	1,456
172	34,412	1,456
176	24,394	1,456
177	29,185	1,456
178	47,916	1,456
179	32,670	1,456
180	21,780	1,456
181	21,780	1,456
182	21,780	1,456
183	21,780	1,456
184	21,780	1,456
185	21,780	1,456
186	21,780	1,456
187	21,780	1,456
188	21,780	1,456
189	21,780	1,456
190	21,780	1,456
191	21,780	1,456
192	21,780	1,456
193	21,780	1,456
194	21,780	1,456
195	21,780	1,456
196	22,651	1,456
197	37,462	1,456
198	24,394	1,456
199	33,541	1,456
200	51,401	1,456
201	21,780	1,456
202	21,780	1,456
203	21,780	1,456
204	21,780	1,456
205	31,363	1,456
206	26,572	1,456
207	34,848	1,456
208	37,462	1,456
209	21,780	1,456
210	21,780	1,456
211	23,958	1,456
213	33,977	1,456
214	21,780	1,456
215	21,780	1,456
216	21,780	1,456
217	25,265	1,456
218	22,216	1,456
219	21,780	1,456
220	21,780	1,456
221	21,780	1,456
222	21,780	1,456
223	21,780	1,456
224	21,780	1,456
225	21,780	1,456
226	21,780	1,456
227	21,780	1,456
228	21,780	1,456
229	21,780	1,456
230	21,780	1,456
231	21,780	1,456
232	21,780	1,456
233	21,780	1,456
234	21,780	1,456
235	21,780	1,456
236	24,394	1,456
237	32,234	1,456
238	33,106	1,456
239	28,750	1,456
240	21,780	1,456
241	21,780	1,456
242	21,780	1,456
243	21,780	1,456
244	21,780	1,456
245	21,780	1,456
246	46,174	1,456
247	53,143	1,456
248	25,700	1,456

District 6 Storm Drainage Assessments

Identifier	Square Footage Assessment	
249	24,829	1,456
250	23,958	1,456
251	21,780	1,456
252	21,780	1,456
253	36,590	1,456
254	41,818	1,456
255	35,284	1,456
256	36,590	1,456
257	21,780	1,456
258	21,780	1,456
259	42,689	1,456
260	32,670	1,456
261	27,443	1,456
262	28,750	1,456
263	37,897	1,456
264	21,780	1,456
265	21,780	1,456
266	21,780	1,456
267	21,780	1,456
268	21,780	1,456
269	23,087	1,456
270	21,780	1,456
271	21,780	1,456
272	21,780	1,456
273	24,829	1,456
274	37,462	1,456
275	24,829	1,456
276	24,829	1,456
277	26,572	1,456
278	23,522	1,456
279	21,780	1,456
280	21,780	1,456
281	21,780	1,456
282	21,780	1,456
283	46,609	1,456
284	50,094	1,456
285	35,719	1,456
286	21,780	1,456
287	21,780	1,456
288	21,780	1,456
289	21,780	1,456
290	21,780	1,456
291	21,780	1,456
292	21,780	1,456
293	21,780	1,456
294	21,780	1,456
295	21,780	1,456
296	21,780	1,456
297	33,541	1,456
298	33,106	1,456
299	33,541	1,456
300	21,780	1,456
301	21,780	1,456
302	21,780	1,456
303	21,780	1,456
304	21,780	1,456
305	21,780	1,456
309	40,075	1,456
310	30,056	1,456
311	22,216	1,456
312	22,216	1,456
313	22,216	1,456
315	22,216	1,456
316	22,216	1,456
317	22,216	1,456
318	22,216	1,456
319	22,216	1,456
320	22,216	1,456
321	22,216	1,456
322	22,216	1,456
323	22,216	1,456
324	22,216	1,456
326	22,216	1,456
327	39,204	1,456
328	21,780	1,456
329	21,780	1,456
330	21,780	1,456
331	21,780	1,456
332	21,780	1,456
333	21,780	1,456
334	21,780	1,456
335	21,780	1,456
336	21,780	1,456
337	21,780	1,456
338	21,780	1,456
339	21,780	1,456
340	21,780	1,456
341	26,572	1,456
342	26,572	1,456
343	33,106	1,456
344	28,750	1,456
345	28,314	1,456
346	29,185	1,456
347	21,780	1,456
348	21,780	1,456
349	21,780	1,456
350	21,780	1,456
351	21,780	1,456
352	21,780	1,456
353	21,780	1,456
354	21,780	1,456
355	21,780	1,456
356	21,780	1,456
357	21,780	1,456
358	21,780	1,456
359	21,780	1,456
360	21,780	1,456
361	21,780	1,456
362	21,780	1,456
363	21,780	1,456
364	21,780	1,456
365	21,780	1,456
366	21,780	1,456
367	21,780	1,456
368	21,780	1,456
369	21,780	1,456
370	21,780	1,456
371	21,780	1,456
372	21,780	1,456
373	21,780	1,456

**District 6 Storm Drainage Assessments**

Identifier	Square Footage	Assessment
374	21,780	1,456
375	21,780	1,456
376	21,780	1,456
377	21,780	1,456
378	21,780	1,456
379	21,780	1,456
380	21,780	1,456
381	21,780	1,456
382	25,265	1,456
383	28,750	1,456
384	38,333	1,456
386	35,719	1,456
387	21,780	1,456
388	21,780	1,456
391	21,780	1,456
392	21,780	1,456
393	21,780	1,456
394	21,780	1,456
395	21,780	1,456
396	21,780	1,456
397	33,106	1,456
398	27,007	1,456
399	27,007	1,456
400	488,743	1,456
Total	10,016,198	559,104
Assessment per Square Foot		\$0.06

RIO RANCHO  
 NON UTILITY IMPACT FEES STUDY  
 DRAINAGE  
 DEVELOPMENT OF FEES - PLAN BASED

FILE: RR Impact Fees  
 DATE: 07/12/16  
 TAB: DRAIN\_PB  
 RANGE: DRAIN\_1

Line No.	Description	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	
1	Current Investment	\$454,857						
2	Add: Current IF Cash Balance	0						
3	Less: Offsets/Credits	-						
4	Plus: Cost of Borrowing	0						
5	<b>Net Growth-Related Costs</b>	<b>\$ 454,857</b>						
	<i>Investment per square foot</i>							
6	Current Investment	454,857						
7	Current Square Feet	8,148,646						
8	Investment per Square foot	0.06						
	<i>Cost Allocation</i>							
9	Current Investment per 1,000 persons	\$0.06						
10	5-Year Square Footage Increase	10,090,639						
11	Investment Required	563,259						
	<i>Calculated Fee Per Unit [1]</i>							
12	Single Family Residential	\$126	\$130	\$133	\$136	\$140	\$143	Current \$4,465
13	Multi-Family Residential	109	112	115	117	120	124	1,191
14	Commercial	0.06	0.06	0.06	0.06	0.06	0.06	1.786
15	Office	0.06	0.06	0.06	0.06	0.06	0.06	1.786
16	Industrial	0.06	0.06	0.06	0.06	0.06	0.06	1.786

[1] 2017 - 2022 include 2.5 percent annual inflation allowance.



RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
DRAINAGE  
CASH FLOW ANALYSIS - PLAN BASED

FILE: RR Impact Fees  
DATE: 07/12/16  
TAB: DRAINAGE\_PB\_CF  
RANGE: DRAINAGE\_CF1

Line No.	Description	Projected					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
<b>Impact Fee Revenues:</b>							
1	Impact Fees - Residential	\$56,757	\$63,528	\$66,088	\$73,511	\$76,516	\$87,086
2	Impact Fees - Non-Residential	11,923	12,265	12,969	13,714	14,504	15,341
3	<b>Total Impact Fee Revenues</b>	68,680	75,793	79,057	87,226	91,020	102,428
<b>Other Revenue Sources:</b>							
4	Bond/Loan Proceeds - Growth	0	0	0	0	0	0
5	Interest	0	1,744	1,849	2,658	3,557	4,180
6	Miscellaneous	0	0	0	0	0	0
7	Impact Fee Loan - General Fund	0	0	0	0	0	0
8	Impact Fee Loan - Repayments	0	0	0	0	0	0
9	<b>Total Impact Fee and Other Revenues</b>	68,680	77,537	80,906	89,884	94,577	106,608
<b>Expenditures:</b>							
10	Debt Service Obligation	0	0	0	0	0	0
11	Capital Outlays (Growth)	64,218	67,018	0	0	32,241	0
12	<b>Total Expenditures</b>	64,218	67,018	0	0	32,241	0
13	<b>Increase/(Decrease) in Cash Balance</b>	4,462	10,520	80,906	89,884	62,336	106,608
14	<b>Beginning of Year Cash Balance</b>	169,938	174,400	184,919	265,825	355,709	418,046
15	<b>End of Year Cash Balance</b>	<b>\$174,400</b>	<b>\$184,919</b>	<b>\$265,825</b>	<b>\$355,709</b>	<b>\$418,046</b>	<b>\$524,654</b>

RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
DRAINAGE  
PROPOSED FEE REVENUE - PLAN BASED

FILE: RR Impact Fees  
DATE: 07/12/16  
TAB: DRAINAGE\_PB\_CF  
RANGE: DRAIN\_CF2

Line No.	Description	Projected					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
1	Impact Fee - Single Family	\$126	\$130	\$133	\$136	\$140	\$143
2	Units	449	490	497	539	547	607
	Total Revenue - Single Family	\$56,757	\$63,528	\$66,088	\$73,511	\$76,516	\$87,086
3	Impact Fee - Multifamily	\$109	\$112	\$115	\$117	\$120	\$124
4	Units	0	0	0	0	0	0
	Total Revenue - Multifamily	\$0	\$0	\$0	\$0	\$0	\$0
5	<b>Total Residential</b>	<b>\$56,757</b>	<b>\$63,528</b>	<b>\$66,088</b>	<b>\$73,511</b>	<b>\$76,516</b>	<b>\$87,086</b>
6	Impact Fee - Commercial	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06
7	Square Feet	82,795	83,368	85,034	86,735	88,470	90,240
	Total Revenue - Retail	\$4,622	\$4,773	\$4,993	\$5,224	\$5,465	\$5,717
8	Impact Fee - Office	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06
9	Square Feet	122,363	122,358	127,251	132,342	137,636	143,140
	Total Revenue - Office	\$6,830	\$7,005	\$7,472	\$7,970	\$8,502	\$9,069
10	Impact Fee - Industrial	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06
11	Square Feet	8,438	8,512	8,576	8,640	8,706	8,770
	Total Revenue - Industrial	\$471	\$487	\$504	\$520	\$538	\$556
12	<b>Total Non-Residential</b>	<b>\$11,923</b>	<b>\$12,265</b>	<b>\$12,969</b>	<b>\$13,714</b>	<b>\$14,504</b>	<b>\$15,341</b>

RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
DRAINAGE  
CAPITAL IMPROVEMENT PROGRAM

FILE: RR Impact Fees  
DATE: 07/12/16  
TAB: DRAIN\_CIP  
RANGE: DRAIN\_CIP\_1

Line No.	Description	FY2016-17 2017	FY2017-18 2018	FY2018-19 2019	FY2019-20 2020	FY2020-21 2021	FY2021-22 2022	Total 2017-2022	Growth-Related	
									%	Total 2017-2022
1	Los Milagros Channel Improvements (PI0638)	\$242,097						\$242,097	0%	\$0
2	Industrial Park East (IPE) Drainage	128,436	130,684					259,120	50%	129,560
3	Christopher Point Drainage			136,770				136,770	0%	0
4	Grey Hawk Pond Rework				139,232			139,232	0%	0
5	Red River Watershed Improvements					145,675		145,675	20%	29,135
6	Sportscomplex Armoring	715,509						715,509	0%	0
7	Idalia Road Culvert Crossing (Arroyo de la Baranca)		1,125,934					1,125,934	0%	0
8	<b>Total</b>	<b>\$1,086,042</b>	<b>\$1,256,618</b>	<b>\$136,770</b>	<b>\$139,232</b>	<b>\$145,675</b>	<b>\$0</b>	<b>\$2,764,337</b>		<b>\$158,695</b>
9	<b>Total with Inflation Allowance of 2.5%</b>	<b>\$1,086,042</b>	<b>\$1,288,847</b>	<b>\$143,875</b>	<b>\$150,222</b>	<b>\$161,204</b>	<b>\$0</b>	<b>\$2,830,190</b>		<b>\$2,830,190</b>
10	<b>Total Growth-Related with Inflation</b>	<b>\$64,218</b>	<b>\$67,018</b>	<b>\$0</b>	<b>\$0</b>	<b>\$32,241</b>	<b>\$0</b>	<b>\$163,477</b>		<b>\$163,477</b>

RIO RANCHO  
 NON UTILITY IMPACT FEES STUDY  
 TRANSPORTATION  
 DEVELOPMENT OF FEES - Incremental Cost

FILE: RR Impact Fees  
 DATE: 07/19/16  
 TAB: TRANS\_IC\_FEES  
 RANGE: TRANS\_1

Line No	Description	FY2016-17
1	<i>Cost - Transportation (2016 - 2021)</i>	\$34,130,941
2	<i>Add: Current IF Cash Balance</i>	0
3	<i>Less: Offsets/Credits</i>	-
4	<i>Plus: Cost of Borrowing</i>	864,381
5	<b><i>Net Costs - Roads</i></b>	<b><u><u>\$34,995,322</u></u></b>

RIO RANCHO  
 NON UTILITY IMPACT FEES STUDY  
 TRANSPORTATION  
 DEVELOPMENT OF TRIP FACTORS - Incremental Cost

FILE: RR Impact Fees  
 DATE: 07/19/16  
 TAB: TRANS\_IC\_FEES  
 RANGE: TRANS\_2

Line No.	Land Use Pattern	Land Use Code	2016-2021 Incremental Development	Trip Generation Relative Weighting [1]	Units	Weighted Trip Generation Factors	Percent Distribution
1	Single Family Residential		3,748	9.52	D.U.	35,681	49.29%
2	Multi-Family Residential		-	6.65	D.U.	-	0.00%
3	Commercial		609	42.70	sq ft	25,991	35.90%
4	Office		934	11.03	sq ft	10,302	14.23%
5	Industrial		60	6.97	sq ft	422	0.58%
6	<b>Total</b>		<b>5,351</b>			<b>72,395</b>	<b>100%</b>

[1] Source: International Transportation Trip Generation Manual  
 These figures represent peak weekday conditions.

RIO RANCHO  
 NON UTILITY IMPACT FEES STUDY  
 TRANSPORTATION  
 DEVELOPMENT OF TRIP FACTORS - Incremental Cost

FILE: RR Impact Fees  
 DATE: 07/19/16  
 TAB: TRANS\_IC\_FEES  
 RANGE: TRANS\_3

Line No.	Land Use Pattern	(a) Ave Day VTE	(b) Trip Adjustment Factor	(c) Rio Rancho Average Trip Length	(d) Trip Length Wt Factor	(e) Average VMT
						<i>(a) * (b) * (c) * (d)</i>
<b>Weekday Average VTE (per Dwelling Unit)</b>						
1	Single Family	9.52	65%	15.97	1.21	119.60
2	Multi-Family	6.65	65%	15.97	1.21	83.54
<b>Weekday Average VTE (per Ksq ft)</b>						
2	Commercial	42.70	33%	15.97	0.66	148.55
3	Office	11.03	50%	15.97	0.73	64.31
4	Industrial	6.97	50%	15.97	0.73	40.64

RIO RANCHO  
 NON UTILITY IMPACT FEES STUDY  
 TRANSPORTATION  
 DEVELOPMENT OF TRIP FACTORS - Incremental Cost

FILE: RR Impact Fees  
 DATE: 07/19/16  
 TAB: TRANS\_IC\_FEES  
 RANGE: TRANS\_4

Line No.	Land Use Pattern	(a) 2016-2021 Incremental Development	(b) Unit VMT	(c) Total VMT	(d) Percent Distribution
<b>Weekday Average VTE (per Dwelling Unit)</b>					
1	Single Family	3,748	119.60	448,261	74.56%
2	Multi-Family	-	83.54	0	0.00%
<b>Weekday Average VTE (per Ksq ft)</b>					
3	Commercial	609	148.55	90,422	15.04%
4	Office	934	64.31	60,061	9.99%
5	Industrial	60	40.64	2,458	0.41%
6	<b>Total</b>			<u>601,201</u>	<u>100%</u>

RIO RANCHO  
 NON UTILITY IMPACT FEES STUDY  
 TRANSPORTATION  
 DEVELOPMENT OF TRIP FACTORS - Incremental Cost

FILE: RR Impact Fees  
 DATE: 07/19/16  
 TAB: TRANS\_IC\_FEES  
 RANGE: TRANS\_5

Line No.	Land Use Pattern	(a) Total Cost	(b) Future Capacity VMT	(c) Cost per VMT	(d) Average VMT	(e) Cost per Unit
<b>Weekday Average VTE (per Dwelling Unit)</b>						
1	Single Family	\$34,995,322	601,201	\$58.21	119.60	\$6,962
2	Multi-Family	34,995,322	601,201	58.21	83.54	4,863
<b>Weekday Average VTE (per Ksq ft)</b>						
3	Commercial	\$34,995,322	601,201	\$58.21	148.55	\$8,647
4	Office	34,995,322	601,201	58.21	64.31	\$3,743
5	Industrial	34,995,322	601,201	58.21	40.64	\$2,365



RIO RANCHO  
 NON UTILITY IMPACT FEES STUDY  
 TRANSPORTATION  
 DEVELOPMENT OF TRIP FACTORS - Incremental Cost

FILE: RR Impact Fees  
 DATE: 07/19/16  
 TAB: TRANS\_IC\_FEES  
 RANGE: TRANS\_6

Line No.	Land Use Pattern	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
<b>Per Dwelling Unit</b>							
1	Single Family	\$6,962	\$7,140	\$7,323	\$7,511	\$7,704	\$7,902
2	Multi-Family	4,863	4,988	5,116	5,247	5,381	5,519
<b>Per Square Foot</b>							
3	Commercial	\$8.65	\$8.87	\$9.10	\$9.33	\$9.57	\$9.82
4	Office	3.74	3.84	3.94	4.04	4.14	4.25
5	Industrial	2.37	2.43	2.49	2.55	2.62	2.69

RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
TRANSPORTATION  
CASH FLOW ANALYSIS - Incremental Cost

FILE: RR Impact Fees  
DATE: 07/19/16  
TAB: TRANS\_IC\_CF  
RANGE: TRANS\_CF1

Line No.	Description	Projected					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
<b>Impact Fee Revenues:</b>							
1	Impact Fees - Residential	\$3,125,846	\$3,498,769	\$3,639,767	\$4,048,590	\$4,214,056	\$4,796,226
2	Impact Fees - Non-Residential	1,193,938	1,230,013	1,296,533	1,365,931	1,439,281	1,518,093
3	<b>Total Impact Fee Revenues</b>	<b>4,319,785</b>	<b>4,728,782</b>	<b>4,936,299</b>	<b>5,414,522</b>	<b>5,653,337</b>	<b>6,314,319</b>
<b>Other Revenue Sources:</b>							
4	Bond/Loan Proceeds - Growth	2,500,000	0	0	0	0	750,000
5	Miscellaneous	0	0	0	0	0	0
6	Interest	0	3,485	38,158	86,188	137,002	96,860
7	Impact Fee Loan - General Fund	0	0	0	0	0	0
8	Impact Fee Loan - Repayments	0	0	0	0	0	0
9	<b>Total Impact Fee and Other Revenues</b>	<b>6,819,785</b>	<b>4,732,267</b>	<b>4,974,457</b>	<b>5,500,710</b>	<b>5,790,338</b>	<b>7,161,179</b>
<b>Expenditures:</b>							
10	Debt Service Obligation	0	171,400	171,400	171,400	171,400	171,400
11	Capital Outlays (Growth)	6,651,001	1,093,575	0	247,976	9,633,048	16,505,341
12	<b>Total Expenditures</b>	<b>6,651,001</b>	<b>1,264,975</b>	<b>171,400</b>	<b>419,376</b>	<b>9,804,448</b>	<b>16,676,741</b>
12	<b>Increase/(Decrease) in Cash Balance</b>	<b>168,783</b>	<b>3,467,292</b>	<b>4,803,057</b>	<b>5,081,334</b>	<b>(4,014,110)</b>	<b>(9,515,562)</b>
13	<b>Beginning of Year Cash Balance</b>	<b>179,686</b>	<b>348,469</b>	<b>3,815,762</b>	<b>8,618,818</b>	<b>13,700,152</b>	<b>9,686,042</b>
14	<b>End of Year Cash Balance</b>	<b>\$348,469</b>	<b>\$3,815,762</b>	<b>\$8,618,818</b>	<b>\$13,700,152</b>	<b>\$9,686,042</b>	<b>\$170,481</b>

RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
TRANSPORTATION  
PROPOSED FEE REVENUE - Incremental Cost

FILE: RR Impact Fees  
DATE: 07/19/16  
TAB: TRANS\_IC\_CF  
RANGE: TRANS\_CF2

Line No.	Description	Projected					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
1	Impact Fee - Single Family	\$6,962	\$7,140	\$7,323	\$7,511	\$7,704	\$7,902
2	Units	449	490	497	539	547	607
	Total Revenue - Single Family	\$3,125,846	\$3,498,769	\$3,639,767	\$4,048,590	\$4,214,056	\$4,796,226
3	Impact Fee - Multifamily	\$4,863	\$4,988	\$5,116	\$5,247	\$5,381	\$5,519
4	Units	0	0	0	0	0	0
5	Total Revenue - Multifamily	\$0	\$0	\$0	\$0	\$0	\$0
6	<b>Total Residential</b>	<b>\$3,125,846</b>	<b>\$3,498,769</b>	<b>\$3,639,767</b>	<b>\$4,048,590</b>	<b>\$4,214,056</b>	<b>\$4,796,226</b>
7	Impact Fee - Commercial	\$8.65	\$8.87	\$9.10	\$9.33	\$9.57	\$9.82
8	Square Feet	82,795	83,368	85,034	86,735	88,470	90,240
9	Total Revenue - Retail	\$715,938	\$739,474	\$773,809	\$809,238	\$846,658	\$886,157
10	Impact Fee - Office	\$3.74	\$3.84	\$3.94	\$4.04	\$4.14	\$4.25
11	Square Feet	122,363	122,358	127,251	132,342	137,636	143,140
12	Total Revenue - General Commercial	\$458,041	\$469,855	\$501,369	\$534,662	\$569,813	\$608,345
13	Impact Fee - Industrial	\$2.37	\$2.43	\$2.49	\$2.55	\$2.62	\$2.69
14	Square Feet	8,438	8,512	8,576	8,640	8,706	8,770
15	Total Revenue - Office	\$19,960	\$20,684	\$21,354	\$22,032	\$22,810	\$23,591
16	<b>Total Non-Residential</b>	<b>\$1,193,938</b>	<b>\$1,230,013</b>	<b>\$1,296,533</b>	<b>\$1,365,931</b>	<b>\$1,439,281</b>	<b>\$1,518,093</b>

**RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
TRANSPORTATION  
Poposed Growth Debt - Incremental Cost**

**FILE: RR Impact Fees  
DATE: 07/19/16  
TAB: DEBT  
RANGE: TRANS\_DEBT1**

<i><b>Projected</b></i>
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BOND SIZING	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
Amount to be Funded	\$2,500,000	\$0	\$0	\$0	\$0	\$750,000
Issuance Costs	50,000	-	-	-	-	15,000
Rounding Amount	-	-	-	-	-	-
<b>Total Bond Size</b>	<b>\$2,550,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$765,000</b>

Issuance Costs	2.0%
Interest Rate	3.0%
Term (Years)	20
Month of Issuance (Jan = 1, Dec = 12)	1



RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
TRANSPORTATION  
CAPITAL IMPROVEMENT PROGRAM

FILE: RR Impact Fees  
DATE: 07/19/16  
TAB: TRANS\_CIP  
RANGE: TRANSCIP\_1

Line No.	Description	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	Total	Growth-Related	
		2017	2018	2019	2020	2021	2022	2016-2022	%	Total 2016-2022
1	Southern Blvd Reconstruction-NM528 to Golf Course Rd	\$1,700,000	\$7,290,497					\$8,990,497	15%	\$1,348,575
2	High Resort Blvd Reconstruction (NM 528 to Broadmoor Blvd)	6,500,000						6,500,000	0%	0
3	Sara Road Rehabilitation (Southern Blvd to NM 528)	2,300,000						2,300,000	0%	0
4	Pavement Preservation and Rehabilitation Program	11,893,358	14,355,861	7,738,459	7,969,703	3,075,095	10,158,842	55,191,318	0%	0
5	Unser Blvd. Phase IIB Cherry to Paseo del Volcan (PW1390)	287,479				4,565,381	11,829,884	16,682,744	100%	16,682,744
6	Broadmoor Extension Phase I: Norwich Ave. to Paseo del Volcan	4,557,219						4,557,219	100%	4,557,219
7	Broadmoor Blvd. Phase II ROW (Northern Blvd. to Paseo del Volcan)				247,976	254,100	2,314,024	2,816,100	100%	2,816,100
8	Northern Blvd. Widening Phase II Design and R/W (Broadmoor Blvd. to Unser Blvd)					2,640,000		2,640,000	100%	2,640,000
9	Lincoln Avenue Improvements - Design and R/W-Adams Ln. to Paseo del Volcan	626,957					435,000	1,061,957	100%	1,061,957
10	Lincoln Avenue Improvements - Interim 22 Lane-Adams Ln to Paseo del Volcan					2,173,567	1,926,433	4,100,000	100%	4,100,000
11	Idalia Road Reconstruction (PW0909)	7,592,742						7,592,742	10%	759,274
12	ADA Sidewalk Improvements	180,000	100,000	100,000	100,000	100,000	100,000	680,000	0%	0
13	Veranda Rd Safety Improvements	841,299						841,299	0%	0
14	Meadowlark ADA Improvements	700,000						700,000	0%	0
15	Minor Traffic Calming/Median Work		20,000	20,000	20,000	20,000	20,000	100,000	0%	0
16	Pedestrian Safety Improvements	26,268	20,000	20,000	20,000	20,000	20,000	126,268	0%	0
17	New Streetlights/Street Light Upgrades	25,000	25,000	25,000	25,000	25,000	25,000	150,000	0%	0
18	Road Restoration cl. American Road Restoration)	6,000	3,000	3,000	3,000	3,000	3,000	21,000	0%	0
19	Traffic Signal/TT Communications Improvements	100,000	50,000	50,000	50,000	50,000	50,000	350,000	0%	0
20	Intersection Improvements/Sprint Blvd @ Enchanted Hills Blvd.	330,144						330,144	50%	165,072
21								0	0%	0
22								0	0%	0
23	<b>Total</b>	<b>\$37,666,466</b>	<b>\$21,864,358</b>	<b>\$7,956,459</b>	<b>\$8,435,679</b>	<b>\$12,926,143</b>	<b>\$26,882,183</b>	<b>\$115,731,288</b>		<b>\$34,130,941</b>
24	<b>Total with Inflation Allowance of 2.5%</b>	<b>\$37,666,466</b>	<b>\$21,864,358</b>	<b>\$8,160,519</b>	<b>\$8,873,928</b>	<b>\$13,946,421</b>	<b>\$29,747,897</b>	<b>\$120,259,589</b>		<b>\$120,259,589</b>
25	<b>Total Growth-Related with Inflation</b>	<b>\$6,651,001</b>	<b>\$1,093,575</b>	<b>\$0</b>	<b>\$247,976</b>	<b>\$9,633,048</b>	<b>\$16,505,341</b>	<b>\$34,130,941</b>		<b>\$34,130,941</b>

Asset No.	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	Original Cost Less Depreciation	CCI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
<b>Land and Buildings</b>							
1678	LAND-PURCHASE OF LT22.23-BLK92	2015	\$60,278	\$0	\$60,278	1.03	\$60,278
1675	LAND-PURCHASE OF LT20 FOR UT	2015	24,057	0	24,057	1.03	24,057
2207	LAND PARCEL	2015	1,612	0	1,612	1.03	1,612
2208	LAND PARCEL	2015	2,000	0	2,000	1.03	2,000
2209	LAND PARCEL	2015	2,500	0	2,500	1.03	2,500
2210	LAND PARCEL	2015	4,000	0	4,000	1.03	4,000
2211	LAND PARCEL	2015	5,000	0	5,000	1.03	5,000
2212	LAND PARCEL	2015	5,000	0	5,000	1.03	5,000
2213	LAND PARCEL	2015	7,060	0	7,060	1.03	7,060
2214	LAND PARCEL	2015	10,019	0	10,019	1.03	10,019
2215	LAND PARCEL	2015	10,019	0	10,019	1.03	10,019
2216	LAND PARCEL	2015	10,104	0	10,104	1.03	10,104
2217	LAND PARCEL	2015	10,542	0	10,542	1.03	10,542
2218	LAND PARCEL	2015	13,214	0	13,214	1.03	13,214
2219	LAND PARCEL	2015	14,000	0	14,000	1.03	14,000
2220	LAND PARCEL	2015	19,471	0	19,471	1.03	19,471
2221	LAND PARCEL	2015	20,038	0	20,038	1.03	20,038
2222	LAND PARCEL	2015	23,933	0	23,933	1.03	23,933
2223	LAND PARCEL	2015	25,000	0	25,000	1.03	25,000
2224	LAND PARCEL	2015	27,486	0	27,486	1.03	27,486
2225	LAND PARCEL	2015	28,087	0	28,087	1.03	28,087
2226	LAND PARCEL	2015	31,500	0	31,500	1.03	31,500
2227	LAND PARCEL	2015	44,645	0	44,645	1.03	44,645
2228	LAND PARCEL	2015	45,000	0	45,000	1.03	45,000
2229	LAND PARCEL	2015	90,785	0	90,785	1.03	90,785
2230	LAND PARCEL	2015	129,000	0	129,000	1.03	129,000
2231	LAND PARCEL	2015	229,671	0	229,671	1.03	229,671
2232	LAND PARCEL	2015	231,217	0	231,217	1.03	231,217
2444	LAND PARCEL UT13/LT17,18,19,20	2015	125,757	0	125,757	1.03	125,757
3796	LAND ACQ/LOT 7-A PARCEL A	2015	28,500	0	28,500	1.03	28,500
4496	LAND/UT11, BLK 45, LOT 25	2015	9,138	0	9,138	1.03	9,138
4497	LAND/UT11, BLK E, LOT 80	2015	9,138	0	9,138	1.03	9,138
4533	LAND/UT17 BLK 1-31/LT1,2,9	2015	1,435	0	1,435	1.03	1,435
4505	LAND/UT17/BLK 38/LOT 34	2015	108,182	0	108,182	1.03	108,182
5546	LAND/UT21, BLK 31, LOT 25	2015	8,050	1,964	6,086	1.03	6,086
5566	U21/BLK19/L30,U21/BLK31/L23&24	2015	22,919	1,800	21,119	1.03	21,119
5731	LAND/UT11, BLK E, LT 79 & 80	2015	44,425	0	44,425	1.03	44,425
5791	RESERVOIR ROW/U21, B19, LT1	2015	12,231	0	12,231	1.03	12,231
5796	ROW/U25, BLK 138, LT 32-36	2015	53,928	0	53,928	1.03	53,928
5909	ROW/U11, BLK E, L73 - 78	2015	131,386	816	130,570	1.03	130,570
5988	LAND ROW/UT6, BLK76/LT19	2015	8,800	0	8,800	1.03	8,800
6034	LAND/UT20/BLK36/LT7A/LFTST#15	2015	11,575	0	11,575	1.03	11,575
6106	LAND/UT11, BLK E, LOT 72	2015	22,164	0	22,164	1.03	22,164
5902	LAND/UT21, BLK31, LT21	2015	25,616	0	25,616	1.03	25,616
6538	TANK#10/U13, BLK11/LT33-A	2015	40,000	0	40,000	1.03	40,000
6806	LAND/UT13, BLK29/LT57	2015	66,105	0	66,105	1.03	66,105
8882	LAND/UT17, BLK 38, LT 43	2015	316,356	0	316,356	1.03	316,356
8987	LAND/UT13, BLK 29, LOT 55&56	2015	181,469	0	181,469	1.03	181,469
9133	APPRAISAL OF WELL SITE S26	2015	1,283	0	1,283	1.03	1,283
9698	LAND/UT20, BLK18/LT19,20,24,25	2015	85,282	0	85,282	1.03	85,282
3169	LAND/UT11, BLK V, LT 30 & 31	2015	13,832	0	13,832	1.03	13,832
9750	LAND/UT13, BLK5, LT1	2015	65,934	0	65,934	1.03	65,934
9751	LAND/UT13, BLK5, LT34	2015	65,914	0	65,914	1.03	65,914
9752	LAND/UT20, BLK18, LT 26&27	2015	46,026	0	46,026	1.03	46,026
9753	LAND/UT20, BLK18, LT 21&22	2015	46,137	0	46,137	1.03	46,137
9760	LAND/UT20, BLK18, LT23	2015	21,477	0	21,477	1.03	21,477
9926	LAND/UT13, BLK6, LT33 (WELLSITE)	2015	76,022	0	76,022	1.03	76,022
9952	LAND/UT20, BLK18, LT28 (WELLSITE)	2015	21,709	0	21,709	1.03	21,709
9983	LAND/UT13, BLK5, LT2 (WELLSITE)	2015	65,970	0	65,970	1.03	65,970
10571	LAND, PARCEL 21-A (15-ACRE)/CAB	2015	2,011,943	0	2,011,943	1.03	2,011,943
6503	TANK#15/BACK TAXES & FEES	2015	66	0	66	1.03	66
5706	TANK#15/LAND ACQUISITION	2015	533	0	533	1.03	533
12452	LAND/UT21 BLK103 LT 46	2015	13,066	0	13,066	1.03	13,066
12444	LAND/UT21 BLK99 LOT 19	2015	13,000	0	13,000	1.03	13,000
12517	LAND/UT21 BLK99 LT20	2015	15,430	0	15,430	1.03	15,430
12572	LAND/UT17, BLK84, LT11	2015	133,193	0	133,193	1.03	133,193
12584	LAND CONDE/UT13, BLK2, LT16	2015	48,000	0	48,000	1.03	48,000
12587	LAND/UT17, BLOCK 84, LOT 11	2015	139,107	0	139,107	1.03	139,107
12325	APPRAISAL OF UNIT 21, BLOCK 99	2015	6,390	0	6,390	1.03	6,390
12603	LAND/UT13, BLK2, LT16 (WELL14 BOO	2015	52,800	1,673	51,127	1.03	51,127
12604	LAND/UT6, BLK66, LT1 (BOOSTER)	2015	13,179	0	13,179	1.03	13,179
12606	REC FEES, UT21 BLK99 LT20	2015	9	0	9	1.03	9
12607	REC FEES, UT21 BLK 103 LT 46	2015	9	0	9	1.03	9
12608	REC FEES, UT 21 BLK103 LT46	2015	9	0	9	1.03	9
12609	REC FEES, UT 17 BLK84 LT11	2015	9	0	9	1.03	9
12728	PROVIDE SERVICES TO ACQUIRE PR	2015	5,640	0	5,640	1.03	5,640
12856	LAND/UT17, BLK117, LTS3B, 33A1	2015	3,207	0	3,207	1.03	3,207
12857	LAND/UT17, BLK117, LTS4, 32A (MORE	2015	9,286	0	9,286	1.03	9,286
12863	LAND/UT21, BLK103, LT48 PASEO GA	2015	13,165	0	13,165	1.03	13,165
12885	LAND/UT21, BLK99, LT22	2015	17,000	0	17,000	1.03	17,000
12886	LAND/UT21, BLK103, LTS 1 & 2	2015	34,708	0	34,708	1.03	34,708
12973	PROF SVCS LAND ACQUISITION	2015	9,430	0	9,430	1.03	9,430
13029	PURCHASE UT 21, BLK 99, LT 21	2015	23,154	0	23,154	1.03	23,154
13038	LAND/UT21, BLK103, LT47	2015	17,000	0	17,000	1.03	17,000
13489	2010 PROPTAX-UT21, BLK99, LT19	2015	178	0	178	1.03	178
13534	LAND/UT21, BLK103, LT22	2015	18,279	0	18,279	1.03	18,279
13729	LAND/UT21, BLK108, LOTS 15-17	2015	1,514	0	1,514	1.03	1,514
13750	LAND/UT21, BLK99, LT20-PROP TAX	2015	816	0	816	1.03	816
13751	LAND/UT21, BLK103, LT46-PROP TAX	2015	48	0	48	1.03	48
13752	LAND/UT21, BLK99, LT22-PROP TAX	2015	97	0	97	1.03	97
13753	LAND/UT21, BLK103, LT47-PROP TAX	2015	97	0	97	1.03	97
13754	LAND/UT21, BLK103, LT1-PROP TAX	2015	97	0	97	1.03	97
13755	LAND/UT21, BLK103, LT2-PROP TAX	2015	97	17	80	1.03	80
13892	LAND/UT13, BLK2, LT16/PROP TAX	2015	120	29	91	1.03	91
12160	APPRAISAL FOR UNIT 13, BLOCK 2	2015	1,065	0	1,065	1.03	1,065
12706	CONDEMNATION SERVICES FOR CITY	2015	543	0	543	1.03	543

Rio Rancho  
Water Impact Fee Model  
Fixed Assets by Valuation Method

Asset No.	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	Original Cost Less Depreciation	CCI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
11191	LAND IMPRV, WELL#10A	2015	17,880	0	17,880	1.03	17,880
12844	LAND IMPROV WELL#12	2015	318,993	0	318,993	1.03	318,993
13344	WELL#9 LAND IMPROVMENTS	2015	191,008	0	191,008	1.03	191,008
13347	WELL#13 LAND IMPROVEMENTS	2015	220,026	0	220,026	1.03	220,026
196	WELL 15 LAND IMPROVEMENTS	2015	12,466	0	12,466	1.03	12,466
196	WELL 6 LAND IMPROVEMENTS	2015	170,572	0	170,572	1.03	170,572
196	WELL 16 LAND IMPROVEMENTS	2015	161,853	0	161,853	1.03	161,853
196	WELL10A LAND IMPROVEMENTS	2015	1,930,368	0	1,930,368	1.03	1,930,368
196	WELL 14 LAND IMPROVEMENTS	2015	238,733	0	238,733	1.03	238,733
196	WELL 17 LAND IMPROVEMENTS	2015	211,408	0	211,408	1.03	211,408
205	WELL#3 LAND IMPROVEMENTS	2015	448,113	0	448,113	1.03	448,113
<b>Water Infrastructure</b>							
2007	VISTA HILLS WATERLINE	2015	599,719	0	599,719	1.03	616,514
2009	WATERLINES, WELL#10A	2015	154,635	0	154,635	1.03	158,965
2010	CLEVELAND HS WATERLINE	2015	1,535,394	0	1,535,394	1.03	1,578,392
2011	SAD INFRA WATERLINE	2015	2,011,671	0	2,011,671	1.03	2,068,007
2012	SASC WATERLINE EXTENSION	2015	14,567	0	14,567	1.03	14,974
2008	INFRASTRUCTURE - WATERLINE DEV	2015	1,293,424	0	1,293,424	1.03	1,329,646
2010	INFRASTRUCTURE - WATERLINE DEV	2015	258,121	0	258,121	1.03	265,350
2012	INFRASTRUCTURE - WATERLINE DEV	2015	133,707	0	133,707	1.03	137,452
2010	24" WATER TRANSMISSION LINE	2015	1,902,850	0	1,902,850	1.03	1,956,139
2003	17TH AVE 12" WATERLINE REPLACE	2015	259,549	0	259,549	1.03	266,817
2012	WELLSPRING AVE SEWERLINE 12"	2015	299,855	0	299,855	1.03	308,252
2012	INFRASTRUCTURE WASTEWATER DEVC	2015	82,144	0	82,144	1.03	84,444
2012	BROADMOOR DR WATER SVCLN REPL	2015	8,690	0	8,690	1.03	8,933
<b>Wells</b>							
2011	INFRASTRUCTURE WELL 13	2015	570,184	0	570,184	1.03	586,152
2012	WELL23 - DRILLING	2015	2,859,879	0	2,859,879	1.03	2,939,969
2013	INFRASTRUCTURE WELL 10A	2015	90,311	0	90,311	1.03	92,840
2010	INFRASTRUCTURE ATF WELL 12	2015	738,562	525	738,036	1.03	758,720
2012	INFRASTRUCTURE WELL 15	2015	40,449	0	40,449	1.03	41,582
2013	INFRASTRUCTURE ATF WELL 3	2015	1,518,244	2,877	1,515,367	1.03	1,557,885
2003	WELL #14/PIPE & FITTINGS	2015	3,398	0	3,398	1.03	3,493
2012	INFRASTRUCTURE - WELL 16	2015	276,330	0	276,330	1.03	284,069
2013	INFRASTRUCTURE - WELL 14 PROJ	2015	27,188	0	27,188	1.03	27,949
2013	INFRASTRUCTURE WELL 16	2015	126,188	0	126,188	1.03	129,722
2006	INFRA WELL#19 WATERLINE REPL	2015	272,661	0	272,661	1.03	280,297
2010	CHERRY RD WATERLINE REPL	2015	42,707	0	42,707	1.03	43,903
12841	MONITORING WELLS - CHAMISA HIL	2015	165,194	0	165,194	1.03	169,820
2013	INFRASTRUCTURE WELL 21	2015	29,154	0	29,154	1.03	29,970
2013	INFRA WELL 21 SURGE TANK	2015	342,624	0	342,624	1.03	352,219
2013	INFRA WELL 22 SURGE TANK	2015	161,458	0	161,458	1.03	165,980
2011	INFRASTRUCTURE WELL 9	2015	458,325	0	458,325	1.03	471,160
2012	INFRASTRUCTURE WELL 16	2015	263,736	0	263,736	1.03	271,122
1333	WELL HOUSE (WITH WELL)	2011	22,618	2,661	19,957	1.14	23,062
1335	WELL HOUSE (WITH WELL)	2011	19,023	2,661	16,362	1.14	18,974
1336	WELL HOUSE (WITH WELL)	2011	33,703	2,661	31,042	1.14	35,669
1338	WELL HOUSE (WITH WELL)	2010	33,203	0	33,203	1.17	38,924
1340	WELL HOUSE (WITH WELL)	2010	11,684	18,809	0	1.17	0
1342	WELL HOUSE (WITH WELL)	2010	202,195	28,576	173,619	1.17	208,456
1343	WELL HOUSE (WITH WELL)	2010	63,469	3,934	59,535	1.17	70,470
1344	WELL HOUSE (WITH WELL)	2010	107,733	45,084	62,649	1.17	81,210
1345	WELL HOUSE (WITH WELL)	2010	200,265	71,989	128,276	1.17	162,780
1346	WELL HOUSE (WITH WELL)	2010	174,116	8,294	165,822	1.17	195,821
1347	WELL HOUSE (WITH WELL)	2010	17,656	1,940	15,716	1.17	18,758
1348	WELL HOUSE (WITH WELL)	2010	112,940	71,541	41,399	1.17	60,858
1350	WELL HOUSE (WITH WELL)	2010	281,552	207,085	74,467	1.17	122,976
1351	WELL HOUSE (WITH WELL)	2010	242,124	62,967	179,157	1.17	220,873
1352	WELL HOUSE (WITH WELL)	2010	136,406	689,185	0	1.17	0
1353	WELL HOUSE (WITH WELL)	2010	199,938	88,388	111,550	1.17	145,998
1355	WELL HOUSE (WITH WELL)	2010	164,535	995,284	0	1.17	0
1356	WELL HOUSE (WITH WELL)	2010	240,548	37,019	203,529	1.17	244,974
1359	BUILDING-WAREHOUSE @ WELL #01	2010	25,464	64,929	0	1.17	0
1360	BUILDING-WAREHOUSE @WELL #06	2010	10,863	107,562	0	1.17	0
3212	Buildings-WELL #3 OVERFLOW	2011	8,998	0	8,998	1.14	10,233
3213	Buildings-WELL #14	2010	7,030	0	7,030	1.17	8,241
4495	BLDG - WELL #6	2011	430,370	0	430,370	1.14	489,445
9736	WELL#10 (DRILL & RELOCATE)	2011	1,489,737	0	1,489,737	1.14	1,694,227
10048	BLDG - WELL#22	2011	150,000	0	150,000	1.14	170,590
10770	WELL#8 BLOCK ADDITION	2011	108,984	0	108,984	1.14	123,944
11189	BUILDING, WELL#10A	2011	651,399	0	651,399	1.14	740,814
12842	BLDG, ATF WELL 12	2011	1,868,436	0	1,868,436	1.14	2,124,909
13342	BLDG,WELL#9	2011	770,628	0	770,628	1.14	876,409
13345	BLDG,WELL#13	2011	761,849	0	761,849	1.14	866,425
14048	BUILDING, WELL 15	2011	219,940	0	219,940	1.14	250,130
14051	BUILDINGS, WELL 6	2011	1,979,055	0	1,979,055	1.14	2,250,711
14052	BUILDINGS, WELL 16	2011	1,722,457	0	1,722,457	1.14	1,958,891
14057	BUILDINGS, WELL 10A	2011	3,251,020	0	3,251,020	1.14	3,697,274
14060	BUILDINGS, WELL 14	2011	1,905,359	0	1,905,359	1.14	2,166,899
14061	BUILDINGS, WELL 17	2011	1,964,189	761	1,963,428	1.14	2,233,043
14069	BOOSTER STATION, WELL 14	2011	1,110,568	4,190	1,106,379	1.14	1,258,822
14070	FILL STATION, WELL 14	2010	114,518	21,782	92,736	1.17	112,467
14506	BLDG, WELL#3-2905 11TH AVE	2010	440,971	306,666	134,305	1.17	210,281
2012	INFRASTRUCTURE - WELL10A	2015	4,501,373	0	4,501,373	1.03	4,627,433
2013	INFRASTRUCTURE WELL 9	2015	95,723	0	95,723	1.03	98,404
<b>Tanks and Boosters</b>							
9108	GRAVEL ROAD, TANK 12E	2015	5,914	0	5,914	1.03	6,080
12855	TANK10 WATER COMPLEX IMPROVMT	2015	40,245	0	40,245	1.03	41,372
14561	CITY CENTER BOOSTER IMPROVEMEN	2015	197,396	0	197,396	1.03	202,924
16034	ENCHANTED HILLS TANK 12W CONST	2015	1,980,862	0	1,980,862	1.03	2,036,335
16280	MARIPOSA WATER TANK	2015	95,000	0	95,000	1.03	97,660
2012	INFRASTRUCTURE-SAD7A WATER	2015	872,816	0	872,816	1.03	897,259
2012	INFRASTRUCTURE-SAD8 WATER	2015	100,081	0	100,081	1.03	102,884
2006	TANK #12E INFRASTRUCTURE	2015	94,217	0	94,217	1.03	96,856
2012	35TH AVE WATERLINE CONSTRUCTION	2015	10,927	0	10,927	1.03	11,233
2010	3 MGD SEC RESERVOIR NO. 15	2015	1,916,871	0	1,916,871	1.03	1,970,552
2004	6 MGD BOOSTER PIPELINE	2015	428,701	0	428,701	1.03	440,707
2012	COLLEGE BLVD SEWERLINE 8"	2015	91,427	0	91,427	1.03	93,987



Rio Rancho  
Water Impact Fee Model  
Fixed Assets by Valuation Method

Asset No.	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	Original Cost Less Depreciation	CCI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
2013	CITY CENTER BOOSTER INFRA	2015	1,129,100	0	1,129,100	1.03	1,160,720
6166	TANK#4 BLD IMPRV (PAINTING)	2011	194,990	0	194,990	1.14	221,755
6252	TANK#3/2905 11TH AVENUE	2011	80,000	0	80,000	1.14	90,981
6253	TANK#6/1702 TULIP ROAD	2011	191,605	0	191,605	1.14	217,906
6254	TANK#8/NORTHERN AND 2ND STREET	2011	537,778	0	537,778	1.14	611,596
6255	TANK#9/0 UNICORN CIRCLE NW	2011	53,136	0	53,136	1.14	60,430
6256	TANK#10/3600 9TH AVENUE	2011	811,852	0	811,852	1.14	923,291
6257	TANK#6A/1702 TULIP ROAD	2011	1,000,420	0	1,000,420	1.14	1,137,743
6258	TANK#12/7001 FRANKLIN ROAD	2011	645,432	0	645,432	1.14	734,028
6259	TANK#13/0 NORTHERN & ENCINO RD	2011	1,000,420	0	1,000,420	1.14	1,137,743
6260	ENCH HILLS E/HWY 44 & SF HILLS	2011	376,296	0	376,296	1.14	427,949
6261	TANK#15/UNSER & JENNIFER ROAD	2011	376,296	0	376,296	1.14	427,949
6262	TANK#17/15TH PLACE SE	2011	376,296	0	376,296	1.14	427,949
6263	ENCH HILLS W/KENNARD ROAD	2011	817,430	0	817,430	1.14	929,635
6264	TANK#8A/NORTHERN & 2ND STREET	2011	1,783,333	0	1,783,333	1.14	2,028,124
9107	TANK 12E	2011	793,675	0	793,675	1.14	902,620
12853	BLDG, TANK10 WATER COMPLEX	2011	1,040,968	0	1,040,968	1.14	1,183,857
1362	WATER TANK	2010	69,652	107,562	0	1.17	0
1363	WATER TANK	2010	11,134	22,159	0	1.17	0
1364	WATER TANK	2010	769,700	22,159	747,541	1.17	880,154
1365	WATER TANK	2010	268,478	116,737	151,741	1.17	197,997
1366	WATER TANK	2010	74,484	390	74,094	1.17	86,927
1367	WATER TANK	2010	463,325	111,904	351,421	1.17	431,248
1368	WATER TANK	2010	365,925	693,519	0	1.17	0
1369	WATER TANK	2010	512,059	157,351	354,708	1.17	442,932
1370	WATER TANK	2010	260,667	10,816	249,851	1.17	294,762
1371	WATER TANK	2010	268,452	0	268,452	1.17	314,704
1372	WATER TANK	2010	271,136	0	271,136	1.17	317,851
1373	WATER TANK	2011	457,725	6,966	450,759	1.14	513,589
<b>Equipment</b>							
2193	GROUP OF CHAIN LINK FENCING	2015	6,768	0	6,768	1.03	6,768
2195	GROUP OF CHAIN LINK FENCING	2015	8,594	0	8,594	1.03	8,594
2196	GROUP OF CHAIN LINK FENCING	2015	8,993	0	8,993	1.03	8,993
2197	GROUP OF CHAIN LINK FENCING	2015	9,233	0	9,233	1.03	9,233
2199	GROUP OF CHAIN LINK FENCING	2015	10,127	0	10,127	1.03	10,127
2200	GROUP OF CHAIN LINK FENCING	2015	11,422	0	11,422	1.03	11,422
2201	GROUP OF CHAIN LINK FENCING	2015	16,833	0	16,833	1.03	16,833
2202	GROUP OF CHAIN LINK FENCING	2015	18,627	0	18,627	1.03	18,627
8784	GROUP OF CHAIN LINK FENCING	2015	1,815	0	1,815	1.03	1,815
8785	GROUP OF CHAIN LINK FENCING	2015	3,604	0	3,604	1.03	3,604
8786	GROUP OF CHAIN LINK FENCING	2015	4,822	0	4,822	1.03	4,822
13924	SECURITY SYSTEM IMPRV WELL10	2015	282,114	0	282,114	1.03	282,114
13925	SECURITY SYSTEM IMPRV WELL6	2015	23,314	0	23,314	1.03	23,314
13926	SECURITY SYSTEM IMPRV WELL16	2015	84,476	0	84,476	1.03	84,476
13927	SECURITY SYSTEM IMPRV WELL14	2015	162,191	0	162,191	1.03	162,191
13928	SECURITY SYSTEM IMPRV WELL17	2015	22,364	0	22,364	1.03	22,364
13929	SECURITY SYSTEM IMPRV WELL15	2015	74,974	0	74,974	1.03	74,974
13930	SECURITY SYSTEM IMPRV WELL3	2015	21,451	0	21,451	1.03	21,451
13931	SECURITY SYSTEM IMPRV WELL12	2015	16,140	0	16,140	1.03	16,140
13932	SECURITY SYSTEM IMPRV WELL19	2015	6,166	0	6,166	1.03	6,166
13933	SECURITY SYSTEM IMPRV WELL13	2015	52,457	0	52,457	1.03	52,457
2013	FIBEROPTIC LINE (SCADA)	2015	9,262	0	9,262	1.03	9,521
13934	SECURITY SYSTEM IMPRV WELL9	2015	52,087	0	52,087	1.03	52,087
<b>Treatment</b>							
2012	WELL 12 REVERSE OSMOSIS	2015	2,037,223	0	2,037,223	1.03	2,094,275
2008	ARSENIC TREATMENTS MISC WELLS	2015	154,038	0	154,038	1.03	158,351
1020	BUILDING-WATER OFFICE	2010	53,807	0	53,807	1.17	63,078
1027	BUILDING-WATER WAREHOUSE/SHOP	2010	24,253	0	24,253	1.17	28,432
1143	BUILDING-TREATMENT POND	2010	107,676	0	107,676	1.17	126,228
1149	BUILDING-CHLORINE CONTACT BASI	2010	46,898	2,840	44,058	1.17	52,138
1166	BUILDING-CONTROL	2010	38,570	395	38,175	1.17	44,820
1171	BUILDING-UV TREATMENT	2010	29,266	395	28,871	1.17	33,913
8314	BUILDING-WASHWATER SHED	2011	2,252	0	2,252	1.14	2,561
8316	BLDG-CONF/TILE-REMOVE CARPET	2011	2,503	0	2,503	1.14	2,847
8317	BLDG-CONTROL/REPLACE CARPET	2011	3,533	0	3,533	1.14	4,018
8318	BLDG-CONTROL/RM-CARPET/VINYLBLS	2011	1,832	0	1,832	1.14	2,084
8319	BLDG-OPS/WINDOW REPLACEMENT	2011	3,473	0	3,473	1.14	3,949
8320	VINYL BASE/REM&REPL CARPET	2011	1,214	0	1,214	1.14	1,381
1181	BUILDING-WASHWATER HOLDING TAN	2010	20,920	395	20,525	1.17	24,129
<b>Meters</b>							
1996	INFRASTRUCTURE - METERS/FITTIN	2015	143,060	0	143,060	1.03	147,066
1998	INFRASTRUCTURE - METERS/FITTIN	2015	13,231	0	13,231	1.03	13,602
2001	INFRASTRUCTURE - METERS/FITTIN	2015	14,764	0	14,764	1.03	15,178
2002	INFRASTRUCTURE - METERS/FITTIN	2015	26,835	0	26,835	1.03	27,587
2003	Infrastructure - Meters/Fittin	2015	85,231	0	85,231	1.03	87,618
2004	METERS AND FITTINGS	2015	76,228	0	76,228	1.03	78,362
2005	METERS & FITTINGS	2015	106,111	0	106,111	1.03	109,083
2006	METERS & FITTINGS	2015	33,512	0	33,512	1.03	34,451
2006	METER SETTING & INSTALL PROGRM	2015	700,756	0	700,756	1.03	720,381
2007	METERS/FITTINGS	2015	985,399	0	985,399	1.03	1,012,995
2008	Infrastructure - Meters/Fittin	2015	911,076	0	911,076	1.03	936,591
2009	METERS & FITTINGS	2015	845,551	0	845,551	1.03	869,231
2010	METERS & FITTINGS - AUTO	2015	1,038,539	0	1,038,539	1.03	1,067,623
2011	FY11 METERS & FITTINGS	2015	642,898	0	642,898	1.03	660,902
2012	FY12 METERS & FITTINGS	2015	594,038	0	594,038	1.03	610,674
2013	METERS/FITTINGS FY13	2015	634,025	0	634,025	1.03	651,781
2005	METER SETTINGS & INSTALL	2015	331,747	0	331,747	1.03	341,038
2010	FY10 METERS & FITTINGS	2015	627,664	0	627,664	1.03	645,242
2012	17" X 15" X 24" METER CAN	2015	11,401	0	11,401	1.03	11,720
Total			\$83,872,839	\$4,107,258	\$81,668,928		\$87,693,245

Rio Rancho  
Water Impact Fee Model  
Impact Fee Calculation - Buy-In

Description	Original Cost	Original Cost Less Depreciation	Replacement Cost New Less Depreciation (RCNLD)
Buy-In - Assets			
Cash and Cash Equivalents - Water System	\$1,620,030	\$1,620,030	\$1,620,030
Fixed Assets			
Land and Buildings	9,385,704	9,379,406	9,379,406
Water Infrastructure	8,554,324	8,554,324	8,793,886
Wells	33,839,231	32,518,680	35,826,245
Tanks and Boosters	20,836,222	19,963,187	22,102,290
Equipment	907,832	907,832	908,091
Treatment	2,527,458	2,523,432	2,642,204
Meters	7,822,067	7,822,067	8,041,123
	-----	-----	-----
Total Fixed Assets	83,872,839	81,668,928	87,693,245
Total Assets	85,492,869	83,288,958	89,313,275
Number of SFE's	19,785	19,785	19,785
	-----	-----	-----
Proposed Water System Impact Fee per SFE	\$4,321	\$4,210	\$4,514
Current Impact Fee per SFE	\$3,264	\$3,264	\$3,264
	-----	-----	-----
Change	\$1,057	\$946	\$1,250

Demand Capacity		3,456,697
Average Water Flows per person (gpd)	65.68	
Average Use per EDU (2.66 pph)		175
Water Flows per SFE		175
Total SFEs		<u>19,785</u>

RIO RANCHO  
NON UTILITY IMPACT FEES STUDY  
WATER  
CASH FLOW ANALYSIS - BUY-IN

FILE: RR Impact Fee  
DATE: 07/12/16  
TAB: WATER\_BI\_CF  
RANGE: WATER\_CF1

Line No.	Description	Projected					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
<b>Impact Fee Revenues:</b>							
1	Impact Fees	\$2,026,823	\$2,211,900	\$2,243,499	\$2,433,090	\$2,469,203	\$2,740,048
2	<b>Total Impact Fee Revenues</b>	<u>2,026,823</u>	<u>2,211,900</u>	<u>2,243,499</u>	<u>2,433,090</u>	<u>2,469,203</u>	<u>2,740,048</u>
<b>Other Revenue Sources:</b>							
3	Bond/Loan Proceeds - Growth	0	0	0	0	0	0
4	Interest	0	32,928	51,038	67,948	88,697	109,813
5	Miscellaneous	0	0	0	0	0	0
6	Impact Fee Loan - General Fund	0	0	0	0	0	0
7	Impact Fee Loan - Repayments	0	0	0	0	0	0
8	<b>Total Impact Fee and Other Revenues</b>	<u>2,026,823</u>	<u>2,244,829</u>	<u>2,294,537</u>	<u>2,501,038</u>	<u>2,557,900</u>	<u>2,849,861</u>
<b>Expenditures:</b>							
9	Debt Service Obligation	0	0	0	0	0	0
10	Capital Outlays (Growth)	354,009	433,860	603,557	426,174	446,299	478,500
11	<b>Total Expenditures</b>	<u>354,009</u>	<u>433,860</u>	<u>603,557</u>	<u>426,174</u>	<u>446,299</u>	<u>478,500</u>
12	<b>Increase/(Decrease) in Cash Balance</b>	1,672,814	1,810,969	1,690,980	2,074,864	2,111,601	2,371,360
13	<b>Beginning of Year Cash Balance</b>	1,620,030	3,292,844	5,103,813	6,794,793	8,869,657	10,981,258
14	<b>End of Year Cash Balance</b>	<u><b>\$3,292,844</b></u>	<u><b>\$5,103,813</b></u>	<u><b>\$6,794,793</b></u>	<u><b>\$8,869,657</b></u>	<u><b>\$10,981,258</b></u>	<u><b>\$13,352,618</b></u>

Rio Rancho  
Water Impact Fee Model  
Capital Improvement Plan

Description - Inflated	2016	2017	2018	2019	2020	2021	2022	Total	% Growth
Water Utility Improvements-Miscellaneous	\$354,009	\$379,704	\$397,423	\$426,174	\$446,299	\$478,500	\$0	\$2,482,110	100%
Booster Station and Transmission Line from Tank 8 to Tank 13	0	3,418,448	0	0	0	0	0	3,418,448	0%
Water Rights Acquisition	0	5,229,070	1,690,068	1,746,968	1,807,154	1,870,802	1,937,984	14,282,047	0%
Redrill Well #13 and Equip for Arsenic Removal	0	3,031,666	11,539,420	0	0	0	0	14,571,086	2%
Renovate/Paint Water Storage Tanks	0	1,017,935	1,329,610	1,692,735	1,971,798	2,277,670	2,684,055	10,973,802	0%
Variable Frequency Drive VFD at Well 14	0	564,094	0	0	0	0	0	564,094	0%
Variable Frequency Drive VFD at Well 8	0	0	0	593,374	0	0	0	593,374	0%
Variable Frequency Drive VFD at Well 9	0	0	0	0	608,580	0	0	608,580	0%
Land Purchase for Transmission and Distribution Line	0	0	315,572	0	0	0	0	315,572	0%
New Pressure Reducing Valves	0	0	589,068	440,176	460,485	240,866	257,513	1,988,107	0%
Well Site Security	0	331,361	188,165	200,706	214,084	228,353	243,572	1,406,240	0%
SCADA Improvements	0	179,484	82,049	87,517	93,351	99,572	106,209	648,181	0%
Vehicles and Heavy Equipment	0	189,433	240,887	146,725	178,148	556,083	690,219	2,001,494	0%
New Well 9 Water Storage Tank and Tank 9 Rehabilitation	0	0	756,058	4,881,852	0	0	0	5,637,910	0%
Install/Replace Waterlines	0	1,538,438	736,335	970,976	1,549,112	737,661	1,047,549	6,580,071	0%
Major Equipment for Water Production, Treatment, and Distribution	0	133,888	130,962	32,905	116,183	74,901	57,033	545,873	0%
Redrill and Equip Well #9	0	0	0	0	0	467,563	20,043,077	20,510,640	0%
Redrill Well #4 or #5 and Equip for 1,500 gpm with Arsenic Treat	0	0	0	0	0	3,574,818	9,311,551	12,886,369	0%
Sodium Hypochlorite System at Wells 3, 9, 19	0	188,920	0	0	0	0	0	188,920	0%
Booster 12 HVAC	0	27,692	0	0	0	0	0	27,692	0%
<b>Total</b>	<b>\$354,009</b>	<b>\$16,230,133</b>	<b>\$17,995,618</b>	<b>\$11,220,110</b>	<b>\$7,445,192</b>	<b>\$10,606,787</b>	<b>\$36,378,761</b>	<b>\$100,230,610</b>	<b>2.74%</b>

Rio Rancho  
 Sewer Impact Fee Model  
 Fixed Assets by Valuation Method

Asset No.	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
<b>Land and Buildings</b>						
3098	WWTP LAND IMPRV (YARD/HLD PND)	2015	\$2,887,426	\$0	1.03	\$2,887,426
11101	LAND,MARIPOSA EAST TRACT 1B-1	2015	605,138	0	1.03	605,138
11175	LAND, MARISPOSA WWTP, LEGAL SV	2015	1,811	0	1.03	1,811
11400	LAND, UT6,BLK66,LT1 - BSTR ST	2015	7,915	0	1.03	7,915
12102	LAND/MARIPOSA EAST TRACT 1B-1	2015	605,000	0	1.03	605,000
15094	PURCHASE OF LAND FOR LIFT STAT	2015	209,909	0	1.03	209,909
<b>Manholes</b>						
1985	INFRASTRUCTURE - MANHOLES	2007	55,680	8,252	1.29	63,838
1986	INFRASTRUCTURE - MANHOLES	2007	60,030	569,866	1.29	0
1987	INFRASTRUCTURE - MANHOLES	2007	60,900	5,525	1.29	73,323
1988	INFRASTRUCTURE - MANHOLES	2007	61,770	5,525	1.29	74,450
1989	INFRASTRUCTURE - MANHOLES	2007	62,640	5,400	1.29	75,701
1990	INFRASTRUCTURE - MANHOLES	2007	63,510	16,071	1.29	66,156
1991	INFRASTRUCTURE - MANHOLES	2007	64,380	18,036	1.29	65,318
1992	INFRASTRUCTURE - MANHOLES	2007	66,990	12,933	1.29	73,800
1993	INFRASTRUCTURE - MANHOLES	2007	69,600	8,827	1.29	81,285
1994	INFRASTRUCTURE - MANHOLES	2007	72,210	0	1.29	93,491
1995	INFRASTRUCTURE - MANHOLES	2007	73,080	0	1.29	94,618
1996	INFRASTRUCTURE - MANHOLES	2007	76,560	95,736	1.29	3,387
1997	INFRASTRUCTURE - MANHOLES	2007	78,300	155,008	1.29	0
1998	INFRASTRUCTURE - MANHOLES	2007	81,780	9,716	1.29	96,166
1999	INFRASTRUCTURE - MANHOLES	2005	82,650	1,072	1.39	113,424
2001	INFRASTRUCTURE - MANHOLES	2007	18,000	8,853	1.29	14,452
1996	INFRASTRUCTURE - MANHOLES	2015	2,712,547	0	1.03	2,788,511
2000	INFRASTRUCTURE - MANHOLES	2007	20,580	11,585	1.29	15,061
<b>Lift Stations</b>						
2005	INFRASTRUCTURE LIFT STATION 15	2015	772,096	0	1.03	793,719
<b>Infrastructure</b>						
2012	INFRASTRUCTURE-SAD8 WASTEWATER	2015	161,434	0	1.03	165,954
<b>Equipment</b>						
2194	GROUP OF OUTDOOR LIGHTING	2015	7,953	0	1.03	7,953
2203	GROUP OF CHAIN LINK FENCING	2015	28,830	0	1.03	28,830
2198	GROUP OF OUTDOOR LIGHTING	2015	10,127	0	1.03	10,127
2204	GROUP OF ASPHALT PAVING	2015	30,433	0	1.03	30,433
2205	GROUP OF CHAIN LINK FENCING	2015	40,508	0	1.03	40,508
2192	GROUP OF CHAIN LINK FENCING	2015	6,352	0	1.03	6,352
2206	GROUP OF ASPHALT PAVING	2015	102,161	0	1.03	102,161
3057	PAVING, ASPHALT 3" WWTP#2	2015	10,037	0	1.03	10,318
3064	GROUP OF CHAIN LINK FENCING	2015	6,143	0	1.03	6,143
3065	GROUP OF CONCRETE PAVING	2015	9,819	0	1.03	9,819
3183	GROUP OF ASPHALT PAVING	2015	23,725	0	1.03	23,725
3184	GROUP OF ASPHALT PAVING	2015	23,725	0	1.03	23,725
3806	FENCING, SECURITY	2015	5,147	0	1.03	5,147
4872	ROCK BASE COURSE - CABEZON	2015	13,145	0	1.03	13,145
6035	LIFT STATION LAND IMPRMTS	2015	157,009	0	1.03	161,406
8787	GROUP OF ASPHALT PAVING	2015	3,132	0	1.03	3,219
8788	GATE, AUTOMATIC CHAIN LINK	2015	2,264	0	1.03	2,264
8789	GRAVEL, BASE COURSE 4" WWTP#1	2015	3,375	0	1.03	3,375
8790	GROUP OF OUTDOOR LIGHTING	2015	4,781	0	1.03	4,781
8791	GROUP OF CHAIN LINK FENCING	2015	1,478	0	1.03	1,478
8792	PAVING, ASPHALT 3" WWTP#3	2015	2,257	0	1.03	2,257
8793	FINES, GREY CRUSHER	2015	1,064	0	1.03	1,064
8794	FINES, GREY CRUSHER	2014	1,741	0	1.05	1,741
8795	GRAVEL, SANTA ANA TAN 3/4"	2015	1,499	0	1.03	1,499
8796	FENCING & GATE, SECURITY	2015	2,909	0	1.03	2,909
8797	FENCING & GATE, 8' SECURITY	2015	1,935	0	1.03	1,935
8798	FENCING & GATE, 8' SECURITY	2015	1,649	0	1.03	1,649
8799	FENCING & GATE, 8' SECURITY	2015	1,649	0	1.03	1,649
8800	FENCING & GATE, 8' SECURITY	2015	2,063	0	1.03	2,063
14432	GROUP OF OUTSIDE LIGHTING	2015	28,710	0	1.03	28,710
<b>Treatment</b>						
3185	WWTP #2 REHAB - IMPROVEMENTS	2015	149,788	0	1.03	153,983
12845	WWWTP2 LS14.2 IMPROVEMENTS	2015	3,646,843	0	1.03	3,748,972
948	BUILDING-WWTP OPERATIONS/CONTR	2015	37,854	0	1.03	38,914
951	BUILDING-WWTP BLOWER	2015	10,977	0	1.03	11,284
955	BUILDING-WASTING DIGESTER/HEAD	2015	38,655	0	1.03	39,738
960	BUILDING-BYPASS PUMP VAULT	2015	11,729	0	1.03	12,057
982	BUILDING-SECONDARY DIGESTOR	2015	108,154	0	1.03	111,183
987	BUILDING-CLARIFIER	2015	25,010	0	1.03	25,710
992	BUILDING-GRAVITY/SAND FILTER B	2015	35,150	0	1.03	36,134
995	BUILDING - CHLORINE CONTACT	2015	33,527	0	1.03	34,466
999	BUILDING-DRYING BEDS	2015	13,789	0	1.03	14,175
1011	BUILDING-POND #1	2015	48,669	0	1.03	50,032
1014	BUILDING-POND #1	2015	48,669	0	1.03	50,032
1030	EFFLUENT POND	2010	418,900	0	1.17	491,073
1076	BUILDING-LAB/CONTROL	2010	106,085	0	1.17	124,363
1088	BUILDING-MAINTENANCE SHOP &	2010	274,374	0	1.17	321,647
1093	BUILDING-BLOWER	2010	51,561	0	1.17	60,445
1097	BUILDING-AEROBIC DIGESTOR #1	2010	415,622	0	1.17	487,230

Rio Rancho  
Sewer Impact Fee Model  
Fixed Assets by Valuation Method

Asset No.	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
1105	BUILDING-AEROBIC DIGESTOR #2	2010	430,678	0	1.17	504,881
1109	BUILDING-INFLUENT/HEADWORKS	2010	171,484	0	1.17	201,029
1116	BUILDING-AERATION BASIN	2010	456,227	0	1.17	534,831
1122	BUILDING-CLARIFIER	2010	114,854	0	1.17	134,642
1127	BUILDING-BLOWER	2010	150,746	0	1.17	176,718
1132	BUILDING-WASTING TANK	2010	68,593	0	1.17	80,411
1136	BUILDING-SLUDGE HOLDING TANK	2010	114,854	1,789	1.17	132,854
1184	BUILDING-CLARIFIER,AERATION	2010	504,414	395	1.17	590,925
1189	BUILDING-AERATION BASIN (.5mg)	2010	236,839	395	1.17	277,249
1204	BUILDING-CLARIFIER/DIGESTER	2010	201,877	395	1.17	236,263
1208	BUILDING-BLOWER	2010	30,281	395	1.17	35,103
1220	BUILDING-LIFT STATION #13	2010	16,235	17,999	1.17	1,033
1299	BUILDING-LIFT STATION #01	2010	5,801	17,999	1.17	0
1304	BUILDING-LIFT STATION #02	2010	50,974	17,999	1.17	41,758
1306	BUILDING-LIFT STATION #03	2010	31,171	17,999	1.17	18,543
1309	BUILDING-LIFT STATION #04	2010	37,921	14,736	1.17	29,718
1311	BUILDING-LIFT STATION #05	2010	8,116	14,961	1.17	0
1313	BUILDING-LIFT STATION #06	2010	38,290	14,961	1.17	29,926
1314	BUILDING-LIFT STATION #08	2010	27,458	14,961	1.17	17,228
1316	BUILDING-LIFT STATION #09	2010	25,431	14,961	1.17	14,851
1317	BUILDING-LIFT STATION #10	2010	25,486	0	1.17	29,877
1319	BUILDING-LIFT STATION #11	2011	9,222	2,634	1.14	7,854
1321	BUILDING-LIFT STATION #12	2011	29,051	3,272	1.14	29,767
1324	BUILDING-LIFT STATION GATEWAY	2011	146,197	3,272	1.14	162,993
1326	INSTALLATION OF MONITORING WEL	2011	39,621	3,272	1.14	41,788
1328	BUILDING-BOOSTER STATION #12	2011	151,064	3,272	1.14	168,528
1330	BUILDING-BOOSTER STATION (EHE)	2011	150,631	2,661	1.14	168,647
1358	BUILDING-BOOSTER STATION #10	2011	95,173	18,245	1.14	89,992
3023	BUILDINGS - LIFT STATION IMPRO	2011	84,606	50,870	1.14	45,350
966	BUILDING-AERATION BASINS(2TANK	2010	156,824	305,077	1.17	0
3059	BUILDINGS - WAREHOUSE REMODEL	2010	86,587	304,234	1.17	0
3061	BUILDINGS - HOLD TANK IMPRV	2010	44,399	54,068	1.17	0
3066	BUILDING - BLOWER BLDG IMPRV	2010	705,075	53,919	1.17	772,636
3067	BUILDING - CONTROL BLDG EXPAN	2011	400,627	49,034	1.14	406,586
3068	BUILDING - SHTANK RESTROOMS	2011	301,481	12,949	1.14	329,915
3069	BUILDING - CONTROL ROOM EXP	2011	301,178	161,191	1.14	181,328
3186	BUILDINGS - WWTP#1 REHAB	2011	7,417	120,969	1.14	0
3161	GRATING, SAFETY LIFT STATION #	2010	5,208	0	1.17	6,105
3615	BLDG- ROOF & DOORS BLOWER BLDG	2010	17,969	0	1.17	21,064
3618	BLDG-BLOWER/ROOF & DOOR REPAIR	2010	5,882	0	1.17	6,895
3619	BLDG-ADMIN/WINDOW REPLACEMENT	2011	9,553	13,975	1.14	0
3625	BLDG-BLT PRESS/PARTITION WALL	2011	8,669	2,082	1.14	7,777
4006	BLDG-ROOF REPAIRS WW OPERATION	2011	5,977	0	1.14	6,798
4871	LIFT STATION - CABEZON	2011	73,095	0	1.14	83,129
5103	LIFT STATION #15	2011	63,360	0	1.14	72,057
5104	LIFT STATION #17 LA PALOMA	2011	71,280	0	1.14	81,064
5105	LIFT STATION #18 TRINITY	2011	75,240	0	1.14	85,568
5106	LIFT STATION #19 SARA MEADOWS	2011	79,200	0	1.14	90,071
5107	LIFT STATION #20 HAWK SITE	2011	71,280	0	1.14	81,064
5108	LIFT STATION #23 CHACO RIDGE	2011	91,080	0	1.14	103,582
5514	BLDG-AIR CONDITIONER	2011	5,765	0	1.14	6,556
6784	OFFICE BUILDING EXTENSION	2011	29,973	0	1.14	34,087
8301	GRATING, SAFETY LIFT STATION #	2011	4,111	0	1.14	4,675
8302	GRATING, SAFETY LIFT STATION #	2011	1,750	0	1.14	1,990
8303	GRATING, SAFETY LIFT STATION #	2011	1,873	0	1.14	2,130
8304	GRATING, SAFETY LIFT STATION #	2011	1,141	0	1.14	1,298
8305	GRATING, SAFETY LIFT STATION #	2011	1,141	0	1.14	1,298
8306	GRATING, SAFETY LIFT STATION #	2011	1,264	0	1.14	1,438
8307	GRATING, SAFETY LIFTSTATION #6	2011	1,264	0	1.14	1,438
8308	BUILDING-OLD MAINTENANCE SHED	2011	3,834	0	1.14	4,360
8309	BUILDING-STORAGE SHED	2011	4,484	0	1.14	5,099
8310	BUILDING-SAMPLE ROOM	2011	1,743	0	1.14	1,982
8311	BUILDING STORAGE	2011	3,250	0	1.14	3,696
8312	BUILDING STORAGE	2011	2,350	0	1.14	2,673
8313	BUILDING-STORAGE SHED	2011	1,162	0	1.14	1,322
9740	BLDG, LAB REMODEL	2011	24,222	0	1.14	27,546
10787	BLDG, WWTP#5 (MARIPOSA)	2011	7,616,092	0	1.14	8,661,520
10788	BLDG, WWTP#6 (CABEZON)	2011	7,405,527	0	1.14	8,422,052
11192	BUILDING, WWTP#2 ARSENIC TRMT	2011	13,631	0	1.14	15,502
2010	WWTP LS 14.2 FORCE MAIN	2015	440,836	0	1.03	453,181
<b>Mains and Pipes</b>						
9105	WALL, LS#22 - MAIN ST SEWER	2015	11,400	0	1.03	11,719
9106	DRAINAGE IMPRV, MAIN ST SEWER	2015	179,235	0	1.03	184,254
2004	INFRASTRUCTURE-ACO SEWERLINE	2015	236,148	0	1.03	242,761
2012	CLEVELAND HIGH SCH SEWERLINE	2015	665,453	0	1.03	684,089
2007	SEWERLINE, INDUSTRIAL LOOP	2015	888,507	0	1.03	913,389
2012	PRADO ALTO UNIT II SEWERLINES	2015	134,736	0	1.03	138,509
2014	PUERTO DEL SOL WASTEWATER LINE	2015	129,111	0	1.03	132,726
2012	INFRASTRUCTURE-SAD7A WASTEWTR	2015	565,081	0	1.03	580,906
2013	INNOVATION WAY WASTEWATERLINE	2015	36,073	0	1.03	37,083
2013	SCRMC SEWER LINE	2015	140,311	0	1.03	144,240
2007	MAIN STREET SEWERLINES	2015	1,151,215	0	1.03	1,183,454

Rio Rancho  
 Sewer Impact Fee Model  
 Fixed Assets by Valuation Method

Asset No.	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
	2008 SEWERLINE, MONTOYAS ARROYO	2015	2,476,514	0	1.03	2,545,868
	2011 SAD INFRA SEWERLINES	2015	1,509,696	0	1.03	1,551,974
	2012 LA BARRANCA SEWERLINE PHI	2015	3,047,930	0	1.03	3,133,287
	2008 SEWERLINE, BLACK ARROYO GRAVITY	2015	1,230,261	0	1.03	1,264,715
	2010 NBLVD COMM CTR - SEWERLINE	2015	300,231	0	1.03	308,639
			<u>\$49,344,898</u>	<u>\$2,247,345</u>		<u>\$52,271,532</u>

Rio Rancho  
 Sewer Impact Fee Model  
 Summary of System Assets by Valuation Method

<b>Buy-In</b>
---------------

Item	Original Cost	Original Cost Less Depreciation	Replacement Cost New Less Depreciation (RCNLD)
<b>ASSETS</b>			
Current Assets			
Cash and Cash Equivalents	\$271,786	\$271,786	\$271,786
	-----	-----	-----
Total Current Assets	271,786	\$271,786	\$271,786
Fixed Assets	49,344,898	\$48,188,913	\$52,271,532
	-----	-----	-----
<b>TOTAL ASSETS</b>	<b>49,616,684</b>	<b>48,460,699</b>	<b>52,543,318</b>
Add: Borrowing Costs (Growth)		0	0
Less: Principle (Non-Growth)		0	0
	-----	-----	-----
<b>Net System Value</b>	<b>\$49,616,684</b>	<b>\$48,460,699</b>	<b>\$52,543,318</b>



Rio Rancho  
Sewer Impact Fee Model  
Capacity Fee Calculation - Buy-In

Description	Original Cost	Original Cost Less Depreciation	Replacement Cost New Less Depreciation (RCNLD)
Buy-In - Assets			
Cash and Cash Equivalents	\$271,786	\$271,786	\$271,786
Fixed Assets			
Land and Buildings	4,317,198	4,317,198	4,317,198
Manholes	3,781,207	3,454,522	3,792,981
Lift Stations	772,096	772,096	793,719
Infrastructure	161,434	161,434	165,954
Equipment	535,619	506,910	540,385
Treatment	27,075,443	26,274,852	29,603,681
Mains and Pipes	12,701,900	12,701,900	13,057,614
	-----	-----	-----
Total Fixed Assets	49,344,898	48,188,913	52,271,532
Less: Principal (Non-Growth)	0	0	0
	-----	-----	-----
Total Assets	49,616,684	48,460,699	52,543,318
Number of SFE's	26,286	26,286	26,286
	-----	-----	-----
Proposed Capacity Fee per SFE	\$1,888	\$1,844	\$1,999
Current Capacity Fee per SFE	\$2,298	\$2,298	\$2,298
	-----	-----	-----
Change	(\$410)	(\$454)	(\$299)

Current Demand Capacity	4,600,000
Average Sewer Flows per Day per SFE (gallons)	175
Total SFEs	<u>26,286</u>

Meter Size	Ratio	Fee
5/8-inch	1.00	\$1,999
3/4-inch	1.50	2,998
1-inch	2.50	4,997
1 1/2-inch	5.00	9,995
2-inch	8.00	15,991

# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-88

Submitted by: Michael Kilroy

Submitting Department: Development Services

Meeting Date: April 12, 2017

## **SUBJECT**

D24, Site Plan Approval for Fish Factory Swim School located at 1801 Wellspring Avenue SE

## **ATTACHMENTS**

- [D24 - Resolution](#)



CITY OF RIO RANCHO  
GOVERNING BODY AGENDA BRIEFING MEMORANDUM  
and PLANNING AND ZONING BOARD REPORT

Legislation Item: \_\_\_\_\_

1 AGENDA DATE:  
2 April 12, 2017  
3

4 DEPARTMENT:  
5 Development Services  
6

7 SUBJECT:  
8 Case No. 17-160-00003. Site Plan Approval (Attachments II and III) for a 10,630 sq. ft. Swim  
9 School on approximately 1.0 acres of property located at 1801 Wellspring Avenue SE.  
10

11 SYNOPSIS:  
12 The applicant, Modulus Design, is requesting approval of a Site Plan for a Swim School on Unit  
13 10, Block 28, Lot 10, on the north side of Wellspring Ave.  
14

15  
16 BACKGROUND AND ANALYSIS:  
17 The applicant, Modulus Design, is requesting site plan approval to allow for construction of a 10,630  
18 square foot building for a Swim School on a ± 1.0 acre site. A vicinity and location map is presented  
19 as Attachment I.  
20

21 The subject property, zoned SU/Special Use for C-1 Commercial Uses, is located within the area  
22 regulated by Ordinance No. O23 Enactment No. 12-23 (see Attachment IV) approved and adopted by  
23 the Governing Body on August 22, 2012. The subject property must also comply with all C-1/Retail  
24 Commercial District standards and additional requirements in Ordinance No. O23 Enactment No. 12-  
25 23, Exhibit A Design Guidelines.  
26

27 LAND USE/ZONING:  
28 The subject property and all abutting lots to the east and west are currently vacant; zoned SU/Special  
29 Use for C-1 Commercial Uses. The Governing Body recently approved a site plan for an Assisted Living  
30 Facility on the abutting property to the west under Case No. 16-160-00004.  
31

32 The property located to the north is currently vacant; zoned MU-A, Mixed Use Activity Center.  
33 Properties located to the south and separated by Wellspring Avenue are zoned R-1, Single Family  
34 Residential.  
35

36 ACCESS:  
37 The site plan depicts one access point from Wellspring Avenue. The site plan provides adequate access  
38 to the entire site for emergency vehicles. Corridor overlay zone Ordinance No. 26 Enactment No. 16-  
39 21 states "The City may require that cross-access easements be provided between adjoining parcels  
40 to allow for shared access between lots in order to limit the number of individual driveways that  
41 access Wellspring Avenue (a collector street)." This requirement will be evaluated in further detail  
42 during the summary plat application process and is a recommended condition of approval (Conditions  
43 No. 8 and 9).  
44

45 RIGHT-OF-WAY:  
46 Wellspring Avenue has been identified as a collector roadway. Staff has identified the need for 18 feet  
47 of additional right-of-way along the north side of Wellspring Avenue. This additional right of way need  
48 is also identified in corridor overlay zone Ordinance No. 26 Enactment No. 16-21 (Attachment V). The  
49 site plan shows an additional 18 ft. setback which accounts for the right-of-way needed for the future  
50 development of Wellspring Avenue as a collector roadway.  
51  
52

1  
2  
3 **PARKING:**

4 Parking for the proposed building will be calculated as per the fitness center parking requirement  
5 which is 1 space per 200 sq. ft. The 10,630 sq. ft. building will require a minimum 53 parking spaces.  
6 The site plan shows a total of 55 parking spaces.  
7

8 **LANDSCAPING:**

9 C-1/Retail Commercial District requires 10% of gross acreage of the 44,867 sq. ft. site. Total  
10 landscaping required is 4,487 sq. ft. Site plan shows a total landscaping area of 9,216 sq. ft. All  
11 landscaping shall comply with Ord. No. 023, Enact. No. 12-23 in regards to reinforcing the street edge  
12 and pedestrian environment.  
13

14 **BUILDING ELEVATIONS:**

15 The C-1/Retail Commercial District allows a maximum building height of 50 feet. No elevations were  
16 provided, the applicant has stated the approx. building height will be  $\pm 25$  ft. and in no case shall  
17 exceed 50 ft.  
18

19 **BUILDING SETBACKS:**

20 Ordinance No. 023 Enactment No. 12-23 defines and requires a maximum building setback of 20  
21 feet.<sup>1</sup> The building is proposed to be setback from the existing property line approximately 96 feet.  
22 The proposed setback includes 18 feet for future R-O-W leaving an actual setback of  $\pm 79$  feet. The  
23 applicant applied for a variance from the maximum 20' setback requirement (Case # 17-110-00001).  
24 The Planning and Zoning Board unanimously approved the variance to allow the approximate 79 foot  
25 foot front yard setback on February 28, 2017.  
26

---

27 **FINDINGS OF CONFORMANCE WITH CITY PLANS, POLICIES & REGULATIONS**

28  
29 **CONFORMANCE WITH CITY PROCEDURAL REQUIREMENTS**

30 The City of Rio Rancho requires that all development within the SU/Special Use District be governed  
31 by site plans reviewed and approved by the Governing Body with a recommendation from the Planning  
32 and Zoning Board.  
33

34 **FINDING:** The application for site plan approval CONFORMS to this requirement.  
35

36 **CONFORMANCE WITH THE ZONE MAP AMENDMENT**

37 This site plan was reviewed as noted in the above discussion for conformance with Ordinance No. 023,  
38 Enactment No. 12-23 and Ordinance No. 26, Enactment No. 16-21.  
39

40 **FINDING:** The site plan conforms to Ordinance No. 023, Enactment No. 12-23, with regard to land  
41 use, access, landscaping, architectural issues, and signage (signage requires a separate permit).  
42 However, the site plan is not in conformance with the 20' maximum setback requirements of  
43 Ordinance No. 023, Enactment No. 12-23. However, the applicant submitted an application for a  
44 variance to allow a greater setback than the 20' maximum allowed by the zoning district which was  
45 subsequently approved by the Planning and Zoning Board on February 28, 2017. The site plan  
46 conforms to corridor overlay zone Ordinance No. 26, Enactment No. 16-21, with the regard to  
47 dedicating 18 feet of additional right-of-way along Wellspring Avenue SE.  
48

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49 **IMPACT:**

50 Based on the application and staffs findings, approval of the proposed site plan would increase  
51 commercial development within the Wellspring Avenue Corridor. Staff considers the deviation  
52 from the maximum building setback of 20 to be contrary to intent of the urban design standards  
53 for this property set forth in zoning Ordinance No. 023, Enactment No. 12-23.  
54  
55

---

<sup>1</sup> The C-1/Retail Commercial District requires a minimum setback of 10 feet with no defined maximum.

1  
2  
3 **ALTERNATIVES:**

4 The Governing Body may:

- 5 1. Approve the applicant's request;
  - 6 2. Deny the applicant's request, or
  - 7 3. Postpone its decision to allow for additional review and consideration.
- 

8  
9  
10 **PLANNING AND ZONING RECOMMENDATION:**

11 On February 28, 2017, the request for site plan approval was presented to the Planning and Zoning  
12 Board (PZB). The PZB voted unanimously (4-0) to recommend APPROVAL of the site plan with  
13 conditions and findings as set forth below.

14  
15 In addition, a variance (Case # 17-110-00001), to allow for a maximum setback of more than 20 ft.,  
16 was also unanimously approved (4-0) by the PZB. This variance was necessary to allow for the site  
17 development plan to be approved.

18  
19 The Development Services Department concurs with the PZB recommendation of APPROVAL for the  
20 proposed site plan with reservation. The reservation is based on the apparent need for site plans  
21 along the Wellspring Avenue corridor to seek approval of variances for front setbacks/yard as set forth  
22 in zoning Ordinance No. O23 Enactment No. 12-23.

23  
24 It is recommended the site development plan is approved subject to the following Conditions of  
25 Approval and Findings of Fact:

26  
27  
28 **CONDITIONS OF APPROVAL:**

- 29 1. Site plan must be re-reviewed and approved by city staff prior to start of construction to  
30 insure all conditions are met.
  - 31 2. Applicant shall comply with all applicable development requirements set forth in City  
32 ordinances and development standards and specifications that pertain to building codes,  
33 fire codes, and infrastructure.
  - 34 3. All applications for building permit shall conform to the approved site plan. Any significant  
35 deviation from the site plan, as determined by the Development Services Department shall  
36 require re-review and approval by the Governing Body.
  - 37 4. All parking, landscaping, walls, access and building forms shall conform to Ordinance No.  
38 O23, Enactment No. 12-23.
  - 39 5. All signage shall conform to the City of Rio Rancho Code of Ordinances Chapter 156: Sign  
40 Regulations.
  - 41 6. All ADA pedestrian connections must comply with ANSI A117.1.
  - 42 7. Construction of sidewalks are the responsibility of the developer. Funds in lieu of  
43 construction may be substituted as determined by the City Manager or designee.
  - 44 8. Cross access easements may be required to accommodate access to adjacent properties  
45 as determined by the Development Services Director in accordance with proposed overlay  
46 district regulating access.
  - 47 9. Dedication of 18 feet of right-of-way required to support Wellspring Avenue as a collector  
48 roadway. Right-of-way dedication to support a collector is impact fee creditable. A  
49 summary plat may be approved by the Development Services Director accepting the  
50 dedication of right of way along Wellspring Avenue provided such acceptance of this right  
51 of way is noted on the plat that such right of way acceptance has been approved by the  
52 Planning and Zoning Board by approval of this site development plan Case No. 17-160-  
53 00003.
- 54

- 10. A separate landscape plan to be submitted, with said plan to include the streetscape landscaping along Wellspring Boulevard which shall be consistent with the landscape plan established in Case # 16-160-00002 as required by Ordinance No. O23, Enactment No. 12-23, Exhibit A, Design Guidelines, Site Landscape.
- 11. Identify location and facilities for bicycle parking as required by City Code Section 154.22(K).
- 12. Install stop sign and, if required, stop bar at egress point onto Wellspring Avenue.

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FINDINGS OF FACT:

GENERAL FINDINGS:

- 1. The Planning and Zoning Board has jurisdiction over the applicant's request for site plan approval, as a recommending agency to the Governing Body, who has final authority over a site plan approval.
- 2. The property owner has authority to apply for site plan approval.
- 3. The applicant and adjacent property owners received due process, as proper notice and a full opportunity to present views were given.

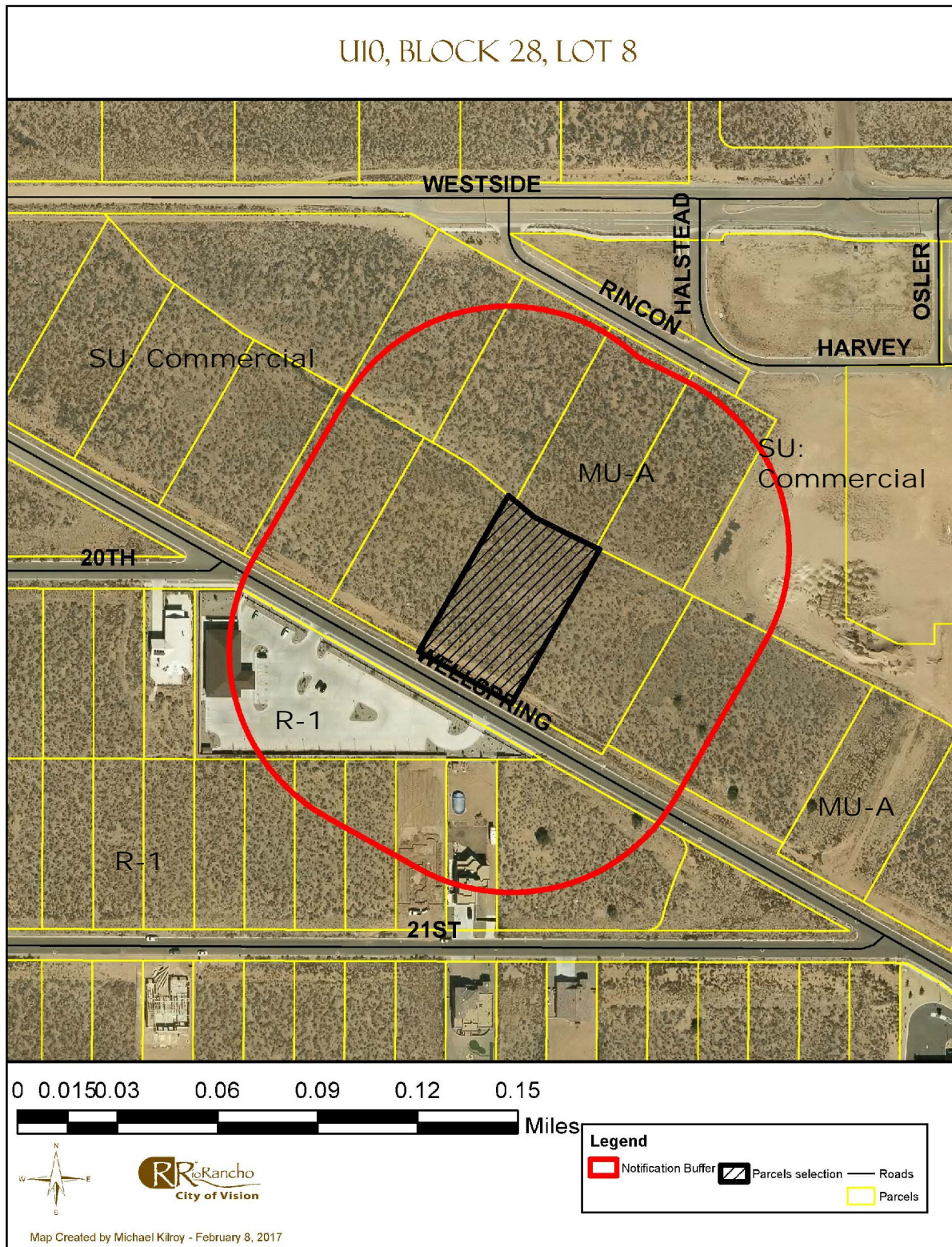
SPECIFIC FINDINGS IN SUPPORT OF THE GENERAL FINDINGS INCLUDE:

- 1. The subject property, zoned SU/Special Use for C-1 Commercial Uses, is located within the area regulated by Ordinance No. O23, Enactment No. 12-23.
- 2. The SU zoning designation requires that a site plan be approved prior to development occurring. This site plan and the approval thereof by the Governing Body following recommendation by the Planning and Zoning Board fulfills that requirement.
- 3. The site plan generally conforms to Ordinance No. O23, Enactment No. 12-23 subject to approval of a variance to setback requirements (Case # 17-110-00001).
- 4. Development of the site will conform to all regulations set forth by City ordinances, standards and specifications.
- 5. The review of subsequent building permit applications will ensure conformance to the approved site plan, Ordinance No. O23, Enactment No. 12-23 and City ordinances, standards and specifications.
- 6. Any significant deviation from the approved site plan, as determined by the Development Services Department will require re-review and approval by the Governing Body following recommendation by the Planning and Zoning Board.

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ATTACHMENT I:	Location Map
ATTACHMENT II:	Site Plan Application
ATTACHMENT III:	Site Plan & Renderings
ATTACHMENT IV:	Ordinance No. O23, Enactment No. 12-23
ATTACHMENT V:	Ordinance No. 26, Enactment No. 16-21
ATTACHMENT VI:	Reproduction of Notices
ATTACHMENT VII:	February 28, 2017 – PZB Minutes

LOCATION MAP



SITE PLAN APPLICATION



Development Services Department, Ste. 130  
 3200 Civic Center Circle NE, Rio Rancho, NM 87144  
 (505) 891-6006

Land Use Application

Please check appropriate box

(Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Anticipation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Residential Day Care 6 or <	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat	<input checked="" type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Variance
<input type="checkbox"/> Special Event	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Zone Map Amendment
<input type="checkbox"/> Special Event (Youth Group)		<input type="checkbox"/> Subdivision Variance	<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> Zoning Interpretation

Please Print in Ink. Only or Type  
 Application must be complete and accompanied by the appropriate supplemental Permit and/or checklist for the action you are requesting

**APPLICANT/AGENT INFORMATION**

Applicant Name: MODULUS DESIGN Phone: 505.842.0354  
 Address: 912 BROADWAY BOULEVARD NE E-Mail: christian@modulusdesign.com  
 City: ALBU State: NM Zip: 87102  
 Proprietary Interest: NONE List Owners: TAYLOR & ASHLEY BURNS  
 Deed or Ownership Verification Provided: (Initials) \_\_\_\_\_ Letter of Authorization Provided: (Initials)

Agent Name: CHRISTIAN HARPER Phone: 505.842.0354  
 Address: 912 BROADWAY BOULEVARD NE E-Mail: christian@modulusdesign.com  
 City: ALBU State: NM ZIP Code: 87102

**DESCRIPTION OF REQUEST**

APPROVAL OF PROPOSED SITE PLAN

**SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)**

Subdivision/Unit: RIO RANCHO ESTATES, UNIT 10 Block(s): 2B Lot(s): 8  
 Existing Zoning: SU Proposed Zoning: SU  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres) 1.1

**ACKNOWLEDGEMENT**

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: CHRISTIAN HARPER Applicant:  Agent:   
 Signature: \_\_\_\_\_ Date: 06 FEB 2017

**FOR OFFICIAL USE ONLY**

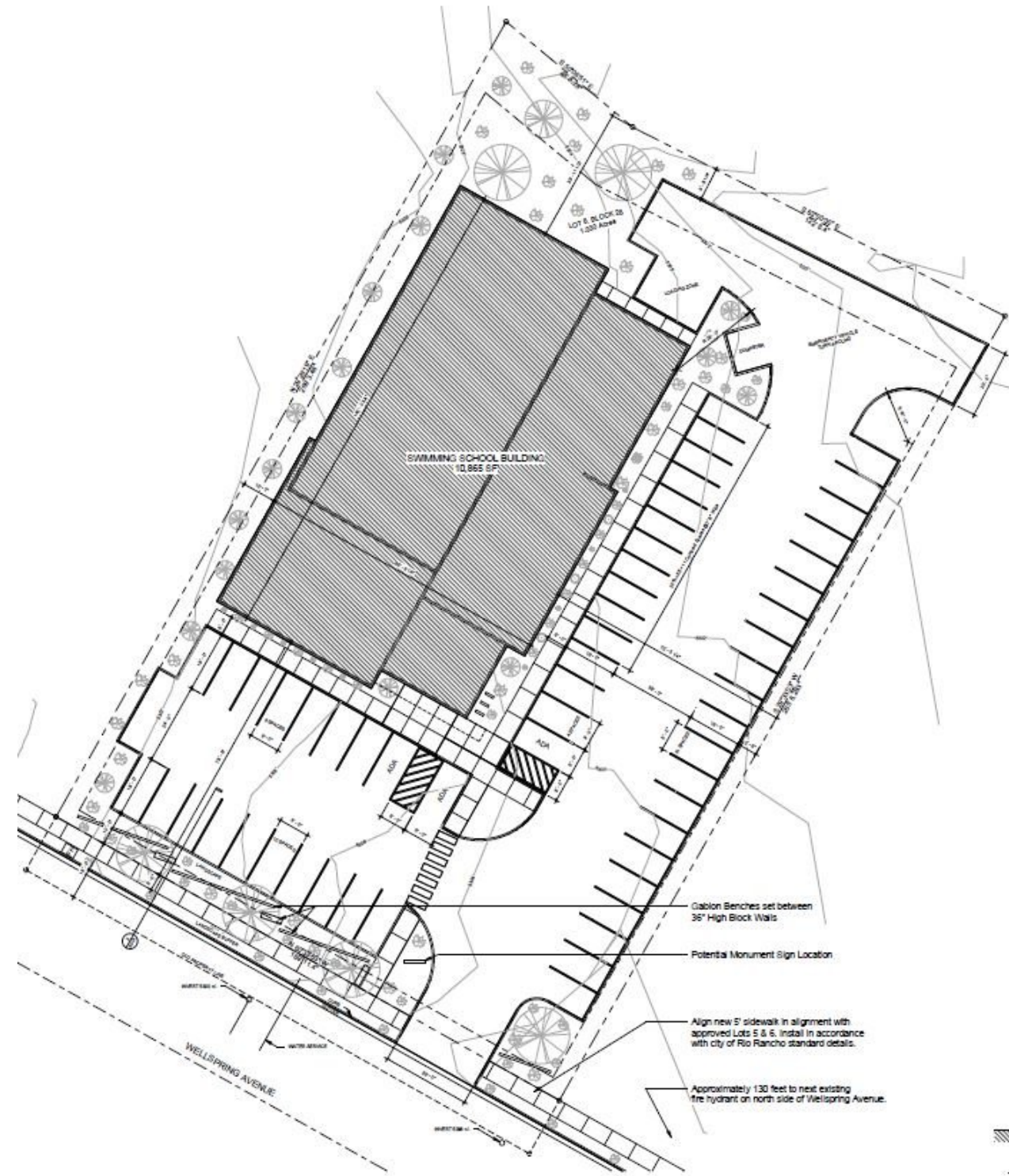
H.T.E. PROJECT #	FEE	RECEIPT #
<u>17-160-00003</u>	<u>\$ 266.00</u>	<u>234587</u>

APPLICATION ACCEPTED BY: Michael G. Long DATE: 2/8/17

Form revised March 2014



Site Plan & Renderings



**CODE AND SITE ANALYSIS**

**Total Area:** 10,865 SF

**Rio Rancho Code:** 2012/2015 IBC

**Occupancy:**

Pool	53
Deck	100
Locker	24
Viewing Area	50
Offices	20
<b>TOTAL</b>	<b>247</b>

**Parking Calculations:**

10,865/200 = 55 Spaces / 3 ADA. 55 Total

55 Parking Spaces Provided

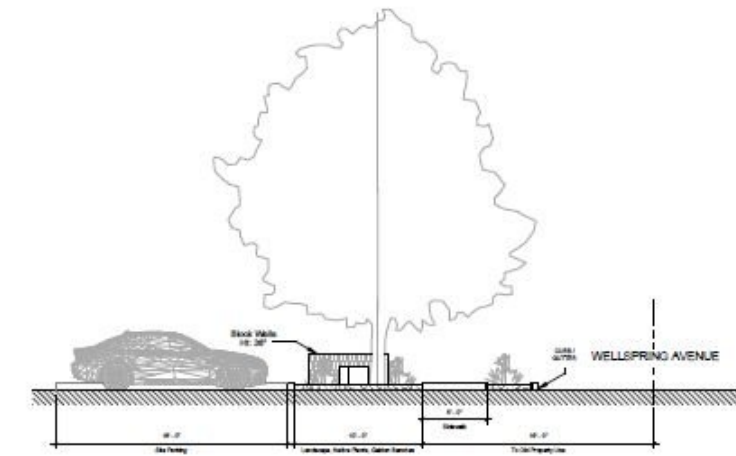
120' Hammerhead Design Standard,  
 108' acceptable per Fire Marshall on 7 Feb 2017

**Landscape Calculations:**

Total Site Area: 1.030 Acre / 44,867 SF

10% Coverage Required = 4,487 SF / Provided 9,216 SF

25% of Total Required in Front = 1,122 SF / Provided 2,828 SF



1 Site Plan - Proposed  
 1/16" = 1'-0"

2 TYP. SECTION THROUGH LANDSCAPE BUFFER  
 3/16" = 1'-0"

Christian Harper MODULUS DESIGN LLC 912 Braddock Blvd. NE Albuquerque, NM 87132 C 505.482.7145 P 505.842.2254 F 505.243.3656		Designer/Baker Fish Factory 1801 Wellspring Avenue SE Rio Rancho, NM 87124
Drawn By: C. Beccone Checked By: C. Harper DATE: 03/16/2017	Proposed Site Plan A001 Fish Factory SCALE: As Indicated	

Site Plan & Renderings





**CITY OF RIO RANCHO  
ORDINANCE**

**ORDINANCE NO. O23**

**ENACTMENT NO. 12-23**

**AMENDING THE ZONING DESIGNATION OF THE PROPERTIES KNOWN BY LEGAL DESCRIPTION AS UNIT 10, BLOCK 28, LOTS 2 & 3 FROM MU-A/MIXED USE ACTIVITY CENTER AND LOTS 5-14 & 16-18 FROM R-1/SINGLE FAMILY RESIDENTIAL TO SU/SPECIAL USE FOR LIMITED C-1/RETAIL COMMERCIAL. THE PROPERTIES ARE LOCATED SOUTH OF WESTSIDE BOULEVARD AND NORTH OF WELLSRING AVENUE SE.**

**NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:**

**Section 1. Regulations**

**Land Use:** All permissive and conditional uses of the C-1/Retail Commercial District shall be allowed, except for the following uses:

- No adult entertainment
- No bars and lounges

**Site Plan:** Development of the property shall generally occur per the guidelines attached hereto as Exhibit "A". A Site Plan approved by the Governing Body is required prior to development. Any significant changes to the site plan shall require a re-review by the Governing Body.

**Signage:** All signs shall be monument type and shall comply with the §156: Sign Regulations of the Rio Rancho Code.

**Lighting:** Lighting fixtures shall be shielded to prevent spillage onto adjacent property. All lighting shall comply with the State of New Mexico Night Sky Act;

**Height:** The maximum height of all buildings shall not exceed 32 feet; except that the height of an assisted living or similar facility shall not exceed 50 feet including any architectural projections.

**Setback:** Front setback shall be a maximum of 20 feet.

**Off Street Parking Regulations:** Refer to §154.20 of the Rio Rancho Zoning Code for the number of parking spaces required.

**Outside Storage:** Outside storage of materials and equipment shall be enclosed and screened from view.

**Screening & Buffering:** Mechanical equipment, whether on roof areas or at street level, shall be fully screened.

**Section 2.** The Unser Gateway West Vicinity Plan, for the purpose of removing lots 2 and 3 from the Plan area, is hereby amended via approval of this Ordinance.

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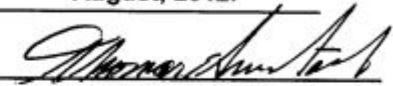
**Section 3. Severability Clause**

If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

**Section 4. Effective Date**

This Ordinance shall take effect in ten (10) days after adoption.

ADOPTED THIS 22 DAY OF August, 2012.



Mayor

9/6/12.  
Date

ATTEST:

  
**Stephen J. Ruger, City Clerk**  
(S E A L)

**EXHIBIT A**

**Design Guidelines for Unit 10, Block 28, the Wellspring Avenue Commercial Area**

The following development standards apply to Lots 2-3, 5-14, 16-18, Block 28, Unit 10 in an area to be known as the Wellspring Avenue Commercial Area (see the attached exhibit).

*The development standards are similar to those adopted for the small commercial tracts (10B, 11, 12 and 15B) within the Cabazon Master Plan. Using consistent development standards with those in use across Unser Boulevard will make implementation easier for City staff and for developers and end-users of the property. Since they are already adopted and in use in the adjacent area, conflicts or problems caused by new development standards are minimized or eliminated.*

**Streetscape**

The streetscape will provide a unifying element along Wellspring Avenue, and will tie together the individual lots in the development. Streetscape requirements will meet City minimums for the C-1 zone, and shall include at least one shade tree within the landscaped setback area for each lot along Wellspring Avenue.

**Parking**

The intent of the standards for the development of parking areas is to: mitigate heat/glare through the provision of landscaping; minimize the visual impact of parking areas; and provide accessible, safe circulation within and adjacent to the parking areas.

- Parking space standards shall be per the City of Rio Rancho Zoning Code.
- Large parking areas shall be broken into smaller parking areas. The preferred method is to provide landscaped medians or islands with pedestrian connections.
- ADA-compliant parking shall be located adjacent to main building entries as required by existing regulations.
- Clear pedestrian connections shall be provided through parking areas. Shade trees should be provided along pedestrian walks.
- Parking lot landscaping is required by the City. Wellspring Avenue Commercial Area parking lots shall comply with City parking lot landscaping standards.

**Bicycle Facilities**

Providing convenient bicycle facilities to encourage non-vehicular travel within the Wellspring Avenue Commercial Area will be encouraged in support of the City's Comprehensive Plan goals for supporting alternate modes of transportation.

**Site Landscape**

The landscape environment serves to enhance the visual dynamic of the development and aid in reinforcing the street edge and pedestrian environment. Landscape elements, such as street furniture, lighting, bollards or special hardscape elements like decorative paving or edging shall be used to reinforce the street edge and tie the separate lots together into an attractive streetscape. A consistent theme can be established through the common use of these materials, along with the use of similar plant materials. All site landscape requirements will meet the City regulations. Individual lot owners are encouraged to use site landscaping that is similar to neighboring lots to help to establish a common streetscape theme, especially along the front of Wellspring Avenue.

**Site Planning**

The intent of the site planning guidelines is to create pedestrian-friendly environments for employees and visitors.

- The City may require that cross-access easements be provided between adjoining parcels to allow for shared driveway access between lots to limit the number of individual driveways that access Wellspring Avenue (a collector street).
- An outdoor patio space with shade trees or a shade structure is encouraged if the development proposed is compatible with such a space.
- Sidewalk requirements will be consistent with those used by the City of Rio Rancho. Additional landscaping is encouraged, especially along Wellspring Avenue.
- Pedestrian connections shall be provided from each building to the internal circulation system and to adjacent roadways. Shade trees should be provided along the pedestrian connection.
- City site plan approval is required for each development within Wellspring Avenue Commercial Area due to the Special Use designation of the zoning.

#### **Setbacks**

The use of building and parking area setbacks is encouraged to provide space for the creation of visually attractive streetscapes within the Wellspring Avenue Commercial Area. Setbacks, and the landscape or pedestrian walkway improvements within the setbacks will be consistent with those listed in the City's Zoning Ordinance, unless a variance or amendment has been requested at the time of site development. Individual property owners may provide more stringent regulations on their own site, but all sites must meet City minimum setback requirements.

#### **Lighting**

A consistent theme for the lighting fixtures within the streetscape area or within common areas between buildings will contribute to the overall aesthetic character of the area and is encouraged. Safety and security should be the primary design consideration, as well as the daytime appearance of the light fixtures. Shielded source lighting shall be used to prevent glare on adjacent properties per the requirements of the City's Zone Code.

#### **Screening and Buffering**

Mechanical equipment and refuse enclosures, whether on roof areas or at street level, shall be fully screened from pedestrians or motorists on Wellspring Avenue. Screening materials shall be compatible with the materials and design of the building.

#### **Signage**

Signage will create a sense of arrival to the development of the area and will establish a quality visual impact. Signage will meet the requirements of the City Sign Code, especially those relating to minimizing impacts to adjacent residential areas.

#### **Height**

Building height shall be consistent with the City's height requirements in the C-1 zone with the exception of those uses designed for senior care, assisted living or nursing home facilities which are allowed to reach 50 feet to accommodate multi-story care facilities. *(Rationale: senior care facilities typically design around a stacked multi-floor plate with elevator service to eliminate large spread out single story buildings that are more difficult for seniors to walk through with canes, walkers, wheelchairs, etc. Additionally, senior transitional care facilities are typically designed with a multi-family residential appearance (lots of windows, no blank facades, etc.) so the height is not as imposing as it would be for a large retail facility.)*



**CITY OF RIO RANCHO  
ORDINANCE**

**ORDINANCE NO. 26**

**ENACTMENT NO. 16-21**

**AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO ASSIGNING A  
CORRIDOR OVERLAY ZONE DESIGNATION ON CERTAIN PROPERTIES WITHIN THE  
BOUNDARIES OF RIO RANCHO ESTATES UNIT 10.**

**WHEREAS**, the Governing Body of City of Rio Rancho, has adopted zoning regulations in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and,

**WHEREAS**, in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, the City of Rio Rancho Development Services Department has proposed an amendment to the Official Zoning Map for the purpose of imposing additional design standards or access control measures and requiring additional setbacks to protect future right-of-way acquisition in areas of Rio Rancho Estates Unit 10, based on the development of the Unit 10 Specific Area Plan and adoption of the Los Diamantes Master Plan (Resolution No. 61, Enactment 15-055), and assigned City Case No. 15-100-00014; and

**WHEREAS**, Westside Blvd. is identified as a future community arterial on the Mid Region Council of Governments (MRCOG) long range transportation map and is proposed to be a City standard 4-lane minor arterial roadway in correlation with the MRCOG map; and,

**WHEREAS**, Wellspring Ave. is proposed to function as a collector street based on the residential road connectivity from the southwest to Wellspring Ave. and the potential high traffic generating commercial developments directly to the northwest of Wellspring Ave.; and,

**WHEREAS**, Westside Blvd. preliminary alignment is being proposed as part of the Los Diamantes Master Plan; and,

**WHEREAS**, the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on June 14, 2016, regarding the proposed changes to the Official Zoning Map, and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and,

**WHEREAS**, the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07; and,

**WHEREAS**, public hearings occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on July 13, 2016, and the Governing Body heard interested parties and citizens for and against the proposed amendments; and,

**WHEREAS**, the Governing Body finds a need to amend and adopt regulations related to requiring the need for future access control and right-of-way needs along the Westside Blvd. and Wellspring Ave. corridors and the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of

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Ordinances and Statutes, and determining the proposed amendments are consistent with the policies and criteria set forth in R.O. 2003 Section 150.07(D), the Governing Body finds the amendments to the Official Zoning Map promote the health, safety, morals, and general welfare of the City.

**NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:**

**Section 1. Corridor Overlay Zone.**

**A. Purpose:** The Corridor Overlay Zone authorized under Section 154.32 shall apply as an overlay zone for access, future rights-of-way and enhanced setbacks on the following described properties and shall be denoted on the official zoning map by the notation "COZ" in conjunction with the notation for the underlying zoning district:

- Rio Rancho Estates Unit 10, Block 18, Lots 1 & 63; and
- Rio Rancho Estates Unit 10, Block 19, Lots 1 & 14; and
- Rio Rancho Estates Unit 10, Block 20, Lots 1 & 7; and
- Rio Rancho Estates Unit 10, Block 21, Lots 1, 50 - 59, 63 - 64 & A; and
- Rio Rancho Estates Unit 10, Block 22, Lots 1 - 18 & 41 - 44; and
- Rio Rancho Estates Unit 10, Block 27, Lot 1 -2 & 9 - 10; and
- Rio Rancho Estates Unit 10, Block 28, Lots 2 - 17.

See Exhibit A for subject property locations.

**B. Enhanced Setbacks for Future Right-of-Way:** Setbacks to allow for future right-of-way for Wellspring Ave Detail Exhibit II, a collector roadway and Westside Blvd Detail Exhibit IV, a 4-lane minor arterial roadway, except where City owned property may be substituted. This requirement applies to residential as well as commercial properties as follows:

1) Northside of Wellspring Avenue (Collector Street) – setback 43 ft. *(25 ft. of existing right-of-way plus 18 ft. of future right-of-way)* from centerline plus zoning district setback on the following properties.

- Rio Rancho Estates Unit 10, Block 28, Lots 2 - 15.

See Exhibit B for City of Rio Rancho typical collector street section.  
See Exhibit C for Wellspring Ave right-of-way needs and future alignment.

2) Westside Boulevard (Minor Arterial Street):

a. Setback 53 ft. *(25 ft. of existing right-of-way plus 28 ft. of future right-of-way)* from centerline plus zoning district setback on the following properties:

- Rio Rancho Estates Unit 10, Block 21, Lots 50 - 59; and
- Rio Rancho Estates Unit 10, Block 22, Lots 18; and
- Rio Rancho Estates Unit 10, Block 27, Lots 9 & 10; and
- Rio Rancho Estates Unit 10, Block 28, Lots 13 - 16.



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b. Setback 53 - 81 ft. (25 ft. of existing right-of-way plus 28 - 56 ft. of future right-of-way) from centerline plus zoning district setback on the following properties (Exact setback will be determined at the time of development by the Development Services Department):

Rio Rancho Estates Unit 10, Block 21, Lots 1, 63 - 64 & A; and  
Rio Rancho Estates Unit 10, Block 22, Lots 10 - 17.

c. Setback 81 ft. (25 ft. of existing right-of-way plus 56 ft. of future right-of-way) from centerline plus zoning district setback on the following properties:

Rio Rancho Estates Unit 10, Block 18, Lots 1 & 63; and  
Rio Rancho Estates Unit 10, Block 19, Lots 1 & 14; and  
Rio Rancho Estates Unit 10, Block 20, Lots 1 & 7.

See Exhibit D for City of Rio Rancho typical arterial 4-lane street section.

See Exhibit E for proposed right-of-way needs.

3) Additional right-of-way required to accommodate for the future intersection alignment of Wellspring Ave and Westside Blvd on the following properties:

Rio Rancho Estates Unit 10, Block 28, Lots 14 & 15.

See Exhibit C for proposed intersection re-alignment.

**C. Access Standards:**

- 1) Access (Westside Boulevard and Wellspring Avenue) shall be governed by the State Access Management Manual (S.A.M.M) and the Unit 10 Specific Area Plan and the location of any driveway or access to Westside Boulevard and Wellspring Avenue will be determined and enforced by the Development Services Department.
- 2) The City may require, to insure compliance with Subsection C (1) above, that cross-access easements be provided between adjoining parcels to allow for shared driveway access between lots for the purpose of limiting the number of individual driveways that access Wellspring Avenue, a collector roadway and Westside Blvd, a 4-lane minor arterial roadway.
- 3) Before zone map amendment or site plan is approved and prior to issuance of any building permit for any property within the overlay zone, the applicant shall demonstrate how future development of the property will meet the Access Management Plan standards by:
  - a. Replatting multiple lots into a single piece of property; and/or
  - b. Plat property showing access easement and/or reciprocal agreements between adjoining property owners; and/or
  - c. Providing shared access driveways where allowed.
- 4) Rio Rancho Estates Unit 10, Block 27, Lots 1 & 2 to be accessed from 20<sup>th</sup> Street SE only.

**Section 2. Severability Clause:**

If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for

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any reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

**Section 3. Effective Date.** This Ordinance shall take effect in ten (10) days after adoption.

**ADOPTED THIS 13<sup>TH</sup> DAY OF JULY, 2016.**

  
Greggory D. Hull, Mayor

**ATTEST:**   
Stephen J. Ruger, City Clerk  
(S E A L)

Reproduction of Notices



**NOTICE OF HEARING  
CITY OF RIO RANCHO  
GOVERNING BODY  
CASE NO. 17-160-00003**

**NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED ACTION**

March 24, 2017

Dear Property Owner:

*Case No. 17-160-00003 (Site Plan Approval):* The purpose of this letter is to notify you that Modulus Design, requests approval of a Site Plan as required by the SU Zoning district on the property legally described as Rio Rancho Estates Unit 10, Block 28, Lot 8 generally located north of Wellspring Ave. The applicant requests approval of a Site Plan to construct a 10,630 sq. ft. Swim School known as Fish Factory.

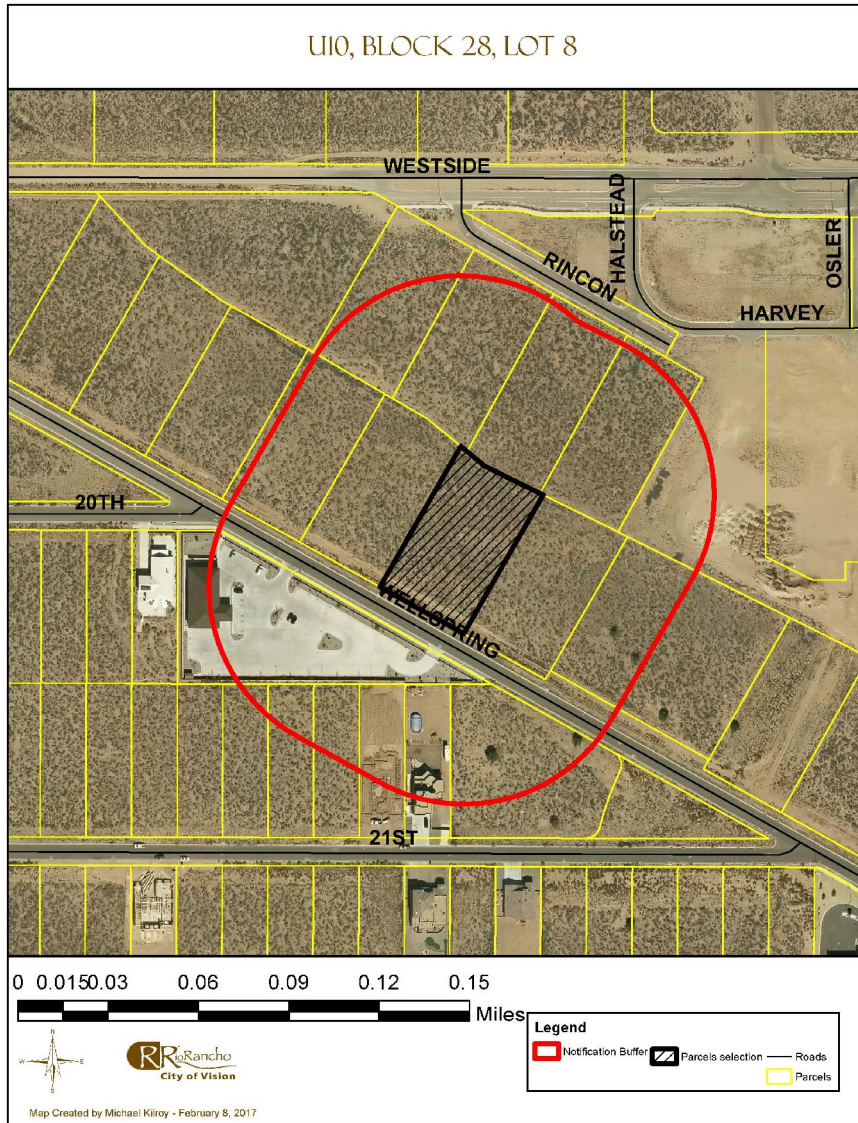
**The Governing Body will hear this request on Wednesday, April 12, 2017 commencing at 6:00 pm and will be in the Council Chambers of City Hall, located at 3200 Civic Center Cir. NE.**

If you would like to comment on this application, you are encouraged to attend the hearing. Comments may also be made in writing and will be presented on your behalf at the hearing. Please do not hesitate to contact the Development Services Department at (505) 891-5005 if you have any questions concerning this application.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing, please contact the City Clerk at (505) 891-5004 as soon as possible. The City Clerk can also provide public documents including the agenda and minutes in various accessible formats.

Sincerely,

Michael C. Kilroy | Municipal Planner II



**CITY OF RIO RANCHO  
 LEGAL NOTICE**

THE GOVERNING BODY OF THE CITY OF RIO RANCHO, NEW MEXICO, will consider the following matter at its regularly scheduled meeting at 6 p.m. on Wednesday, April 12, 2017:

**Site Plan Approval**

The Applicant, Modulus Design, is requesting a site plan approval for 1801 Wellspring Ave. Case #17-160-00003 will be heard in the Council Chambers, City Hall, 3200 Civic Center Circle. The public is invited to attend. Materials related to this item are available for viewing in the Development Services Dept. at City Hall.  
**City of Rio Rancho, NM**  
 Pub Date(s): 3/26/2017

February 28, 2017 – PZB MINUTES

- D. VARIANCE: The applicant requests a setback variance for Fish Factory Swim School to allow for a greater setback than the maximum allowed 20' setback as outlined in Ord. No. 023, Enact. No. 12-23. The subject property is legally described as Rio Rancho Estates Unit 10, block 28, Lot 8.  
Case No.: 17-110-00001 Applicant: Modulus Design Agent: Christian Harper Staff Contact: Mike Kilroy  
Staff Recommendation: Approval with Conditions and Findings

Michael Kilroy, Staff, presented the item. The Agent, Christian Harper with Modulus Design, along with Walter Gill of Modulus Design, addressed the Board to provide insight into the property development desires of their client, Fish Factory Swim School.

Commissioner Wymer expressed the importance of harmonious development which is consistent with area development and one which promotes a pedestrian-friendly environment, with not only landscape elements but a wall in the front which is similar in design to that of the adjoining property. Commissioner Tortorici expressed the desire for a better illustration of the site in terms of front landscaping components which are synergistic with the area characteristics. Commissioner Wymer viewed the project as beneficial to the City and while it was not the intent of the Commission to be unnecessarily burdensome in terms of requirements, there is real need to protect the area for future development which is consistent.

Jim Arrowsmith, Planning and Zoning Manager, addressed the Commission explaining the development standards of the *Wellspring Avenue Commercial Area* which encourages collaboration between property owners for a consistent landscape theme throughout the corridor. The ordinance for this area, Ordinance No. 23, Enactment No. 12-23 contains development guidelines with a specific maximum front setback. The design guidelines envisioned for this area were to be similar to those of the *Cabezon Communities Master Plan*. With differing front setbacks, the theme of the ordinance is not being met. At the very least, some discussion between the property owner and the adjacent property owner would be pertinent to coordinate the transition between the two properties.

Mr. Christian Harper, Agent, expressed to the Commission their intent to ensure continuity with the landscape design theme along the corridor is met, albeit doing so with a greater front setback than the maximum allowed. Commissioner Gilmore stated the Fish Factory Swim School is a great addition to the City, a precedent has already been set with allowing for a greater front setback with the approval of a previous variance and encouraged the approval of this variance with the understanding that the site will accommodate a pedestrian walkway environment. Mr. Walter Gil, Agent addressed the Commission explaining this project's design guidelines include design elements which will create an inviting pedestrian realm in addition to the streetscape. The project will provide a well-defined walkway connecting the City's right-of-way sidewalk to the front of the building and a landscape plan which proves a wall and street trees along Wellspring Avenue, as well as the creation of a safe and enjoyable pedestrian experience.

Brian Gilmore, District 2 moved to **Approve a setback variance for Fish Factory Swim School to allow for a greater setback than the maximum allowed 20' setback as outlined in Ord. No. 023, Enact. No. 12-23.** Seconded by Paul Wymer, District 4

The motion carried by a vote of 4 FOR and 0 AGAINST.

**YES:** Brian Gilmore, Paul Wymer, Sal Tortorici, and Michael Schlichte.

**NO:** (none)

ITEM 5: DISCUSSION & DELIBERATION:

- A. SITE PLAN: The applicant requests a site plan for a 10,630 sq. Ft. Fish Factory Swim School located at 1801 Wellspring Avenue, SE and legally described as Rio Rancho Estates Unit 10, Block 28, Lot 8. Case No.: 17-160-00003 Applicant: Modulus Design Agent: Modulus Design Staff Contact: Mike Kilroy Staff Recommendation: Approval with Conditions and Findings

Michael Kilroy, Staff, presented the item.

Commissioner Wymer inquired of the Agent as to conformance with the cross lot access easements. The Agent, Christian Harper with Modulus Design, along with Walter Gill of Modulus Design, concurred the site would provide cross lot access. Commissioner Wymer stated the need for conditions of approval which requires that the Applicant provide not only front landscaping continuity; that a wall, pedestrian friendly benches and the like be required for the design elements of this project. Those elements need to be demonstrated on a site plan when presented to the Governing Body. Commissioner Tortorici made a motion to revise the conditions specified in #11 of the Conditions of Approval to include the streetscape landscaping along Wellspring Boulevard to be consistent with the landscape plan established in Case No. 16-160-00002 and in Case No. 16-160-00004 as required by Ordinance No. 023, Enactment No. 12-23, Exhibit A, Design Guidelines, Site Landscape.

Sal Tortorici, District 6 moved to **approval of a site plan for a 10,630 sq. Ft. Fish Factory Swim School located at 1801 Wellspring Avenue, SE and legally described as Rio Rancho Estates Unit 10, Block 28, Lot 8.** Seconded by Paul Wymer, District 4

The motion carried by a vote of 4 FOR and 0 AGAINST.

**YES:** Brian Gilmore, Paul Wymer, Sal Tortorici, and Michael Schlichte.

**NO:** (none)

# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-96

Submitted by: Leila Momenzadeh

Submitting Department: Public Works

Meeting Date: April 12, 2017

## **SUBJECT**

D25, Advice and Consent to award a contract for Rivers Edge Water Line Replacement Project in the amount of \$737,517.07 to New Concepts Inc.

## **ATTACHMENTS**

- [D25 - ABM](#)
- [D25 - Attachment 1](#)
- [D25 - Attachment 2](#)

Legislation Item: \_\_\_\_\_

1 AGENDA DATE:  
2 April 12, 2017  
3

4 DEPARTMENT:  
5 Public Works  
6

7 SUBJECT:  
8 Advice and Consent of the Governing Body to award Contract No. 17-  
9 UT-086 – River’s Edge Water Line Replacement for the bid amount of  
10 \$737,517.07 including New Mexico Gross Receipts Taxes (NMGRT) to  
11 New Concepts, Inc.  
12

13 SYNOPSIS:  
14 The project includes the main water line and service line replacement as  
15 well as reconstruction of the roadways in the River’s Edge area including  
16 River’s Edge Drive, Gila River Road, Silver Creek Drive, and Butte Way.  
17

18 BACKGROUND AND ANALYSIS:  
19 This contract provides for the River’s Edge Water Line Replacement  
20 Project. The project includes water line replacement and roadway  
21 reconstruction of River’s Edge Drive, Gila River Road, Silver Creek Drive,  
22 and Butte Way. A new 8” water line will be installed including new  
23 copper services to the residents. The road work consists of milling the  
24 existing pavement surface, subgrade preparation, the installation of 4  
25 inches of base course, and 3 inches of asphalt.  
26

27 New Concepts Inc. is the low bidder in the amount of \$737,517.07  
28 including NMGRTs. This project is being funded by City Utility Funds.  
29

30 IMPACT:  
31 Execution of this contract will allow the City to begin the construction  
32 process for the water line replacement and roadway reconstruction of  
33 the River’s Edge area including River’s Edge Drive, Gila River Road,  
34 Silver Creek Drive, and Butte Way.  
35

36 ALTERNATIVES:  
37 1. The City may choose to execute the contract with New Concepts, Inc.  
38 and begin construction.  
39  
40 2. The City may choose not to execute the contract.  
41  
42



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1 DEPARTMENT RECOMMENDATION:  
2 Staff recommends that the City approves the project to award the  
3 contract for construction.

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4  
5  
6 ATTACHMENT I: Contract No. 17-UT-086 to New Concepts Inc.  
7 ATTACHMENT II: Exhibit for Project Location

**Contract 17-UT-086**  
**Construction Contract**  
Rivers Edge Water Line Replacement Project

THIS AGREEMENT is made and entered into by and between the City of Rio Rancho, hereinafter referred to as the "CITY," and NEW CONCEPTS INC., hereinafter referred to as the "CONTRACTOR."

City and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

**1. WORK**

CONTRACTOR shall complete all Work as specified or indicated herebelow. The Work and project are generally described in Invitation for Bid (IFB) 17-PW-008.

**2. GENERAL CONDITIONS**

The general conditions ("General Conditions") of this Agreement shall be the Standard General Conditions of the Construction Contract prepared by the Engineers Joint Contract Documents Committee (EJCDC) Document C-700, 2007, and modifications thereto incorporated herein by reference.

**3. ENGINEER**

The ENGINEER of record for this project, as described in the General Conditions, is Huitt-Zollars, Inc.

**4. CONTRACT TIMES**

4.1 The Work will be substantially completed within **One Hundred Twenty (120)** consecutive calendar days after the date when the Contract Times commence to run as provided in Paragraph 2.03 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions.

4.2 Liquidated Damages. City and Contractor recognize that time is of the essence of this Agreement and that City will suffer financial loss if the Work is not completed within the times specified in Paragraph 4.1 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense and difficulties involved in proving the actual loss suffered by City if the Work is not completed on time. Accordingly, instead of requiring any such proof, City and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay City **One Thousand Five Hundred Dollars (\$ 1,500.00)** for each day that expires after the substantial completion date established by the City's written Notice to Proceed.

**5. CONTRACT PRICE**

The City shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract price comprises the Base Bid described in IFB 17-PW-008 and all addenda thereto. The Contract price shall be **Six Hundred Eighty-Six Thousand Four Hundred Sixty-One Dollars and fifty cents (\$686,461.50)**, which excludes applicable gross receipts tax, subject to additions and deductions as provided in the Contract Documents.

**6. NON-APPROPRIATIONS**

The terms of this Agreement and all amounts payable hereunder are contingent upon sufficient appropriations therefore by the City's Governing Body. If sufficient appropriations are not made, the City shall notify the Contractor of the same, and this Agreement shall terminate forthwith.

## **7. PAYMENT PROCEDURES**

Contractor shall submit Application for Payment in accordance with Article 14 of the General Conditions. Engineer will process applications for Payment as provided in the General Conditions. The City shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment as recommended by Engineer, twenty one (21) days after receipt of the Engineer approved Application for Payment. All such payments will be measured by the schedule of values established in Paragraph 14.02 of the General Conditions (and in the case of Unit Price Work based on the number of units completed).

## **8. CONTRACTOR'S REPRESENTATIONS**

In order to induce City to enter into this Agreement Contractor makes the following representations:

8.1 Contractor has examined and carefully studied the Contract Documents and other related data identified in the Bidding Documents including "technical data."

8.2 Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Work.

8.3 Contractor is familiar with and is satisfied as to all federal, state and local laws and regulations that may affect cost, progress, performance and furnishing of the Work.

8.4 Contractor has examined all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except underground facilities) which have been identified in Paragraph 4.02 A of the General Conditions. Contractor accepts the determination set forth in Paragraph 4.02 B of the General Conditions of the extent of the "technical data" contained in such reports and drawings upon which Contractor is entitled to rely as provided in Paragraph 4.02 B.1 of the General Conditions. Contractor acknowledges that such reports and drawings are not Contract Documents and may not be complete for Contractor's purposes. Contractor acknowledges that City and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to Underground Facilities at or contiguous to the site. Contractor has obtained and carefully studied (or assumes responsibility for having done so) all such additional supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and underground facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by Contractor and safety precautions and programs incident thereto. Contractor does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the performance and furnishing of the Work at the contract price, within the contract times and in accordance with the other terms and conditions of the contract documents.

8.5 Contractor is aware of the general nature of work to be performed by City and others at the site that relates to the Work as indicated in the Contract Documents.

8.6 Contractor has correlated the information known to Contractor, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.

8.7 Contractor has given City written notice of all conflicts, errors, ambiguities or discrepancies that Contractor has discovered in the Contract Documents. Contractor certifies that any written resolution thereof by City is acceptable and that the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

8.8 Contractor shall make prompt payment to its subcontractors and suppliers for amounts owed for work performed on the construction project within seven days after receipt of payment from the City. If Contractor fails to pay Contractor's subcontractor and suppliers by first-class mail or hand delivery within seven days of receipt of payment, Contractor shall pay interest to Contractor's subcontractors and suppliers beginning on the eighth day after payment was due, computed at one and one-half percent of the undisputed amount per month or fraction of a month until payment is issued. These payment provisions apply to all tiers of contractors, subcontractors and suppliers.

## **9. CONTRACT DOCUMENTS**

In addition to this Agreement, the Contract Documents, which comprise the entire agreement between City and Contractor concerning the Work, consist of the documents which are appended to this Contract as listed below in Subsection 9A and the documents which formed part of the IFB package upon which Contractor made its successful bid, as listed below in Subsection 9B.

### **A. Documents attached to hereto:**

1. Contractor's Bid Form
2. The Bidder's Listing of Subcontractors for Compliance with Subcontractors Fair Practices Act
3. Bid Bond
4. Local/Area/Resident/Resident Veteran/Recycled Content Goods Preference Certification Form
5. Resident Veteran Preference Certification
6. Certification of Bidder Regarding Affirmative Action/Equal Employment Opportunity and Non-discrimination
7. Non-Collusion Affidavit
8. Construction Performance Bond
9. Labor and Materials Payment Bond
10. Certificates of Insurance

### **B. Documents which were part of the IFB package and not listed above:**

1. Advertisement for Bids
2. Instructions to Bidders
3. Standard General Conditions of the Construction Contract, EJCDC Document No. C-700 (2007)
4. Supplementary Conditions
5. Notice to Contractor
6. Wage Rate Determination
7. Any Addenda issued for IFB 17-PW-008
8. Construction Plans as prepared by the Huitt-Zollars, Inc.

There are no Contract Documents other than those listed in Section 9 of this Agreement. The Contract Documents may only be amended, modified or supplemented as provided in Paragraphs 3.04 A & B, General Conditions. Any question regarding the documents which formed the IFB package shall be resolved by use of the documents maintained by City in its files on the Work. Contractor may obtain access to these documents at any time, upon reasonable notice.

## **10. MISCELLANEOUS**

10.1 Terms used in this Agreement will have the same meaning as those defined in Article 1 of the General Conditions.

10.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.3 The City and Contractor each binds themselves, their partners, successors, assigns and legal representatives to the other party hereto, in respect to all covenants, agreements and obligations contained in the Contract Documents.

10.4 Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the City and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.5 If, through any cause, Contractor shall fail to fulfill in timely and proper manner Contractor's obligations under this Agreement, or if Contractor shall violate any of the covenants, agreements, or stipulations of this Agreement, the City shall thereupon have the right to terminate this Agreement by giving written notice to Contractor of such termination and specifying the effective date thereof, at least five (5) days prior to the effective date of such termination. In such event, all finished and/or unfinished documents, data, studies, surveys and reports prepared by Contractor under this Agreement shall, at the option of the City, become its

property and Contractor shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

10.6 Notwithstanding the above, Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of the contract by Contractor, and the City may withhold any payments to Contractor for the purpose of set-off until such time as the exact amount of damages due the City from Contractor is determined.

10.7 The City may terminate this Agreement at any time for the City's convenience, by giving at least thirty (30) days notice in writing to Contractor. If the Agreement is terminated by the City as provided herein, Contractor will be paid for the time provided and expenses incurred up to the termination date. If this Agreement is terminated due to the fault of Contractor, paragraph 10.5 hereof relative to termination shall apply.

10.8 Notices: Any notice required or permitted to be given hereunder shall be sufficient if mailed to the address shown below or faxed to the number shown below for the party receiving notice, or to such other address or fax number of which such party has duly notified the other party in accordance with the provisions of this paragraph.

For notice to the City:

Huitt-Zollars, Inc.  
Ray De La Vega, Project Engineer  
333 Rio Rancho Blvd. Suite 101  
Rio Rancho, New Mexico 87124  
Telephone: 505-892-5141  
Fax: 505-892-3259

Leila Momenzadeh, Project Manager  
City of Rio Rancho  
3200 Civic Center Circle  
Rio Rancho, New Mexico 87144  
Telephone: 505-891-5048  
Fax: 505-891-5762

For notice to the Contractor:

New Concepts, Inc.  
John T. Lakeman, Vice President  
508 Paragon SE/P.O. Box 9555  
Albuquerque, New Mexico 87119-9555  
Telephone: 505-452-8910  
Fax: 505-452-1909

10.9 To the extent, if at all, that NMSA § 56-7-1 is applicable to any agreement to indemnify contained in this Contract, and any such agreement to indemnify contained in this Contract is interpreted to indemnify a party against liability, claims, damages, losses, or expenses, including attorney fees, arising out of bodily injury to persons or damage to property caused by, or resulting from, in whole or in part the negligence, act, or omission of the indemnitee, or the agents or employees of the indemnitee, or any legal entity for whose negligence, acts, or omissions any of them may be liable, any such agreement to indemnify contained this Contract shall not extend to liability, claims, damages, losses, or expenses, including attorney fees, arising out of:

A. The preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications by the indemnitee or the agents or employees of the indemnitee; or

B. giving or failure to give directions or instructions by the indemnitee, or the agents or employees of the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

10.10 Where documents listed in Section 9 contain terms that are different from City Ordinances, City Ordinances shall prevail. In that regard, any inconsistency between terms occurring among the following portions of this Agreement shall be resolved by giving precedence in the following order: (1) City Ordinances, (2) this Agreement (3) the Supplemental Conditions, and (4) the Standard General Conditions of the Construction Contract.

IN WITNESS WHEREOF, the parties have executed this Agreement to become effective as of the date of the last party's signature.

**CITY OF RIO RANCHO**

**NEW CONCEPTS, INC.**

By: \_\_\_\_\_  
Keith J. Riesberg, City Manager

By: \_\_\_\_\_  
John T. Lakeman, Vice President

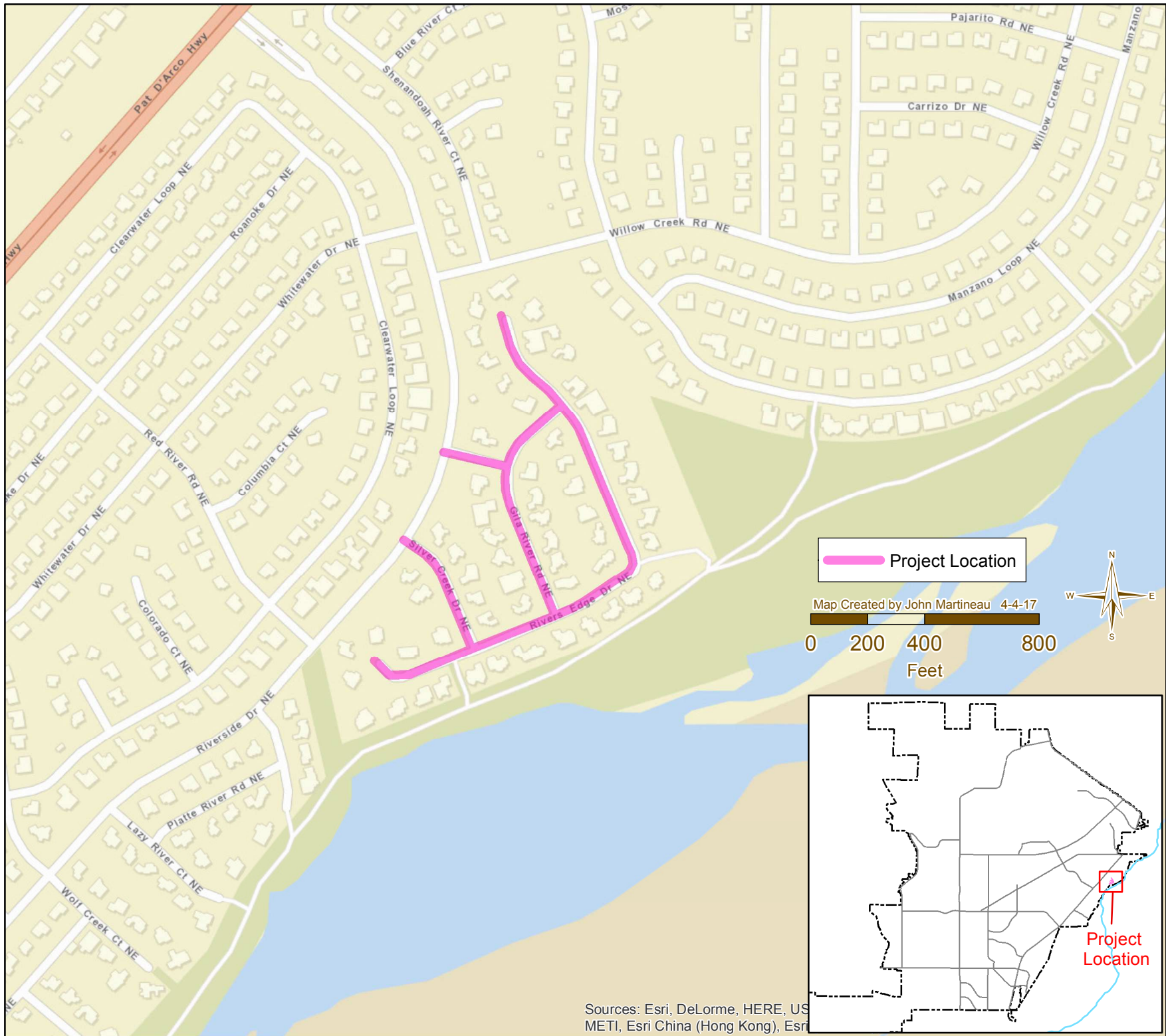
Date: \_\_\_\_\_

Date: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Gregory F. Lauer, City Attorney

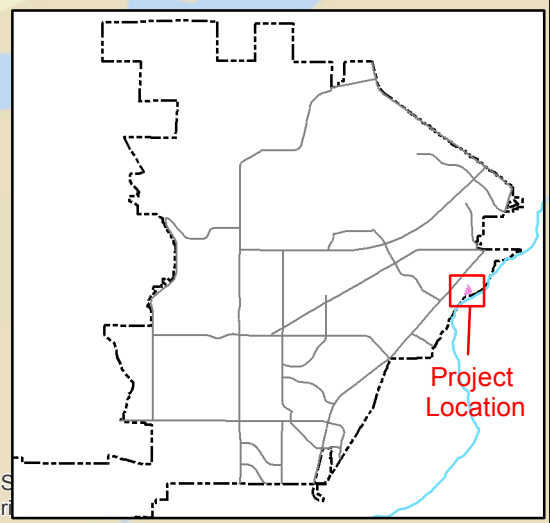
# RIVERS EDGE PROJECT LOCATION EXHIBIT



Project Location

Map Created by John Martineau 4-4-17

0 200 400 800  
Feet



Project Location

Sources: Esri, DeLorme, HERE, US METI, Esri China (Hong Kong), Esri



DISCLAIMER: All information is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.



# **Governing Body Regular Meeting Agenda Item Report**

Agenda Item No. 2016-100

Submitted by: City Clerk

Submitting Department: City Clerk

Meeting Date: April 12, 2017

## **SUBJECT**

Update of Strategic Planning Process

## **ATTACHMENTS**

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