



**Governing Body Work Session
Meeting
City of Rio Rancho
AGENDA
April 16, 2024
3:00 PM
Council Chambers**

Governing Body Members

Greggory D. Hull, Mayor	Paul Wymer, Councilor District 4
Jim Owen, Councilor District 1	Karissa Culbreath, Councilor District 5
Jeremy Lenentine, Councilor District 2	Nicole List, Councilor District 6
Bob Tyler, Councilor District 3	

Meeting Information

This meeting will be conducted in-person and streamed lived on the City of Rio Rancho website at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>

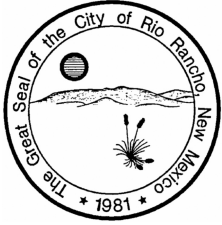
Pursuant to the Governing Body Rules of Procedures, public comment will not be taken at the work session meeting.

Call to Order

Discussion

- 1.** [Impact Fees Review](#)
Impact Fees Final Presentation.pdf
- 2.** [Water & Wastewater Rates/Fees/Budget Review](#)
Water and Wastewater Rates Fees Budget Review.pdf
- 3.** [Road Work/Planning Update](#)
Road Work Planning Update.pdf

Adjournment



**CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
April 16, 2024

DEPARTMENT:
City Clerk

SUBJECT:
Impact Fees Review

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [Impact Fees Final Presentation.pdf](#)

Development Impact Fee Update

Governing Body Work Session
April 16, 2024



Roadmap

- Recap of previous GB Work Sessions
- Stakeholder Sessions
- Key Considerations
- Proposed Schedule
- Next Steps

Previous GB Work Sessions

- April 18, 2023 Wildan presented on Impact Fees and the methodologies the consultant would be using to propose updates to the Impact Fee Schedule
- August 15, 2023 Willdan presented on the Land Use Assumptions (LUA identifies additional demand created by new development, first step in calculating impact fees)
- October 17, 2023 Staff presented the “true-up” fourth methodology for impact fee calculations
- December 12, 2023 Staff presented the Subcategories to be charged in lieu of a specific impact fee applied to businesses that place a disproportionate burden on City infrastructure.



Stakeholder Sessions

Meetings

First Round

- 11/29/23: NAIOP
- 11/30/23: Chamber of Commerce
- 12/5/23: HBA

Second Round (Subcategories)

- 1/17/24: NAIOP and HBA
- 1/23/24: Chamber of Commerce

Supplemental Meetings

- 2/1/24: HBA

Stakeholder Sessions

Feedback and Response

HBA Feedback	Staff Comments
Agreed that a true-up makes sense yet expressed concern that the 5% increase each year may be a little high in the outer years if inflation moderates.	Subject to Governing Body input, it would be possible to use a step-down approach, lower annual fixed % increase, or annual adjustment based on actual inflation.
Suggested an updated true-up that incorporated this past year's CPI.	Staff has calculated an updated true-up incorporating the CPI and PPI through YE2023, resulting in a lower 18.8% true-up (down from 20.3%).
Expressed Concern that the new schedule will begin July 2024 because they have already started acquisition deals.	Rates are locked in in for 2-4 years with the preliminary plat approval. Impact Fee Update started 12 mos ago and the current schedule was slated to be updated as of 7/1/22.

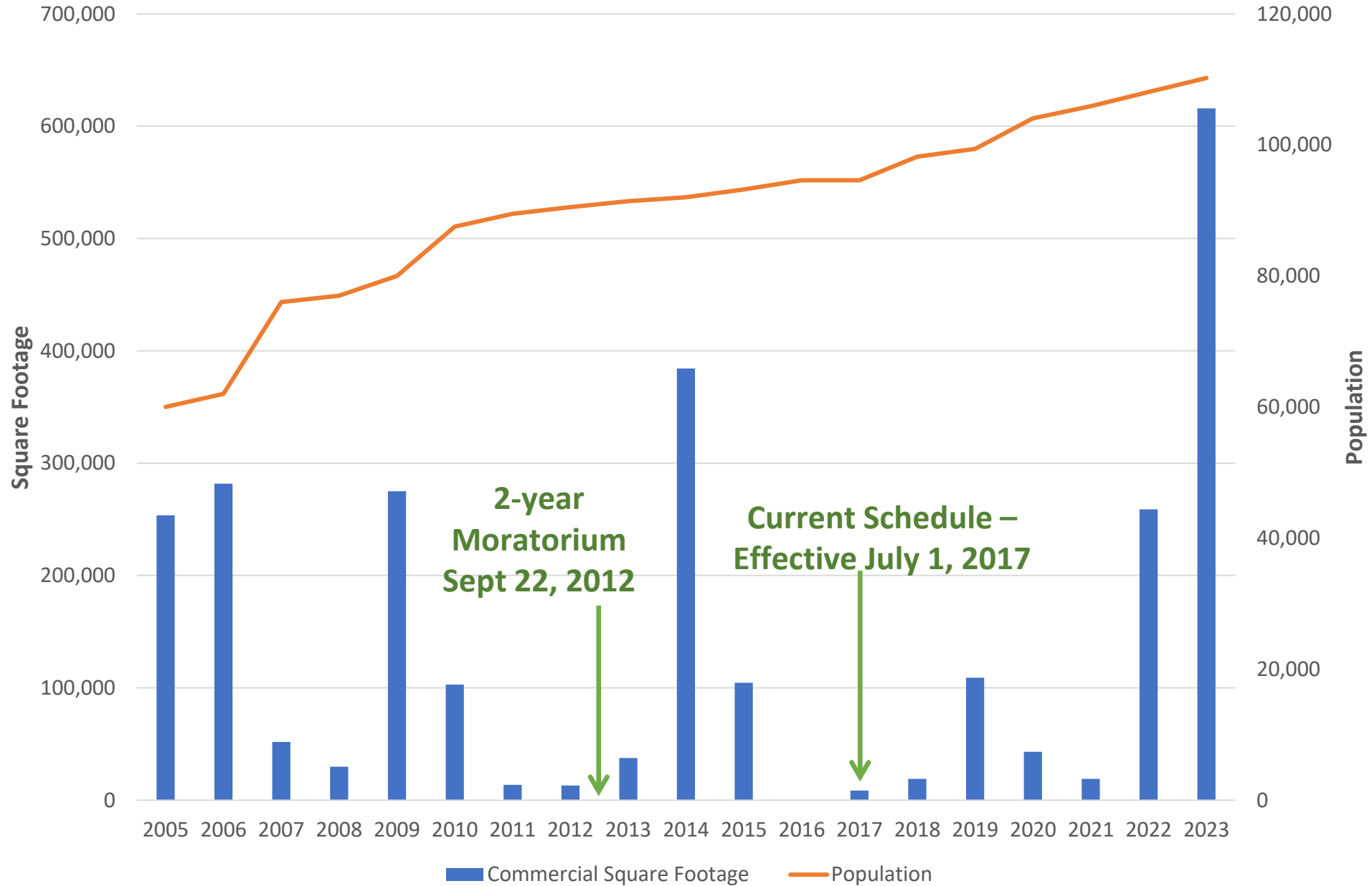
Stakeholder Sessions Feedback and Response

NAIOP Feedback	Staff Comments
<p>Suggested establishing a payment plan for our water and wastewater impact fees.</p>	<p>Staff finds that this isn't common practice among other municipalities, though we do understand the ABCWUA has a process.</p> <p>The City would have to front any capital costs and recoup the impact fee overtime and in essence repay the utility for the capital expenditure that has already been made.</p>

Stakeholder Sessions Feedback and Response

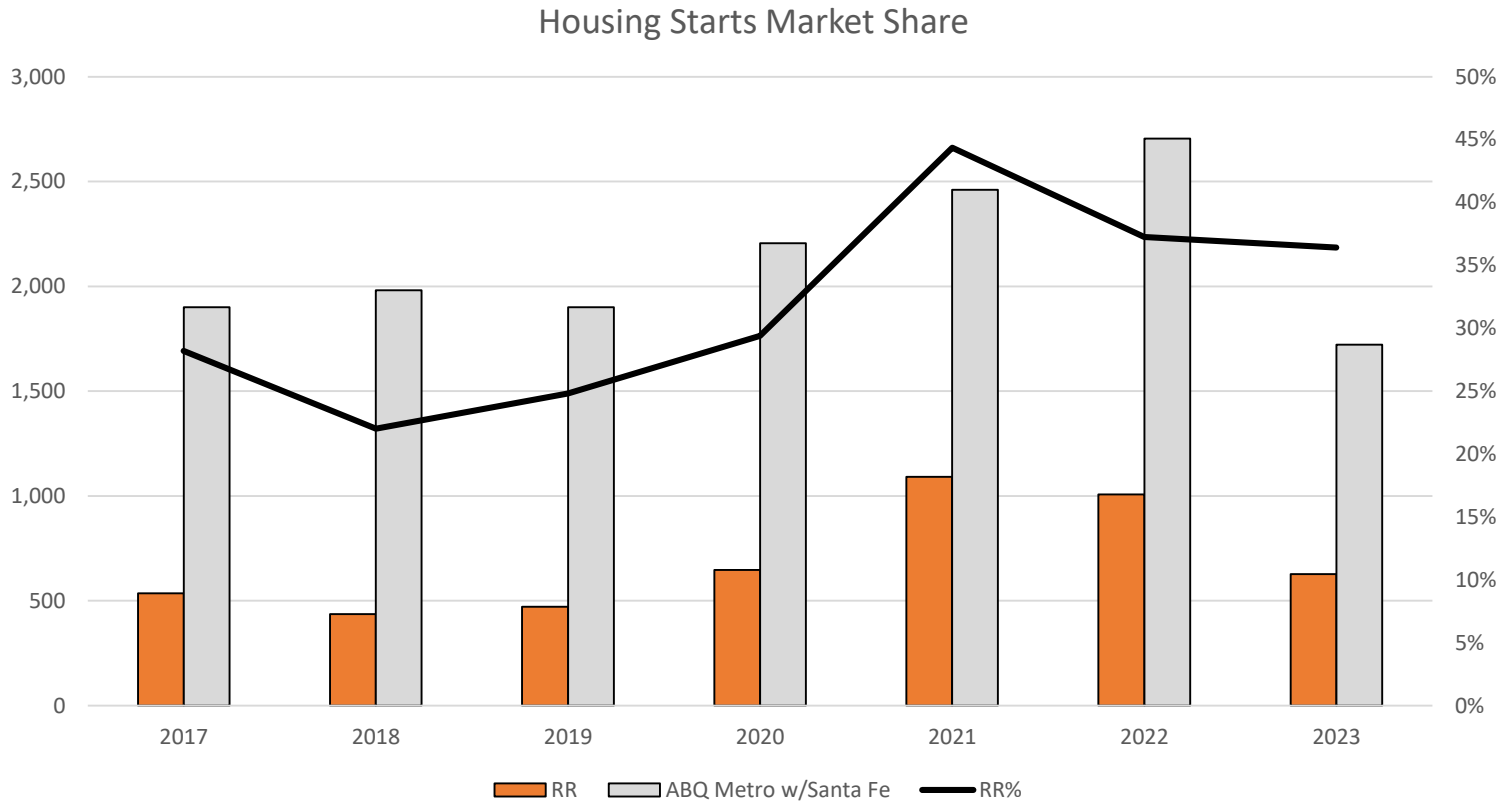
Rio Rancho Regional Chamber of Commerce Feedback	Staff Comments
<p>The risk of slowing construction due to higher impact fees could lead to an overall lower budget for the city.</p>	<p>Impact Fees are only one of many factors that are considered with construction, existing entitlements, inflation, market absorption, land availability, available contractors etc.</p>
<p>Consider differentiated impact fees based on multifamily construction types, incentivizing lower fees for higher-density single-level housing that aligns with workforce housing needs.</p>	<p>City just adopted the Affordable Housing Plan which enables criteria for fee waiving and other funding sources; not exclusive to multifamily.</p> <p>The Impact Fees categories are separated by single family residential and multi-family residential.</p>
<p>Suggest exploring the possibility of reducing impact fees based on employee count or jobs that provide a livable wage, supporting housing affordability for employees.</p>	<p>Existing economic development tools such as LEDA which now includes retail in addition to e-based job creators enable impact fee waivers. Other tools include MRA, PID, TIDD and the purchasing of credits from other developers at below face value.</p>
<p>Before any impact fee increases, reconcile all impact fee tax credits to ensure accurate accountability.</p>	<p>Impact Fees and tax credits are two different items. Tax credits are administered by NMTRD or the IRS.</p> <p>Attached is a list of current estimated Impact Fee Credits.</p>
<p>Provide an annual report on impact fees charged, collected, and credits given, along with details on funds held in each category and their utilization in the past year.</p>	<p>Part of the annual budget report</p>
<p>Propose a one-time increase of 20%-25% beginning mid-fiscal year 1/1/2025, with no further increases for a three-year period.</p>	<p>True-up is intended to restore its purchasing power. No further increases erodes the purchasing power on top of the Developer locking-in fees for multiple years at preliminary plat.</p>

Commercial Square Footage and Population By Year



Rio Rancho Single Family Residential Starts as a Percentage of the Metro

Fiscal Year	RR	ABQ Metro with Santa Fe	RR %
2017	536	1901	28.2%
2018	436	1981	22.0%
2019	472	1901	24.8%
2020	648	2205	29.4%
2021	1091	2460	44.3%
2022	1008	2705	37.3%
2023	627	1722	36.4%



Key Considerations

- The Current Schedule has been in effect since July 1, 2021
- The intent of the “true-up” is to bridge the erosion of City purchase power since 2017 and over the three years with no increase; that is, to try to restore the fees back to a level where the same amount of infrastructure can be purchased as in 2017
- Developers commonly lock-in Impact Fee rates for 2-4 years
- Credits are more favorable to the Developer and Business. It provides for supplemental income for the development’s infrastructure costs and allow other business to buy credits below face value to “save money at the window”
- Under any of the scenarios presented, several categories will only reach their FY17 (previous schedule) or FY18 (year one of current schedule) in later years, including:
 - Parks (SFR) – In FY17 the fee was \$1,258, in the proposed scheduled it will be \$1,251.50 in 2029
 - Non-residential Road fees will not catch up
 - Residential and Non-Residential Bikeways and Trails won’t catch up
 - Public Safety fees will only exceed in the Office/Institutional category

Key Considerations (Con't)

- Proposed Impact Fees are in the range of other communities' current schedules in the 5-county area (several of which are in the process of updating their Impact Fees)
 - Additionally, Rio Rancho has a very competitive GRT rate that translates into a \$1500-\$3000 savings per dwelling unit
- Impact Fees are important to funding the City's ICIP:
 - The proposed ICIP is \$614M, of which 43% or \$264.5M is growth related.
 - Of the \$264.5M an estimated \$96.7M, or 37% has funding TBD
 - Growth comprises
 - Public Works: 39%
 - Utilities: 39%
 - Public Safety: 58%
 - Parks: 65%



Proposed Schedule and Alternatives

Impact Fee Schedule Options

- Option A – Originally Proposed:
 - 20.31% true-up, followed by 5% increase per year
- Option B:
 - 18.8% true-up, followed by 5% increase per year
- Option C:
 - 18.8% true-up, followed by 3.5% increase per year
- Option D:
 - 18.8% true-up, followed by a step-down increase per year:
 - 4% for FY25-27, 3% for FY28-30
- Option E:
 - 18.8% true-up followed by annual adjustment based on Producer's Price Index-Government Construction

Side-by-Side Comparison

	Previous Schedule	Current Schedule	Option A		Option B		Option C		Option D	
	7/1/2016	7/1/2021	20.31% / 5%		18.8% / 5%		18.8% / 3.5%		18.8% / 4%/4%/3%/3%/3%	
			FY25: Year 1	FY30: Year 6	FY25: Year 1	FY30: Year 6	FY25: Year 1	FY30: Year 6	FY25: Year 1	FY30: Year 6
Single Family Residential (per unit)	\$9,882.00	\$10,718.00	\$ 12,331.60	\$ 15,738.60	\$ 12,224.10	\$ 15,601.40	\$ 12,224.10	\$ 14,518.40	\$ 12,224.10	\$ 14,447.59
Multi-family residential (per unit)	\$2,967.00	\$3,895.00	\$ 4,685.89	\$ 5,980.52	\$ 4,627.26	\$ 5,905.69	\$ 4,627.26	\$ 5,495.73	\$ 4,627.26	\$ 5,468.93
Commercial (per 1,000 sq ft)	\$5,000.00	\$1,955.00	\$ 2,351.97	\$ 3,001.77	\$ 2,322.54	\$ 2,964.21	\$ 2,322.54	\$ 2,758.45	\$ 2,322.54	\$ 2,744.99
Office/institutional (per 1,000 sq ft)	\$3,465.00	\$1,434.50	\$ 1,725.78	\$ 2,202.58	\$ 1,704.19	\$ 2,175.02	\$ 1,704.19	\$ 2,024.04	\$ 1,704.19	\$ 2,014.17
Industrial/warehouse (per 1,000 sq ft)	\$2,155.00	\$495.00	\$ 595.51	\$ 760.04	\$ 588.06	\$ 750.53	\$ 588.06	\$ 698.43	\$ 588.06	\$ 695.02

Option A – Originally Proposed: 20.31% true-up, followed by 5% increase per year

Option A	Proposed Fee Schedule: 2024-2029					
	20.31% True-Up - 5% Annually					
	BEGINNING July 1, 2024	BEGINNING July 1, 2025	BEGINNING July 1, 2026	BEGINNING July 1, 2027	BEGINNING July 1, 2028	BEGINNING July 1, 2029
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	FY25	FY26	FY27	FY28	FY29	FY30
	TRUE-UP	5% Increase Annually thru FY30				
Total (excluding drainage)						
Single Family Residential (per unit)	\$ 12,332	\$ 12,948	\$ 13,596	\$ 14,275	\$ 14,989	\$ 15,739
Multi-family residential (per unit)^	\$ 4,686	\$ 4,920	\$ 5,166	\$ 5,425	\$ 5,696	\$ 5,981
Commercial (per 1,000 sq ft)^	\$ 2,352	\$ 2,470	\$ 2,593	\$ 2,723	\$ 2,859	\$ 3,002
Office/institutional (per 1,000 sq ft)^	\$ 1,726	\$ 1,812	\$ 1,903	\$ 1,998	\$ 2,098	\$ 2,203
Industrial/warehouse (per 1,000 sq ft)^	\$ 596	\$ 625	\$ 657	\$ 689	\$ 724	\$ 760
Note(s):	^ Plus Water/Sewer based on meter size					

Option E:

18.8% true-up followed by annual adjustment based on Producer's Price Index-Gov't Construction

- Pros:
 - Should move in line with City's construction costs
 - Acknowledges that both development community and City may face increased construction cost
- Cons:
 - Future numbers are not concretely published
 - May require annual ordinance update

Side-by-Side Comparison

	Previous Schedule	Current Schedule	Option A		Option B		Option C		Option D	
	7/1/2016	7/1/2021	20.31% / 5%		18.8% / 5%		18.8% / 3.5%		18.8% / 4%/4%/3%/3%/3%	
			FY25: Year 1	FY30: Year 6	FY25: Year 1	FY30: Year 6	FY25: Year 1	FY30: Year 6	FY25: Year 1	FY30: Year 6
Single Family Residential (per unit)	\$9,882.00	\$10,718.00	\$ 12,331.60	\$ 15,738.60	\$ 12,224.10	\$ 15,601.40	\$ 12,224.10	\$ 14,518.40	\$ 12,224.10	\$ 14,447.59
Multi-family residential (per unit)	\$2,967.00	\$3,895.00	\$ 4,685.89	\$ 5,980.52	\$ 4,627.26	\$ 5,905.69	\$ 4,627.26	\$ 5,495.73	\$ 4,627.26	\$ 5,468.93
Commercial (per 1,000 sq ft)	\$5,000.00	\$1,955.00	\$ 2,351.97	\$ 3,001.77	\$ 2,322.54	\$ 2,964.21	\$ 2,322.54	\$ 2,758.45	\$ 2,322.54	\$ 2,744.99
Office/institutional (per 1,000 sq ft)	\$3,465.00	\$1,434.50	\$ 1,725.78	\$ 2,202.58	\$ 1,704.19	\$ 2,175.02	\$ 1,704.19	\$ 2,024.04	\$ 1,704.19	\$ 2,014.17
Industrial/warehouse (per 1,000 sq ft)	\$2,155.00	\$495.00	\$ 595.51	\$ 760.04	\$ 588.06	\$ 750.53	\$ 588.06	\$ 698.43	\$ 588.06	\$ 695.02

Next Steps

- 4/22/24: CIPCAC review on updated Impact Fee schedule
- 5/14/24: Planning and Zoning Board Hearing
- 5/23/24: Governing Body Hearing- 1st Reading
- 6/13/24: Governing Body Hearing- 2nd Reading
- 7/1/24: Implementation



Appendix

Summary of Existing Impact Fee Credits

Development Agreements ²	ROADS	TRAILS	PARKS	BLIC SAFE	WATER	SEWER	RAINAG	TOTAL
Lomas Encantadas DA (boundary) ¹	\$2,633,027	\$119,917	\$697,540		\$232,955	(\$248,447)		\$3,434,990
Los Diamantes DA	\$526,190	\$22,576	\$475,960	\$308,936	\$500,710	\$217,891		\$2,052,263
Melon Ridge DA	\$42,540	\$390,873			\$16,263		\$0	\$449,676
Stonegate DA	\$2,214,693	\$26,336	\$1,035,334		\$646,988	\$1,891,254		\$5,814,605
Tierra del Norte DA	\$364,762				\$43,051		\$0	\$407,813
Broadmoor Heights DA	\$1,212,390		\$278,730					\$1,491,120
Cabazon DA	\$3,759							\$3,759
Hawksite DA (boundary) ¹	\$1,850,974	\$43,835	(\$4,380)		\$286,268	\$845,801		\$3,022,498
Enchanted Hills DA Non-residential								\$0
Loma Colorado DA (boundary) ¹	\$2,559,488	\$79,385						\$2,638,873
JLM DA	\$87,900							\$87,900
Mariposa (2000 dwelling units)								
Vatapa Rd DA	\$152,713							\$152,713

¹ Excess Credits can only be used within a specific boundary outside of the DA boundary

² These are estimates until the infrastructure is built and accepted where the final creditable amount is determined.

The Gap in Impact Fees and Purchase Power

	Percentage of change from July 1, 2017 - June 30, 2023	Gap (Increase in Index %-Impact Fee Increase %)
Impact Fees	13.69%	-
Consumer Price Index	27.50%	13.81%
Producer Price Index – Final Demand	22.70%	9.01%
Producer Price Index - Construction	42.90%	29.21%
	Proposed “True-Up”	
Option A	17.34%	Average of CPI, PPI Final Demand and PPI Construction
Option B	20.31%	Weighted towards construction costs (50% PPI Construction, 25% PPI Final Demand and 25% CPI)

Option A (20.31% + 5% Annual): SFR Proposed Impact Fee Schedule –Per Unit

Impact Fee Type	FY17 Previous Schedule (eff 7/1/16)	Current Schedule (eff 7/1/21)	Beginning July 1, 2024	Beginning July 1, 2025	Beginning July 1, 2026	Beginning July 1, 2027	Beginning July 1, 2028	Beginning July 1, 2029	Difference 2029 vs 2021
Roadways	\$2,691	\$3,759	\$4,521.50	\$4,748	\$4,985	\$5,234.50	\$5,496	\$5,771	\$2,012
Bikeways and Trails	\$32	\$40	\$48	\$50.50	\$53	\$55.50	\$58.50	\$61.50	\$21.50
Parks	\$1,258	\$815	\$980.50	\$1,029.50	\$1,081	\$1,135	\$1,192	\$1,251.50	\$436.50
Public Safety	\$339	\$529	\$636.50	\$668	\$701.50	\$736.50	\$773.50	\$812	\$283
Water 5/8" meter	\$3,264	\$3,577	\$3,740	\$3,927	\$4,123.50	\$4,329.50	\$4,546	\$4,773.50	\$1,196.50
Sewer 5/8" meter	\$2,298	\$1,999	\$2,405	\$2,525	\$2,651.50	\$2,784	\$2,923	\$3,069.50	\$1,070.50
Drainage- Only When Necessary	\$4,465	\$4,465	\$2,444	\$2,566	\$2,694.50	\$2,829	\$2,970.50	\$3,119	(\$1,346)
Total (Without Drainage)	\$9,882	\$10,718	\$12,331.50	\$12,948	\$13,595.50	\$14,275	\$14,989	\$15,739	\$5,021

Option A (20.31% + 5% Annual): MFR Proposed Impact Fee Schedule –Per Unit

Impact Fee Type	FY17 Previous Schedule (eff 7/1/16)	Current Schedule (eff 7/1/21)	Beginning July 1, 2024	Beginning July 1, 2025	Beginning July 1, 2026	Beginning July 1, 2027	Beginning July 1, 2028	Beginning July 1, 2029	Difference 2029 vs 2021
Roadways	\$1,887	\$2,631	\$3,165	\$3,323.50	\$3,489.50	\$3,664	\$3,847.50	\$4,039.50	\$1,409
Bikeways and Trails	\$23	\$33	\$39.50	\$41.50	\$44	\$46	\$48.50	\$50.50	\$18
Parks	\$832	\$702	\$844.50	\$887	\$931	\$977.50	\$1,026.50	\$1,078	\$376
Public Safety	\$225	\$529	\$636.50	\$668	\$701.50	\$736.50	\$773.50	\$812	\$283
Water 3/4" meter	\$4,896	\$5,365	\$5,610	\$5,890.50	\$6,185	\$6,494.50	\$6,819	\$7,160	\$1,795
Sewer 3/4" meter	\$3,447	\$2,999	\$3,608	\$3,788.50	\$3,978	\$4,176.50	\$4,385.50	\$4,605	\$1,606
Drainage- Only When Necessary	\$1,191	\$1,855	\$2,105	\$2,210.50	\$2,231	\$2,437	\$2,558.50	\$2,686.50	\$832
Total* (Without Drainage)	\$2,967	\$3,895	\$4,685.50	\$4,920	\$5,166	\$5,424	\$5,696	\$5,980	\$2,085

* Plus water and sewer based on meter size

Option A (20.31% + 5% Annual): Result/Comparisons- Single Family Residential

	Rio Rancho FY17 (eff 7/1/16)	Rio Rancho Current 7/1/21)	Albuquerque Current 2012	Bernalillo County Current 2013	July 1, 2024 for Rio Rancho	July 1, 2025 for Rio Rancho	July 1, 2026 for Rio Rancho	July 1, 2027 for Rio Rancho	July 1, 2028 for Rio Rancho	July 1, 2029 for Rio Rancho
Single Family Residential (Per Unit)	\$9,882	\$10,718	\$12,547	\$14,904	\$12,331	\$12,948	\$13,596	\$14,276	\$14,990	\$15,737

- Excluding Drainage
- Based on a 5/8" Water and Sewer Meter
- Albuquerque and Bernalillo County water/sewer fees are payable to the Water Authority

Option A: Commercial, Office/Institutional, Industrial Proposed Impact Fee Schedule- Per 1,000 square feet

Impact Fee Type	FY17 Previous Schedule	Current Schedule	Beginning July 1, 2024	Beginning July 1, 2025	Beginning July 1, 2026	Beginning July 1, 2027	Beginning July 1, 2028	Beginning July 1, 2029
Roadways								
Commercial	\$4,196	↓ \$1,729	\$2,080	\$2,184	\$2,293.50	\$2,408	\$2,528.50	\$2,655
Office/Institutional	\$3,094	↓ \$749	\$900.50	\$945.50	\$993	\$1,042.50	\$1,094.50	\$1,149.50
Industrial/Warehouse	\$1,955	↓ \$473	\$569	\$597.50	\$627.50	\$658.50	\$691.50	\$726.50
Bikeways and Trails								
Commercial	\$49	↓ \$6	\$7	\$7.50	\$8	\$8	\$9	\$9
Office/Institutional	\$36	↓ \$16	\$19	\$20	\$21	\$22	\$23	\$25
Industrial/Warehouse	\$23	↓ \$2	\$2.50	\$2.50	\$2.50	\$3	\$3	\$3
Public Safety								
Commercial	\$755	↓ \$220	\$264.50	\$278	\$292	\$306.50	\$321.50	\$338
Office/Institutional	\$335	↓ \$670	\$806	\$846.50	\$888.50	\$933	\$980	\$1,028.50
Industrial/Warehouse	\$177	↓ \$20	\$24	\$25.50	\$26.50	\$28	\$29	\$30.50

Option A: Commercial, Office/Institutional, Industrial Proposed Impact Fee Schedule- Per 1,000 square feet

Impact Fee Type	FY17 Previous Schedule	Current Schedule	Beginning July 1, 2024	Beginning July 1, 2025	Beginning July 1, 2026	Beginning July 1, 2027	Beginning July 1, 2028	Beginning July 1, 2029
Water								
1" meter	\$8,160	\$8,941	\$8,941	\$9,388	\$9,857.50	\$10,350.50	\$10,868	\$11,411
1 1/2" meter	\$16,320	\$17,883	\$17,883	\$18,777	\$19,716	\$20,702	\$21,737	\$22,883.50
2" meter	\$26,112	\$28,612	\$28,612	\$30,042.50	\$31,544.50	\$33,122	\$34,778	\$36,517
Sewer								
1" meter	\$5,745	\$4,998	\$6,013	\$6,313.50	\$6,629	\$6,960.50	\$7,309	\$7,674
1 1/2" meter	\$11,490	\$9,995	\$12,024.50	\$12,625.50	\$13,257	\$13,920	\$14,616	\$15,346.50
2" meter	\$18,384	\$15,992	\$19,239	\$20,201	\$21,211	\$22,272	\$23,385.50	\$24,554.50
Total* (Without Drainage)								
Commercial	\$5,000	\$1,955	\$2,351.50	\$2,469.50	\$2,593.50	\$2,722.50	\$2,859	\$3,002
Office/Institutional	\$3,465	\$ 1,435	\$1,725.50	\$1,812	\$1,902.50	\$1,997.50	\$2,097.50	\$2,203
Industrial/Warehouse	\$2,155	\$495	\$595.50	\$625.50	\$656.50	\$689.50	\$723.50	\$760

* Plus water and sewer based on meter size

Option A (20.31% + 5% Annual) Result/Comparisons- Commercial for 5,000 square foot building

	Rio Rancho FY17	Rio Rancho Current	ABQ Current 2012	Bernalillo County Current 2013	July 1, 2024 for Rio Rancho	July 1, 2025 for Rio Rancho	July 1, 2026 for Rio Rancho	July 1, 2027 for Rio Rancho	July 1, 2028 for Rio Rancho	July 1, 2029 for Rio Rancho
Commercial	\$38,905	\$23,714	\$22,617	\$20,614	\$26,714	\$28,049	\$29,452	\$30,921	\$32,474	\$34,095
Per SF	\$7.78	\$4.74	\$4.52	\$4.12	\$5.34	\$5.61	\$5.89	\$6.18	\$6.49	\$6.82

- Rio Rancho excludes drainage, ABQ and Bernalillo charge drainage on impervious surface
- Based on a 1" meter size



Option A (20.31% + 5% Annual) Result/Comparisons- Office for 10,000 square foot building

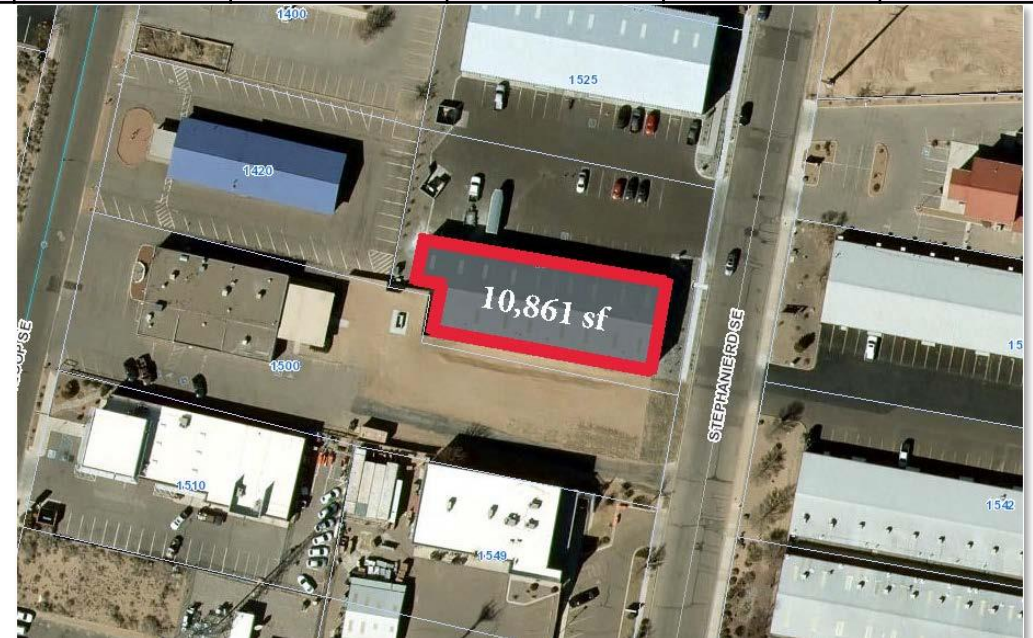
	Rio Rancho FY17	Rio Rancho Current	ABQ Current 2012	Bernalillo County Current 2013	July 1, 2024 for Rio Rancho	July 1, 2025 for Rio Rancho	July 1, 2026 for Rio Rancho	July 1, 2027 for Rio Rancho	July 1, 2028 for Rio Rancho	July 1, 2029 for Rio Rancho
Office	\$62,460	\$42,223	\$38,275	\$35,544	\$47,165	\$49,524	\$52,000	\$54,592	\$57,322	\$60,201
Per SF	\$6.25	\$4.22	\$3.83	\$3.55	\$4.72	\$4.95	\$5.20	\$5.46	\$5.73	\$6.02

- Rio Rancho excludes drainage, ABQ and Bernalillo charge drainage on impervious surface
- Based on a 1.5'' meter size

Result/ Comparisons- Industrial for 10,000 square foot building

	Rio Rancho FY17	Rio Rancho Current	ABQ Current 2012	Bernalillo County Current 2013	July 1, 2024 for Rio Rancho	July 1, 2025 for Rio Rancho	July 1, 2026 for Rio Rancho	July 1, 2027 for Rio Rancho	July 1, 2028 for Rio Rancho	July 1, 2029 for Rio Rancho
Industrial	\$66,046	\$49,554	\$57,125	\$53,782	\$53,806	\$56,497	\$59,321	\$62,294	\$65,408	\$68,672
Per SF	\$6.60	\$4.96	\$5.71	\$5.38	\$5.38	\$5.65	\$5.93	\$6.23	\$6.54	\$6.87

- Rio Rancho excludes drainage, ABQ and Bernalillo charge drainage impervious surface
- Based on a 2" meter size





Subcategories

Categories

Commercial

- Restaurants
- Shops
- Stores
- Car Washes
- Hotels/Motels

Office/ Institutional

- Banks
- Hospitals
- Medical
Complexes
- Office Buildings
- Churches

Industrial

- Self Storage
- Manufacturing
- Warehousing
- Wholesale
- Truck and
Trailer Rentals

Sample Sub-Categories

Bernalillo County Road Subcategories

- Elementary School
- Mid-School
- High School
- Day Care Center
- Hospital
- Nursing Home
- Shopping Center
- Quality Restaurant
- Fast Food Restaurant
- High Turnover Sit-Down Restaurant
- Free-Standing Discount Superstore

Odessa, TX Road Subcategories

- Assisted Living Facilities

For your consideration – Select subcategory fees

- A subcategory fee is charged in lieu of a specific impact fee and is applied to businesses that place a disproportionate burden on City infrastructure.
- Examples
 - Quick Service Restaurants
 - Car Washes
 - Assisted Living Facilities
- Affected Infrastructure
 - Roads
 - Public Safety
 - Water

Summary of subcategory recommendation

Subcategory	Proposed Baseline Fee	Proposed Subcategory Fee	Difference
Quick Service Restaurants	\$2,080 per 1,000 sf	\$3,600 per 1,000 sf	\$1,520 per 1,000 sf
Car Washes	\$2,080 per 1000 sf	\$3,600 per 1,000 sf	\$1,520 per 1,000 sf
Assisted Living Facilities	\$806 per 1000 sf	\$843 per bed	-

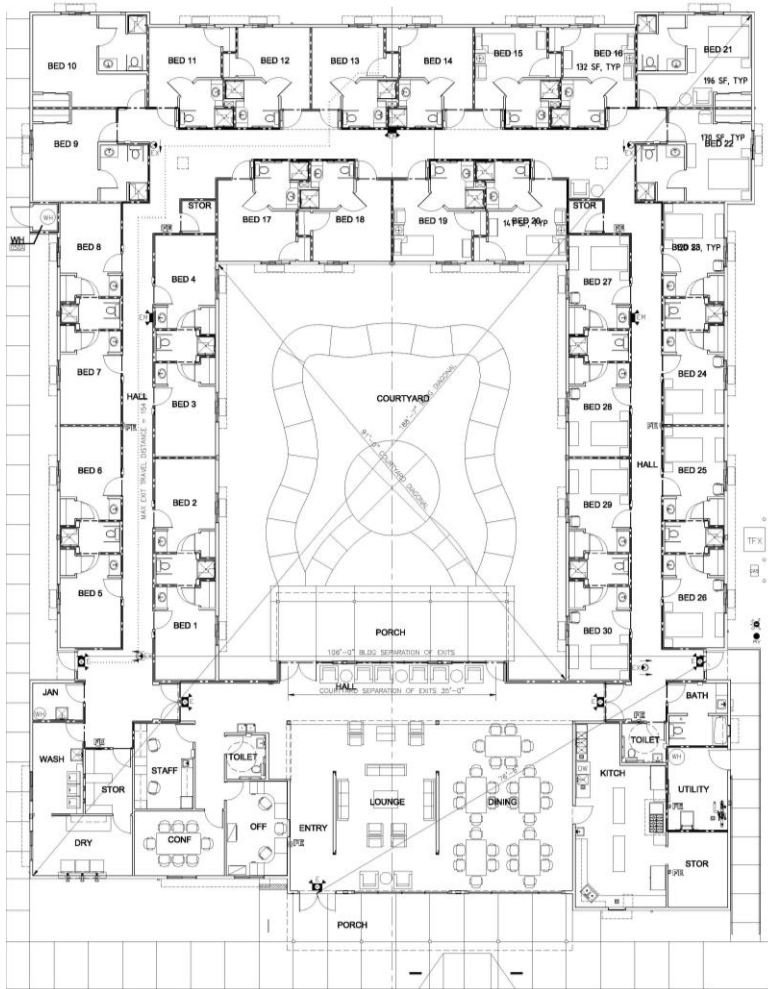
Subcategory- Assisted Living (Per Bed)

	Public Safety	Roadways
Bernalillo County (2013)	0	\$596 per bed
Odessa, TX	0	\$1,681 per bed
Rio Rancho-FY25 Proposed (Baseline, per 1,000 sf)	\$806 per 1,000 sf	-
Rio Rancho – Method 1	\$1,685 per bed	0
Rio Rancho – Method 2	\$3,192 per bed	0
Rio Rancho – Method 3	\$8,945 per bed	0
Rio Rancho-FY25 Recommendation – 50% method 1	\$843 per bed	-

Calculations

First year of 5 year Impact Fees Schedule Based on Square Footage

13,060 sf., 30 beds



Roads	Bikeways and Trails	Parks	Public Safety	Water	Sewer	Total
\$11,760	\$251	\$0	\$10,527	\$17,883	\$12,025	\$52,446

FY25 Recommended Safety Impact Fees Based on Bed Count

	Roads	Bikeways and Trails	Parks	Public Safety	Water	Sewer	Total
Method 1 \$1,685/bed	\$11,760	\$251	\$0	\$50,550	\$17,883	\$12,025	\$92,469
Method 2 \$3,192/bed	\$11,760	\$251	\$0	\$95,760	\$17,883	\$12,025	\$137,679
Method 3 \$8,945/bed	\$11,760	\$251	\$0	\$268,350	\$17,883	\$12,025	\$406,029
Proposed – 50% Method 1				\$25,290			\$67,209

- Excluding Drainage
- 1.5” Meter

Who pays for development?

- Is it development that causes the strains on the system?
- Is it the broader tax/user base, based on the presumption that growth ultimately expands the pie, benefiting everyone?
- It is a question GBs across the country have grappled with for decades:
 - Too high - you may stifle development
 - Too low – you will exasperate already stretched, limited infrastructure funding as you need to fund expansion of infrastructure in addition to re-investment in existing infrastructure
- 1-Time expenditure versus long-term operations/ownership and maintenance

Result/ Comparisons- Commercial

	July 1, 2024 for Rio Rancho	July 1, 2025 for Rio Rancho	July 1, 2026 for Rio Rancho	July 1, 2027 for Rio Rancho	July 1, 2028 for Rio Rancho	July 1, 2029 for Rio Rancho
Commercial 5,000 sf	\$26,714	\$28,049	\$29,452	\$30,921	\$32,474	\$34,095
Commercial 30,000 sf	\$85,513	\$89,789	\$94,278	\$98,971	\$103,959	\$109,145
Commercial 50,000 sf	\$132,552	\$139,180	\$146,139	\$153,411	\$161,147	\$169,185

- Excluding drainage
- Based on a 1'' meter size

Quick Service Restaurants

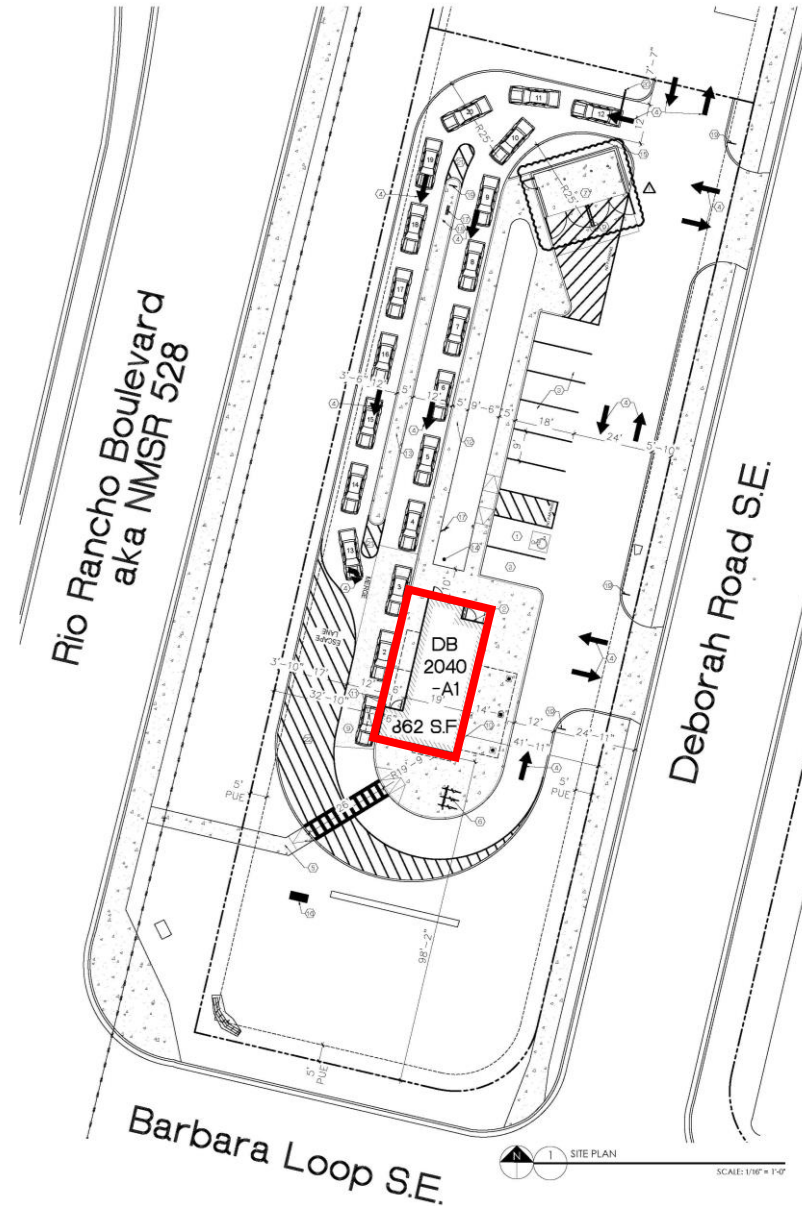


Subcategory- High Impact (Per 1,000 sf)

	Roadways
Bernalillo County (2013)	\$12,850
Odessa, TX	\$56,181
Rio Rancho-FY25 Proposed (Baseline)	\$2,080
Rio Rancho – Method 1	\$121,639
Rio Rancho – Method 2	\$111,709
Rio Rancho – Method 3	\$3,600
Rio Rancho-FY25 Recommendation – Method 3	\$3,600

Quick Service Restaurants

- 862 square foot building on an 0.7 acre (30,492 square feet) site
- Two-lane drive through
- Increased traffic
- Minimal on-premise seating
- Floor to area ratio: 2.8%



Calculations

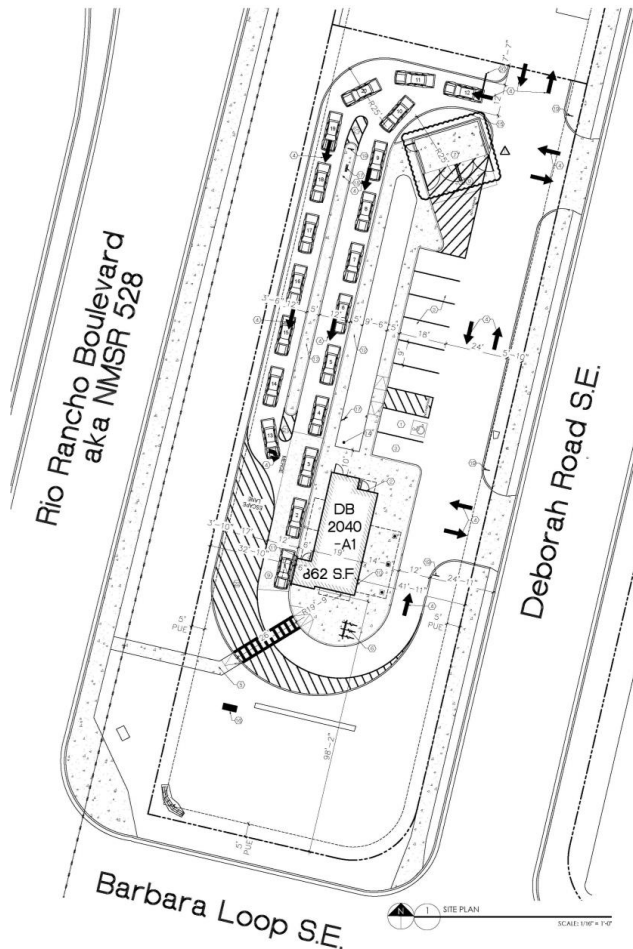
FY25 Baseline Impact Fees Based on Square Footage

Roads	Bikeways and Trails	Parks	Public Safety	Water	Sewer	Total
\$1,793	\$6	\$0	\$228	\$5,610	\$3,608	\$11,245

FY25 Recommended Impact Fees Based on Square Footage

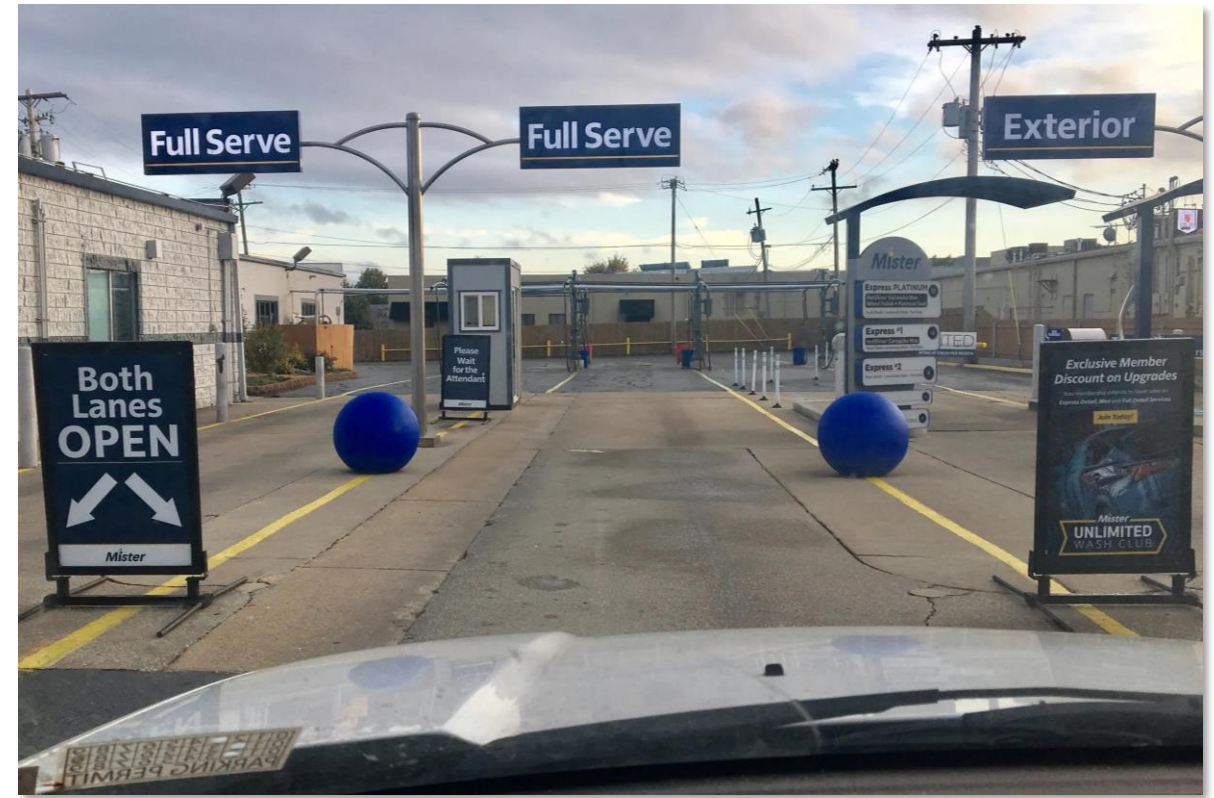
	Roads	Bikeways and Trails	Parks	Public Safety	Water	Sewer	Total
Method 1 \$121,639/ 1,000 sf	\$104,853	\$6	\$0	\$228	\$5,610	\$3,608	\$114,305
Method 2 \$111,709/ 1,000 sf	\$96,293	\$6	\$0	\$228	\$5,610	\$3,608	\$105,745
Method 3 \$3,600/ 1,000 sf	\$3,103	\$6	\$0	\$228	\$5,610	\$3,608	\$12,555
Proposed \$3,600/ 1,000 sf	\$3,103						\$12,555

862 sf.



- Drainage N/A
- 3/4" Meter

Car Washes

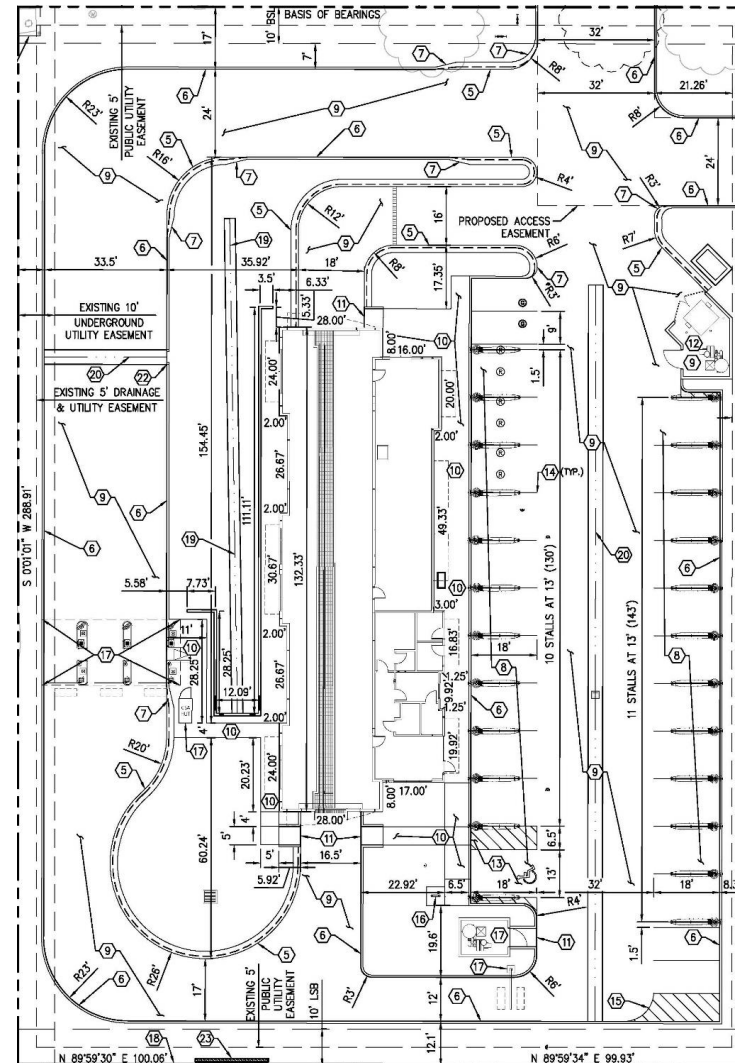


Subcategory- High Impact (Per 1,000 sf)

Carwash	Roadways
Bernalillo County (2013)	\$3,825
Rio Rancho-FY25 Proposed (Baseline)	\$2,080
Rio Rancho – Method 1	\$121,639
Rio Rancho – Method 2	\$111,709
Rio Rancho – Method 3	\$3,600
Rio Rancho-FY25 Recommendation	\$3,600

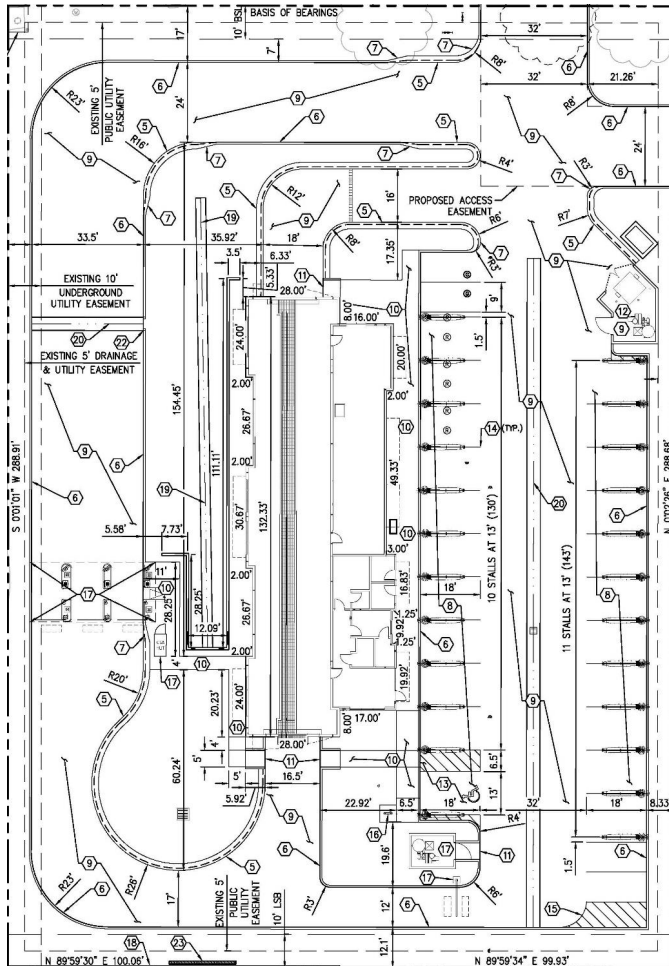
Car Washes

- Multi-lane drive through
- High turnover
- Increased traffic



Calculations

5,381 sf.



- Drainage N/A
- 2" Meter

FY25 Impact Fees Based on Square Footage

Roads	Bikeways and Trails	Parks	Public Safety	Water	Sewer	Total
\$11,193	\$39	\$0	\$1,424	\$28,612	\$19,239	\$47,851

FY25 Recommended Impact Fees Based on Square Footage

	Roads	Bikeways and Trails	Parks	Public Safety	Water	Sewer	Total
Method 1 \$121,639/ 1,000 sf	\$654,539	\$39	\$0	\$1,424	\$28,612	\$19,239	\$703,853
Method 2 \$111,709/ 1,000 sf	\$601,106	\$39	\$0	\$1,424	\$28,612	\$19,239	\$650,420
Method 3 \$3,600/ 1,000 sf	\$19,371	\$39	\$0	\$1,424	\$28,612	\$19,239	\$68,685
Proposed \$3,600/ 1,000 sf	\$19,371						\$68,685

Assisted Living Facilities



Assisted Living Facilities

- Any facility which is operated for the maintenance or care of two (2) or more adults who need or desire assistance with one (1) or more activities of daily living.
(New Mexico State Statute)



Subcategory- Assisted Living (Per Bed)

	Public Safety	Roadways
Bernalillo County (2013)	0	\$596 per bed
Odessa, TX	0	\$1,681 per bed
Rio Rancho-FY25 Proposed (Baseline, per 1,000 sf)	\$806 per 1,000 sf	-
Rio Rancho – Method 1	\$1,685 per bed	0
Rio Rancho – Method 2	\$3,192 per bed	0
Rio Rancho – Method 3	\$8,945 per bed	0
Rio Rancho-FY25 Recommendation – 50% method 1	\$843 per bed	-

Additional information on how assisted living development impact on EMS

Calls by Population	
Rio Rancho population	107,000
Care Facility Bed Capacity	1,547
Percentage of Total Population	1.45%

	CY 2021	CY 2022	CY 2023
EMS Calls	9,244	9,957	9,691
Care Facility Calls (Adjusted)	827	1,111	1,198
Percentage of EMS Calls	8.95%	11.16%	12.36%

Additional information on how assisted living development impact on EMS Continued

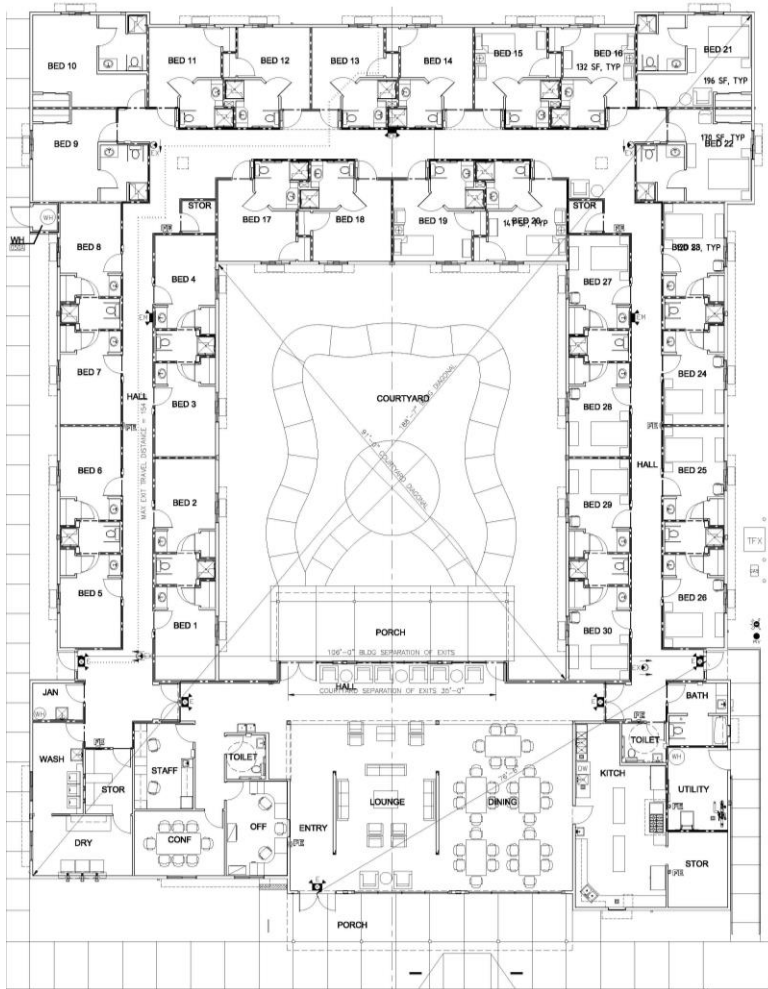
Care Facility	Square Footage	Beds	CY21 Calls	CY22 Calls	CY23 YTD Calls
Clear Sky Rehab	33,000	32	92	111	143
Genesis Health Care	32,500	120	242	241	278

Business	Square Footage	CY21 Calls	CY22 Calls	CY23 YTD Calls
1558 Stephanie	14,592	2	1	0
1400 Jackie	11,196	1	1	1

Calculations

First year of 5 year Impact Fees Schedule Based on Square Footage

13,060 sf., 30 beds



Roads	Bikeways and Trails	Parks	Public Safety	Water	Sewer	Total
\$11,760	\$251	\$0	\$10,527	\$17,883	\$12,025	\$52,446

FY25 Recommended Safety Impact Fees Based on Bed Count

	Roads	Bikeways and Trails	Parks	Public Safety	Water	Sewer	Total
Method 1 \$1,685/bed	\$11,760	\$251	\$0	\$50,550	\$17,883	\$12,025	\$92,469
Method 2 \$3,192/bed	\$11,760	\$251	\$0	\$95,760	\$17,883	\$12,025	\$137,679
Method 3 \$8,945/bed	\$11,760	\$251	\$0	\$268,350	\$17,883	\$12,025	\$406,029
Proposed – 50% Method 1				\$25,290			\$67,209

- Excluding Drainage
- 1.5” Meter

What are impact fees and what do they fund?

- Roads

Sources	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	
Beginning Fund Balance	804,944	846,929	1,271,726	1,559,705	1,145,287	1,658,694	1,769,637	
Assessment Revenue	296,709	441,794	288,873	399,453	1,007,867	647,270	490,947	
Interest Earnings	709	5,026	7,772	10,219	9,023	2,406	6,276	
Total Sources	1,102,362	1,293,749	1,568,371	1,969,377	2,162,177	2,308,370	2,266,860	
Uses	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	Impact Fee Source as a Percentage of Total Project
Administrative Costs	8,901	13,254	8,666	11,984	-	49,654	14,728	
Lincoln Avenue Phase II: Adams to PdV	14,399	-	-	54,018	410,241	166,081	103	15%
Idalia Rd. Reconstruction	170	8,769	-	-	-	-	-	3%
Sprint/Enchanted Hills Intersection	231,963							59%
Southern Blvd.: NM528 to Golf Course Rd.				716,299				5%
Unser Blvd. Phase IIB ROW				41,789	19,761	22,599	13,652	23%
Southern Blvd.: Golf Course Rd. to Unser Blvd.					73,481	158,944	37,459	6%
Northern Blvd. Phase B: Broadmoor to Unser Blvd.						68,004	61,605	14%
Idalia Road Corridor Study						73,451	33,839	15%
Loma Colorado Boulevard Extension							62,019	15%
Total Uses	255,433	22,023	8,666	824,090	503,483	538,733	223,406	8%
Projects	246,532	8,769	-	812,106	503,483	489,079	208,678	

What are impact fees and what do they fund?

- Bikeway and Trails

Sources	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	
Beginning Fund Balance	195,841	197,145	200,577	75,562	91,719	127,298	159,733	
Assessment Revenue	5,574	8,429	6,710	16,624	35,550	34,394	23,338	
Interest Earnings	-	-	-	25	29	140	4,535	
Total Sources	201,415	205,574	207,287	92,211	127,298	161,831	187,606	
Uses	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	Impact Fee Source as a Percentage of Total Project
Administrative Costs	167	253	201	492	-	2,098	700	
Bosque Trail	4,103	4,744	131,523					100%
Total Uses	4,271	4,997	131,724	492	-	2,098	700	
Ending Fund Balance	197,145	200,577	75,562	91,719	127,298	159,733	186,906	
Projects	4,103	4,744	131,523	-	-	-	-	

What are impact fees and what do they fund?

- Parks

Sources	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	
Beginning Fund Balance	286,308	321,429	402,708	423,592	627,296	1,618,022	2,210,698	
Assessment Revenue	115,566	88,325	177,981	326,886	992,601	655,248	295,050	
Interest Earnings	394	2,463	3,599	4,877	4,494	1,473	4,425	
Total Sources	402,268	412,217	584,288	755,354	1,624,391	2,274,743	2,510,173	
Uses	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	Impact Fee Sources as a Percentage of Total Project
Administrative Costs	3,467	2,650	5,293	9,300	-	49,435	8,851	
Sports Complex North	50,786	6,859	96,766	49,239	6,369	14,610	963,486	50%
Big Brothers Big Sisters			44,928	2,882				91%
A Park Above	26,586		13,710	66,637				14%
Campus Park Phase 2							7,849	2%
Total Uses	80,839	9,509	160,697	128,059	6,369	64,045	980,187	27%
Ending Fund Balance	321,429	402,708	423,592	627,296	1,618,022	2,210,698	1,529,986	
Projects	77,372	6,859	155,404	118,759	6,369	14,610	971,335	59

What are impact fees and what do they fund?

- Drainage

Sources	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	
Beginning Fund Balance	337,626	472,364	570,175	804,763	1,093,018	1,561,452	1,983,976	
Assessment Revenue	166,098	180,176	242,567	292,905	464,819	447,432	357,200	
Interest Earnings	237	1,788	2,725	3,810	3,616	2,040	29,970	
Total Sources	503,961	654,328	815,467	1,101,478	1,561,452	2,010,924	2,371,145	
Uses	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	Impact Fee Sources as a Percentage of Total Project
Administrative Costs	4,983	5,405	7,277	8,460	-	26,948	10,716	
Los Milagros Channel Improvements	26,614							96%
Northern Blvd. Drainage		78,748	3,427					100%
Total Uses	31,597	84,153	10,704	8,460	-	26,948	10,716	96%
Ending Fund Balance	472,364	570,175	804,763	1,093,018	1,561,452	1,983,976	2,360,429	
Projects	26,614	78,748	3,427	-	-	-	-	

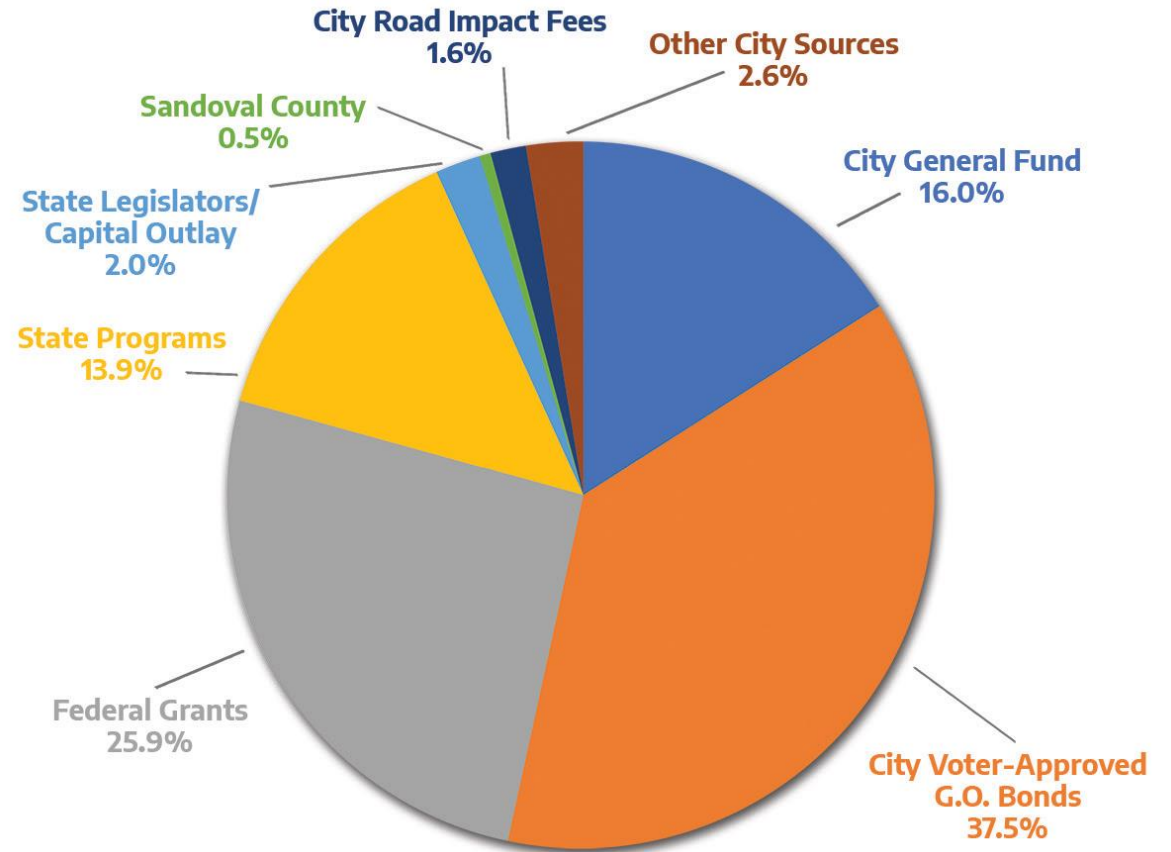
What are impact fees and what do they fund?

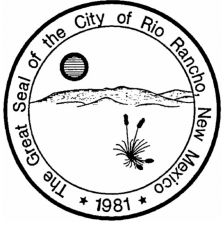
- Public Safety

Sources	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	
Beginning Fund Balance	192,798	58,714	220,911	107,544	304,051	627,970	783,893	
Assessment Revenue	132,691	203,765	95,198	301,001	455,836	411,543	224,458	
Interest Earnings	-	-	-	73	82	402	19,319	
Insurance Recovery and Auction Revenue	-	-	15,207	994	-	-	-	
Total Sources	325,490	262,479	331,316	409,611	759,970	1,039,914	1,027,670	
Uses	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	Impact Fee Sources as a Percentage of Total Project
Administrative Costs	3,981	6,113	2,856	8,911	-	26,021	6,450	
FY2016 Police Vehicles	16,706							11%
FY2017 Ambulance	174,089							100%
FY2017 Police Vehicles	72,000							12%
FY2018 Police Vehicles		35,455	30,274					18%
Evidence Storage Facility			59,920					21%
FY2019 Ambulance			130,722	96,649				63%
FY2021 Vehicles					132,000			36%
FY2022 Vehicles						230,000		44%
FY2022 Ambulance							4,344	0.4%
Total Uses	266,776	41,568	223,772	105,560	132,000	256,021	10,794	
Ending Fund Balance	58,714	220,911	107,544	304,051	627,970	783,893	1,016,876	
Projects	262,795	35,455	220,916	96,649	132,000	230,000	4,344	61

Road Work Funding Sources

Since 2016,
38 major road projects HAVE BEEN completed
AND MORE THAN **110 miles** of residential streets have been improved.





**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:
April 16, 2024

DEPARTMENT:
City Clerk

SUBJECT:
Water & Wastewater Rates/Fees/Budget Review

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [Water and Wastewater Rates Fees Budget Review.pdf](#)



City of Rio Rancho

Governing Body Work Session

4/16/2024

UTILITIES DEPARTMENT

Rate Structure Update

Topics of Discussion

1. Usage Rates
2. Water Rights Acquisition Fees
3. Bulk Fill Station Rates
4. Utility Services Outside of City Limits

Usage Rates

Rate Change History:

- **FY 2006** – 5.4% Water and Wastewater volume charge increase over 5-year period (2006-2010).
- **FY 2011** – 5% Water Service and Volume Charge.
- **FY 2012 & 2013**- 3.4% (Water) and 3.3% (WW).

Usage Rates

Rate Change History (continued)

- **FY 2013**- 8.8% Water and Wastewater charge increase over 5-year period (2013-2017) effective 2/1/2013.
- **FY 2013** rates were decreased to 7.8% effective 7/1/2013 for a 3-year period to 7/1/2017.
- **FY 2018** – Water rates were increased 1.75% each year over the 5-year period (7/1/19 to 7/1/2024).

Recent Operations Costs

	Actual Expenditures					
	<u>FY2019</u>	<u>FY2020</u>	<u>FY2021</u>	<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>
Electricity	\$2,699,856	\$2,735,383	\$2,816,281	\$3,176,478	\$2,706,035	\$3,395,420
Chemicals	\$591,746	\$714,141	\$734,792	\$722,550	\$1,172,334	\$922,613
Operations Contract	\$7,540,135	\$7,751,259	\$7,968,294	\$8,298,000	\$8,505,450	\$8,718,086

Operations Costs

For the past 6-year period:

1. Electrical costs up over 25%
2. Chemical costs have nearly doubled!
3. Operations Contractor cost is up over 15%

FY 2025 Usage Rates

- FY 25 recommended budget includes a 1.75% (single FY) increase to water rates to partially address increasing operational costs and mitigate a larger increase as part of the forthcoming rate study.
- A 1.75 percent adjustment will result in approximately \$443,000 in additional revenue for the Utility in FY 25.
- The average monthly customer bill would increase by 94 cents.
- In order to implement this increase effective July 1, 2024, the Governing Body must adopt an Ordinance ahead of the effective date (May/June).

FY 2025 Usage Rates

- The Department will present a full 5-year Rate Study at the October GB work session to include operational costs and ICIP (HMI, GO Bond and Utilities projects).

Recommended ICIP

- Recommended FY 2025-2029 ICIP has the following to address existing and growth-related needs:
 - \$124,504,163 in wastewater capital projects
 - \$156,815,009 in water production projects
 - \$4,335,000 in recycled water projects
- The ICIP includes two \$25 million bond issues for the Utility. The \$50 million in bond proceeds will support approximately 30% to 35% of the Utilities ICIP over the planning period.

Water Rights Acquisition Fee

- Every Utilities customer pays a minimum of \$6.00/month or \$0.50/1,000 gals, whichever is greater.
- Water Rights Acquisition fees have not been adjusted since 2013.
- The cost of water rights has quadrupled over the past 20 years and is now averaging \$19,000/ac-ft.
- Under the current permits with OSE, the City is required to purchase a minimum of 728 ac-ft of eligible water rights every 5-years through 2062. The City is fully paid up through 2040. The City is nearly complete with acquisitions for the accounting period up to 2042. This leaves 3400+ ac-ft remaining to be purchased.

Water Rights Acquisition Fee

- Assuming an average cost of \$30,000/ac-ft over the next 38 years, total cost of remaining acquisitions is approximately \$102M!
- The Utility currently brings in \$3.3M/year in Acquisition Fees. This will bring in over \$125M over the next 38 years.
- Is there a need to raise water rights acquisition fees? Not necessarily, however purchases are usually in bulk (100 - 500 ac-ft) and there may be the need to borrow funds when we do not have the necessary funds “banked” in the water rights account.

Water Rights Acquisition

- Options to Consider:
 1. Continue buying smaller lots of water rights as they become available and “chip away” at the remaining liability over the next 30 years.
 2. Eventually borrow a larger sum of funds (\$25M-\$50M) at a reasonable interest rate in order to buy larger lots of water rights as they become available.

Bulk Fill Station

- The City's Bulk Fill Station went into service in 2012. Water sells for \$10/1000 gals.
- The rate/gallon for the station has not been reviewed or increased since it went into service 12+ years ago.
- The station predominantly services people outside of the City.

Bulk Fill Station

- Currently there are 293 customers.
- The station generates \$80,000+ per year.
- Annual repair/maintenance costs are \$28,000 (including staff time).

Utility Services Outside of the City

- The City currently services approximately 200 homes in the County, most are off of Rainbow, Northern, and 12th and 10th Avenues.
- There are approximately another 150 lots with water service at the lot line or on the residential street.
- A moratorium on connections outside of the City limits was put in place in 2002 and was reviewed and upheld by the GB in 2014.
- Some distribution lines have as few as 2-3 homes connected over a distance of a half mile or more.

Utility Services Outside of the City

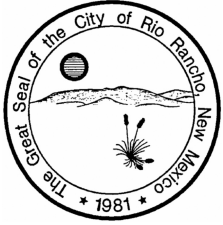
Options to Consider:

1. Allow the 150 lots to connect to the current system without further extending lines in the County.
2. Keep the current moratorium on connections in place.



Utilities Department Rate Structure Update

Questions?



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:
April 16, 2024

DEPARTMENT:
City Clerk

SUBJECT:
Road Work/Planning Update

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

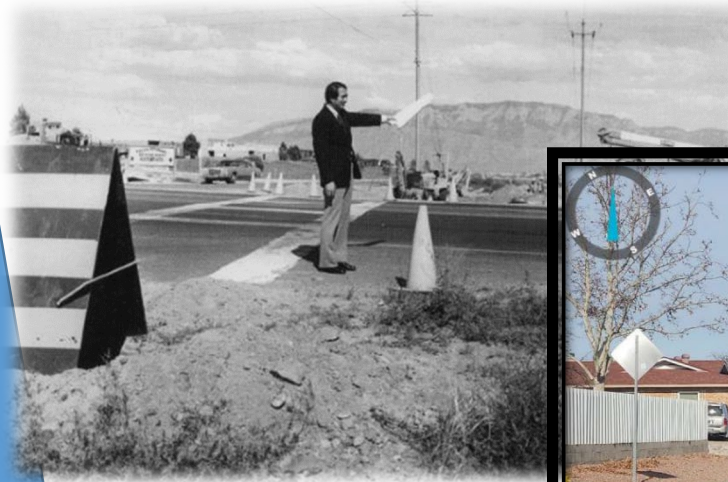
DEPARTMENT RECOMMENDATION:

ATTACHMENT: [Road Work Planning Update.pdf](#)

Governing Body Work Session

Rio Rancho Road Discussion

- NSIP Update (Patch & Seal and Hybrid Mill)
- Recap of the Project Pipeline
- Traffic Calming Process



Overview

- Projects Completed & City Assets Review
- Neighborhood Streets Improvement Program (NSIP) Statistics
- NSIP Project Allocation (UPDATE)
- Project Pipeline
 - Prepare Shovel-Ready Projects
- Traffic Calming Procedures
 - Not Warranted
 - Warranted
 - Three Es
- Takeaways
- Questions



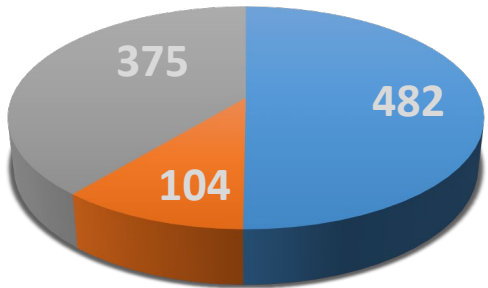
Capital Projects Completed

- 38 roads projects completed since 2016.
 - Majority funded through Voter approved G.O. Bonds.
 - 2016, 2018, 2020, 2022, 2024
 - Ex. High Resort Blvd, Rockaway Blvd, Unser Blvd, King Blvd, Spring Rd, etc.
- 12 additional road projects anticipated to start or finish over the next year.
 - Northern Blvd, Enchanted Hills Blvd, Quantum Rd, Laser Rd, Vortex Rd, College Blvd, Lazo Rd, Grande Blvd, Broadmoor Blvd, Safelite Blvd, 19th Ave NE, and Lema Rd.



City Asset Review

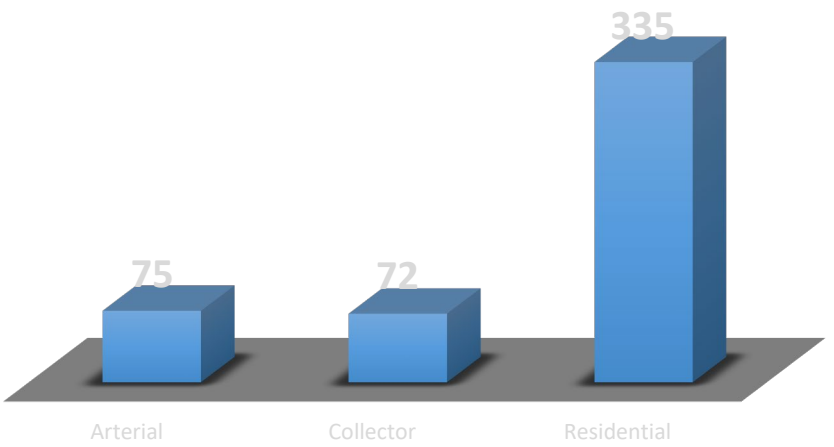
Types of Roadways



■ Paved ■ Maintained-Unpaved ■ Unmaintained

Surface Type	Centerline Miles
Paved	482
Maintained-Unpaved	104
Unmaintained	375

Centerline Miles



Paved Road Classification	Centerline Miles
Arterial	75
Collector	72
Residential	335

NSIP Patch & Seal Statistics



- The NSIP Patch & Seal (P&S) project has implemented 8 in-house Phases of road improvement work since its inception in 2017.
 - ~92 centerline miles completed at the conclusion of Phase 8 (Nov. 2024).
- The NSIP has also seen funding over 3 years for supplemental patch & seal implemented by a contractor (Supplemental Phase 5, Phase 6, and Phase 7)
 - ~32 centerline miles completed at the conclusion of Supplemental Phase 7 (Nov. 2024).
- The current backlog of roads needing P&S is 116.8 centerline miles. > 50% of eligible roads are complete.
- FY25 has a request for funding P&S in-house and supplemental for up to 20 miles.

NSIP Hybrid Mill Statistics

- Used to improve residential roads not qualifying for the NSIP Patch & Seal project.
- 6 centerline miles was approved as part of the FY23 & FY24 budgets.

- Phase 1 is complete with Phase 2 ongoing.
- Approx. 48 miles still require Hybrid Mill & Inlay.
- Recommended FY25 budget has a funding request for Phase 3.



Project Allocation: Current Practices

2023 Allocations
Neighborhood Streets Improvement Program (NSIP)

	District 1	District 2	District 3	District 4	District 5	District 6
In-House Patch & Seal (P&S)	0.75	1.85	1.85	0.85	1.35	1.85
Supplemental P&S (Contractor)	0	2.5	2.5	2.5	1.5	2.5
Hybrid Mill & Inlay (HMI)	3.5	0	0	1	1.5	0
Total	4.25	4.35	4.35	4.35	4.35	4.35

- High amount of roads in Districts 1 & 4 need HMI, so it is prudent to switch those Districts allocations regularly to keep parity.
 - **Recommendation:** Switch above HMI allocations during HMI Phase 3 & 4 bringing parity between District 1 and District 4. Afterwards, switch the allocations every other year. Leave other District allocations as specified.

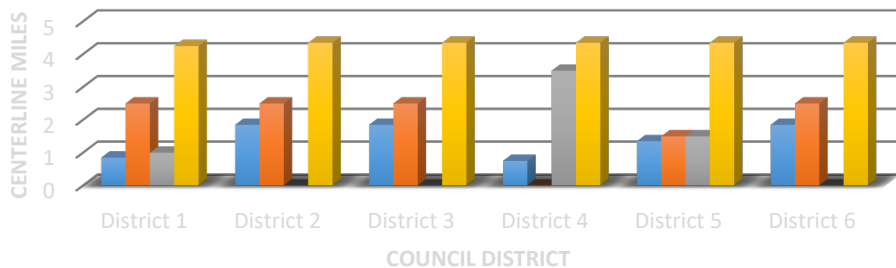
District	1	2	3	4	5	6	Total
Post Phase 8 Eligible for Reconstruction Miles (HMI)	14.49	0	0	20.65	12.04	0	47.68
Residential Eligible for Crack-Patch Seal Miles	11.34	21.44	37.18	8.86	14.24	25.16	118.22

Project Allocation: Modified Practices

2024 and 2025 Allocations Neighborhood Streets Improvement Program (NSIP)

	District 1	District 2	District 3	District 4	District 5	District 6
In-House Patch & Seal (P&S)	0.85	1.85	1.85	0.75	1.35	1.85
Supplemental P&S (Contractor)	2.5	2.5	2.5	0	1.5	2.5
Hybrid Mill & Inlay (HMI)	1	0	0	3.5	1.5	0
Total	4.35	4.35	4.35	4.25	4.35	4.35

Proposed Allocation Practice



- Neighborhood Streets Improvement Program (In-House)
- Neighborhood Streets Improvement Program (Supplemental)
- Neighborhood Streets Improvement Program (Hybrid Mill & Inlay)
- Total

- Table and graph demonstrate recommended changes to the NSIP.



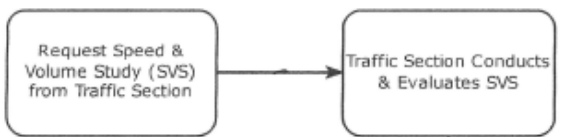
Project Pipeline: Recap

- Straightforward/simple projects completed.
 - Complex and expensive projects are here: inflation & labor shortages.
 - Contractors are selectively bidding projects.
- Begin early phases of projects (planning, design, right-of-way) with City funds.
 - Shovel-Ready for construction.
 - Shovel-Ready projects are appealing for grants or other agency funding (MRCOG/NMDOT/FHWA).
- FY25 budget includes requests for Kim Rd and Rainbow Blvd.



Project  Pipeline

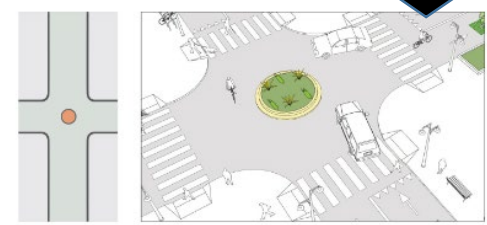
Traffic Calming: Process



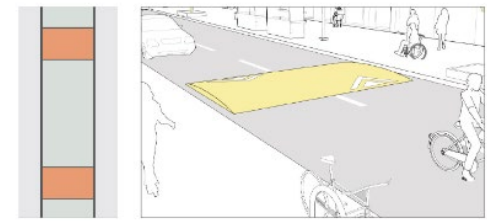
Bump Outs



Road Diet/Lane Narrowing



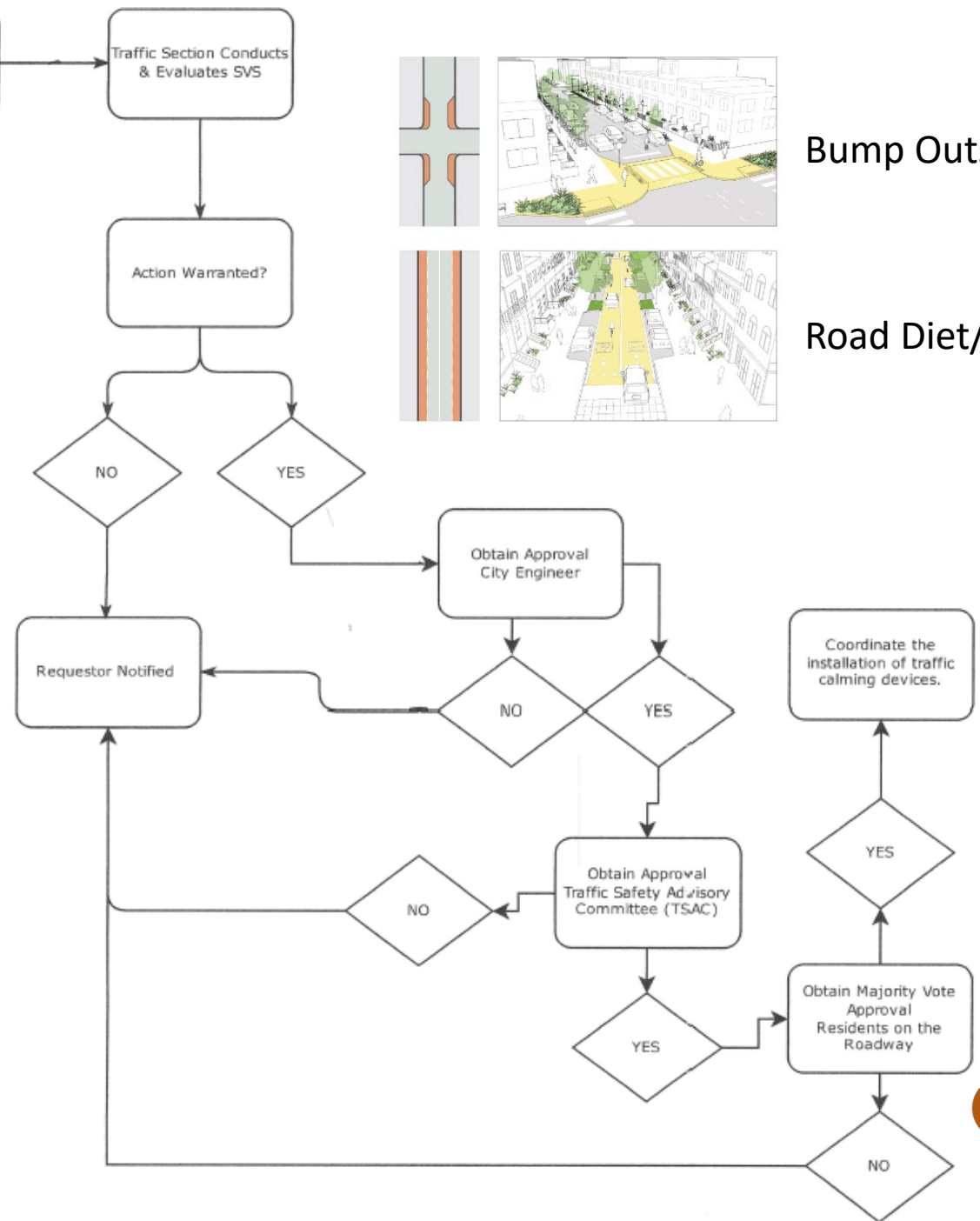
Traffic Circles



Speed Humps/Tables



Chicanes



Traffic Calming: Not Warranted

- Since 2014, Public Works Engineering has, on average, completed 21.6 Speed & Volume Studies (SVS)/year on residential roadways.
 - Only 2.55%, met criteria for traffic calming.
- When traffic calming is not required, educating the motoring public with safety messages on Variable Message Signs (VMS) is a priority.
- A study location will not be reanalyzed, unless there are significant changes, for 12 months (*turnaround too quick evaluation forthcoming*).



2021-22 Studies Summary	
Study Statistic	Percentage of Studies
Volumes of Under 1000 VPD	90.65%
Volumes of Under 500 VPD	69.79%
Average Speed Under 25mph	95.65%
Average Speed Under 20 mph	35.87%
85th percentile Speed Under 32mph	95.65%
85th Percentile Speed Under 25mph	29.57%

Residential Roadway Studies Summary		
Year	Total	Meeting Criteria for Traffic Calming
2014	20	0
2015	17	0
2016	17	0
2017	25	3
2018	25	2
2019	22	0
2020*	2	0
2021	30	0
2022	23	0
2023	15	0
Ave/Year:	21.6	*COVID-19 Pandemic

Traffic Calming: Warrant

- To warrant traffic calming, the following criteria must be met.
 - Roadway must be classified residential/local,
 - Volume must exceed 1,000 vehicles per day,
 - 85th Percentile exceeds 32mph with a posted 25mph speed limit, &
 - Not an emergency response route.
- Other factors evaluated.
 - Percent of vehicles traveling more than 10mph over the speed limit &
 - Increased volume because of cut-through traffic (*only on residential*).
 - Crashes are reviewed only if mentioned in the request.
- **Final Step:** obtain a majority of residents on the street approving traffic calming measures (Driver Feedback Signs do not require this step).



Traffic Calming: Miscellaneous

- Three **E**s of traffic calming.
 - **E**ngineering;
 - **E**ducation; and
 - **E**nforcement.



- If traffic calming is warranted and budget is available, the most commonly deployed devices are:
 - Driver Feedback Signs or
 - Speed Humps
- Public Works coordinates these studies with RRPD.
 - If traffic calming is warranted, enforcement generally follows before devices are deployed.



Engineering



Traffic Unit :

- Enchanted Hills – **60** citations issued
- Fruta – **81** Speed Van Citations issued
- Saratoga – **56** Speed Van Citations issued
- Cleveland Heights – **21** Citations issued
- Western Hills – **22** Speed Van Citations



What the numbers
say...



2022

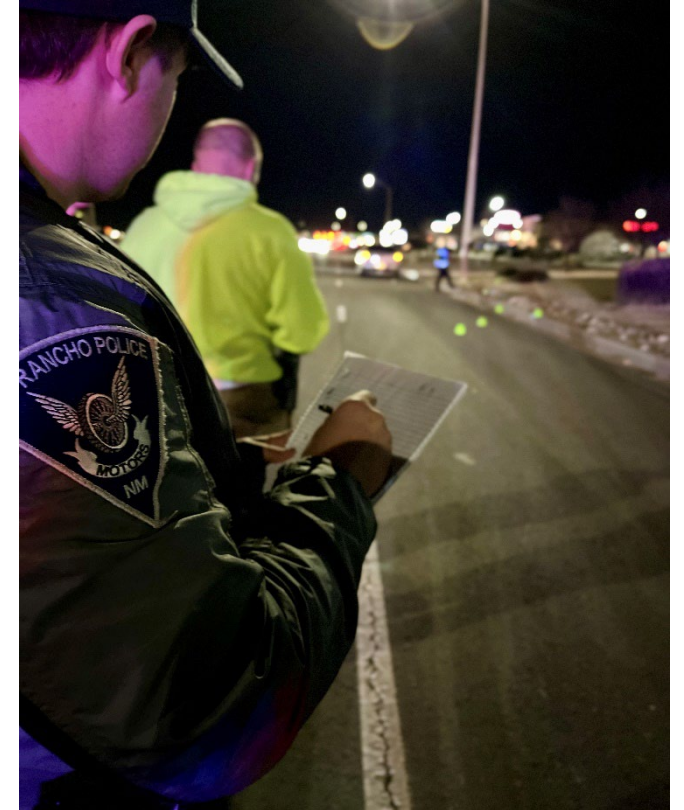
- W/o Injuries 1,814
- With Injuries 616
- Fatal Crashes 4

2023

- W/o Injuries 1,723
- With Injuries 643
- Fatal Crashes 7

2024

- W/o Injuries 519
- With Injuries 197
- Fatal Crashes 2



Enforcement



- Patrol
- Selective Traffic Enforcement Program (STEP)
- Saturation Patrols (Sat Pats)
- DWI Checkpoints
- Operations Buckle Down
- 40 Days & 40 Nights of Summer



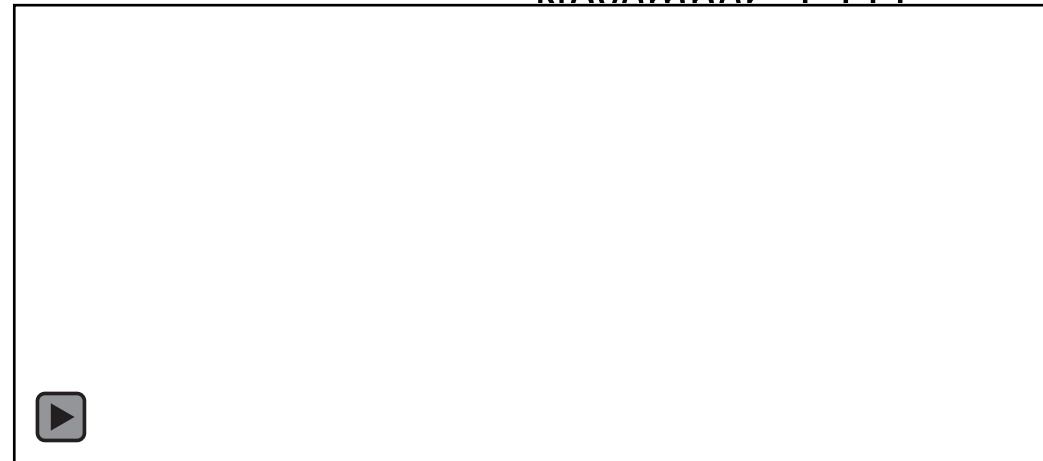
Traffic Stops Conducted (Dept)

- 2022- 15,653
- 2023- 15,527
- 2024- 4,591 & Counting....

Speed Vans

2023- 8,273

November 1, 111



Education

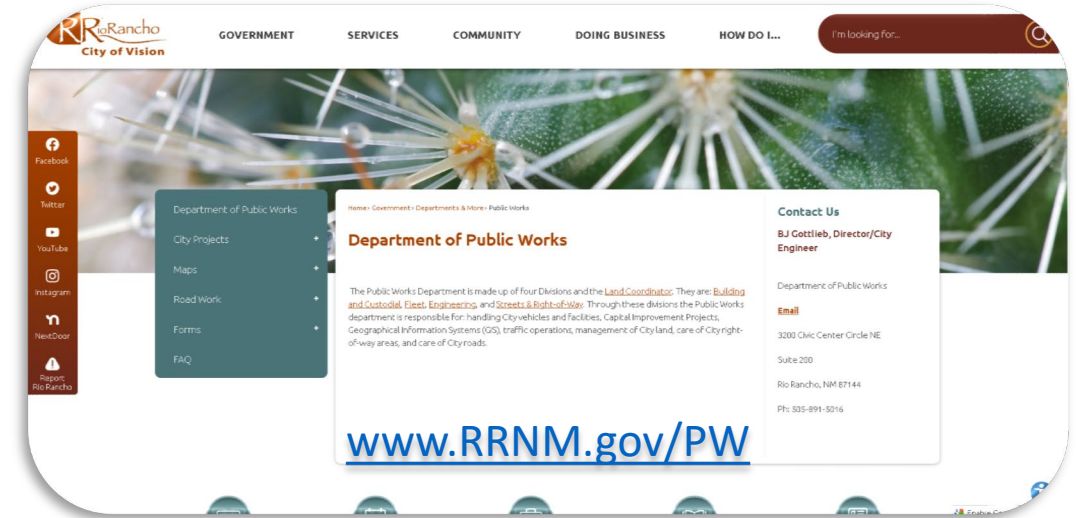


Educational Initiatives:

- Youth Outreach
 - Cop Camps
 - Student Police Academy
 - SRO Presentations/Class Demonstrations
- Community Outreach
 - Citizens' Police Academy
 - Germaine Casey Memorial Car Seat Clinic (August)
 - Car Seat Fitting Stations (First Fridays, except October)
 - Message Boards
 - Radar Speed Signs
- Media
 - Social Media
 - Traditional Media
- Court
 - Traffic Safety School
 - 4,910 Attendees Since 2022



Takeaways



Items to Remember:

- NSIP began in 2017 and has completed, to date, 92 and 32 centerline miles of in-house and contractor Patch & Seal (P&S) respectively.
- Hybrid Mill & Inlay (HM&I) Phase 1 (Pilot) complete (~ 6 miles). Phase 2 started April 1, 2024 and ~ 6 miles will also be completed.
- Less straightforward projects available and more complicated projects are here.
- A Project Pipeline has been created to better prepare for additional funding opportunities.
 - Rainbow Blvd and Kim Rd are projects being considered in the FY 25 budget.
- Traffic calming is regularly requested, but not usually necessary on residential/local roads.
- Public Works and Police work to educate and enforce speed limits even when traffic calming is not required.

