



Governing Body
of the
City of Rio Rancho
Special Committee on Impact Fees

MINUTES

DECEMBER 7, 2016
1:00 PM
Overflow Room, City Hall

COMMITTEE MEMBERS PRESENT:

Greggory Hull, Mayor
Dawnn Robinson, Councilor Dist. 2
Cheryl Everett, Councilor Dist. 3
Brain Patterson, Titan Development
David Newell, RayLee Homes
Anthony Caravella, Director of Dev. Svcs.
Don Martinez, Senior Financial Analyst

GOVERNING BODY MEMBERS PRESENT:

Marlene Feuer, Councilor Dist. 4

OTHER STAFF PRESENT:

Peter Wells, Assistant City Manager
Stephen Ruger, City Clerk

CALL TO ORDER

Mayor Hull called the meeting to order at 1:02 p.m.

DISCUSSION AND DELIBERATION

- Approval of Minutes of December 7, 2016

Stephen Ruger explained that the minutes were not ready and that they would be presented at the December 14, 2016, meeting.

- Discussion of Impact Fees

Mayor Hull introduced this item and asked Stephen Ruger to give an overview of the results of the topic ranking from the last meeting. Mr. Ruger stated that he had ranked and combined topics based on scoring and feedback provided by the committee to him. The final ranking was as follows:

1. Targeted Development Areas/Enterprise Zones
2. Relationship of impact fee funding to all other funding sources. What is ideal impact fee amount to target in relationship to other funding? Overall analysis of all economic variables such as taxes, water rates, etc.
3. How has the city used impact fee revenue over the past 10 years?
4. Goals and objectives for the community
5. Comparison to surrounding communities looking at current fee versus proposed fee/Comparison of impact fees to other non-regional cities

- 1 6. Types of industry the city should target
- 2 7. Research on other cities' impact fee structure, policies, and objectives
- 3 8. Historic effect of impact fees on residential and commercial development
- 4 9. Other incentive programs that currently exist or should be created
- 5 10. Ways impact fees can be used for economic development

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7 Dawnn Robinson then asked the committee to list goals. Several goals, comments and ideas
8 were discussed including the following:

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- 10 A. How is the Infrastructure and Capital Improvement Plan impacted by impact fees?
- 11 B. What are the types of businesses we wish to attract?
- 12 C. The committee would like to review the Sandoval Economic Alliance's Goals
- 13 D. How can we keep Rio Rancho safe?
- 14 E. How does land use planning factor into the discussion of impact fees?
- 15 F. How will existing/proposed development agreements be effected by an impact fee rate
- 16 change?
- 17 G. What areas of the City are growing and what are their infrastructure needs?
- 18 H. What types of residents do we want to attract to the city and how do we attract them?
- 19 For example, trails are number one priority in residential development.
- 20 I. What are the current commercial development areas?
- 21 J. What is the City's bonding capacity for long-term priorities?
- 22 K. Should the definition of economic based development be revised?

23
24 Don Martinez then gave a presentation on the historical collection of impact fees. The
25 committee asked that the timelines be expanded to capture more data.
26 The committee discussed the role impact fees have in attracting commercial development.

- 27
- 28 • Confirming Next Meeting Date
- 29

30 The committee agreed to continue to meet every Wednesday from 1:00 p.m. to 3:00 p.m. going
31 forward.

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33 **ADJOURNMENT**

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35 Mayor Hull adjourned the meeting at 2:58 p.m.

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37 **APPROVED THIS DECEMBER 14, 2016**

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42 **ATTEST:**

Greggory D. Hull, Mayor

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44 _____
45 **Stephen J. Ruger, City Clerk**
46 **SEAL**