

**SPECIAL MEETING SANTA FE COUNTY
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC)
TUESDAY, SEPTEMBER 26, 2023, 4:00 PM
102 GRANT AVENUE, JOHNSON STREET CONFERENCE ROOM**

1. OPENING BUSINESS

A. CALL TO ORDER

The special meeting of the Santa Fe County Capital Improvements Advisory Committee was called to order by Acting Chair Dan Painter at 4:00 pm, on Tuesday, September 26, 2023, at the Santa Fe County Building, 102 Grant Avenue, Santa Fe, New Mexico.

B. ROLL CALL AND INTRODUCTIONS

MEMBERS PRESENT

Barbara Feliz
Dan Pava
Cass Thompson
Dan Painter, Acting Chair
One Vacancy

OTHERS PRESENT

Brett Clavio, Planning Manager
Max Hendren, Capital Planner
Chief Black, Santa Fe County Fire Chief
Jeff Carol, Deputy Fire Chief
Elizabeth Martin, Stenographer

C. APPROVAL OF AGENDA

MOTION A motion was made by Ms. Felix, seconded by Mr. Pava, to approve the agenda as presented.

VOTE The motion passed on a voice vote.

2. DISCUSSION ITEMS

A. NONE

3. ACTION ITEMS

A. REVIEW EXISTING LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN; MAKE RECOMMENDATIONS REGARDING CONTINUATION OF THE FIRE IMPACT FEES PREVIOUSLY ADOPTED UNDER RESOLUTION 2018-106.

Ms. Hendren reviewed the staff memo regarding the Fire Impact Fee and Resolution 2018-106.

Ms. Felix said you reported that the Nexus Study in 2020 was not adopted. Is that because of COVID.

Chief Black said the Nexus Study in 2020 was comprehensive. It was not focused just on the Fire Impact Fees. It also looked at a countywide impact fee. There were a number of contributing factors to why it was not adopted. One was COVID. There was a significant turnover of staff and that caused delays. The Fire Department was a contributing factor. The Ordinance calls for the collection and distribution of impact fees by Fire District. One of the things being evaluated was one countywide impact fee rather than the district distribution. That made the fee expending challenging. It took some work with the Fire Districts. The 14 volunteer District Chiefs were thinking of moving to county wide and making recommendations as to how the funds would be spent.

Ms. Felix said post COVID costs are going up. Clearly you are coming to us without asking for funds. Are you sure.

Chief Black said we are asking to continue the current fees. In the Capital Improvement section of the report it talks to prices of apparatuses. We are looking at prices that are 4 to 5 times that right now. We are looking to replace a couple of engines with the cost of \$1.2 million per engine. The 2020 Nexus Study addressed increasing the fees. We are doing strategic planning with the County and are presenting to the BCC on Thursday. We are addressing exploring a countywide impact fee. We would address the potential of more impact fees. If you look at the Land Use assumptions they are from 2008. His field expert is telling him we are seeing significant growth in areas such as La Cienega. To help address the increases in costs and needs with that growth this is what our ask is now. We would like to adopt it as is until the County can address the issues.

Chair Painter said we could make the recommendation that these studies take place so when we come back again we have the data there.

Mr. Pava said what the Chief just explained is very helpful. He did some number crunching and he wants to discuss it a bit. The Land Use assumptions are from 15

years ago. He retired from the Labs after 30 years 3 years ago. The Lab is growing expeditiously. Their employees are not living in Los Alamos. They are living in Santa Fe and Santa Fe County. At some point we need to address the LANL growth phenomenon. Sure there are other current Land Use assumptions we need to look at. We need to make sure they are correct. When you look at the 14 Districts it varies all over the place for permits. Agua Fria, Eldorado and La Cienega compose 65% of where the fees were collected. These are things to consider. In projecting these fees, when he looked at the capital in the near term it appears that there is there is a balance not spent. When he looks at the Capital Improvement Plan it looks like most of the projects haven't happened for one reason or another. There is about \$3.5 million available. He urges that whatever we do here today is interim. He highly encourages that we, as a Committee, recommend that in the letter along with revising the Land Use assumptions, go for a countywide approach and look at where the growth is. Maybe those fees need to be adjusted in growth areas since there are disparities from District to District in the spending of impact fees.

Ms. Felix asked what are you looking at to determine a deficit

Mr. Pava said he did arithmetic using plans and cost of projects. Most things can't qualify for impact fees. He compared that back to the notes.

Chief Black said you are right. We are very diligent on collecting monthly information as to how much is collected each month and the overall balance. That is what we got together for this meeting. There are things in our overall plan that are impact fee eligible, such as an addition to the Madrid Fire Station, a new Fire Station in the Village of Cerrillos and expanding the Fire Station in Agua Fria. We will work to make sure all of those things align.

Chair Painter asked do we feel we have enough information tonight to vote. He thinks it is prescribed here. We want to end up with a motion to continue with the Fire Impact Fees and put in comments such as Dan just said. Future revenues are not going to work out the way the County would like. We would make a recommendation to that.

Mr. Thompson said his understanding is that impact fees are not supposed to cover all of the costs, you have an increased tax base from those. He is not sure we need to raise the impact fees to cover projects. If it is better to go to a countywide process he is not opposed to that. Impact fees effect the price of housing and velocity of sales, especially in the climate now with high interest rates. The higher you raise the cost of things the more impact it has on the provision of housing in Santa Fe County. That needs to be looked at as well.

Chair Painter said that is the number one discussion item against impact fees.

Mr. Thompson said with all of the apartments happening how is that effecting the

Fire Department.

Chief Black said that is the City response area as the City annexed the Agua Fria area. The growth we are seeing is along the southside off of 14.

Chair Painter asked if it is single family housing.

Chief Black said yes. It falls into the La Cienega District and the South Meadows/Agua Fria District. We are a stones throw away from South Meadows. It is a bit challenging. Our crew is not going to not respond to fires in the apartments. We are trying to work well with the City to mutually respond to emergencies in that area.

Mr. Pava said he strongly encourages that the letter identify that the Land Use assumptions have changed. He also strongly suggests that the language reflect what the Chief and staff have informed us of and that we consider, sooner than later, the county wide basis for distribution. Impact fees are legitimate. They are done across the country.

Mr. Thompson said he is not saying we should not have impact fees. It is just something to be aware of. That 14 area has a lot of growth projected over the next ten years.

Deputy Chief Carol said we get inquires quite often from insurance companies regarding the distance a house is from a manned station. They are basing their rates on that. That has been happening here for last couple of years. They are looking at response time, water availability and apparatuses available. In last two or three years they are getting more specific about the drive milage from a fully manned station.

Mr. Pava asked regarding the new subdivision design, do you get to comment on that.

Chief Black said yes, we do get to comment on that. We just adopted the international Fire Code which has specifications. We are limited in some of that due to not wanting the cost to build to be cost prohibitive. The BCC is looking at a Resolution to encourage people to use fire resistant materials. The code talks about access and egress. If someone is having a hard time getting insurance they can go through the self certification process to get a defensible space designation. They are able to get insurance based on that.

Chair Painter said we need to vote on continuing the impact fees and comments for the letter. There are a couple of things for recommendation: review and update the Land Use assumptions and the Capital Improvement Plan that are now 15 years old, support the Fire Department recommendation that the Fire Department be given the ability to allocate funds on a county wide basis, and update the Nexus Study and adopt it. We also want the Fire Impact Fee program to continue.

Ms. Hendren said Public Works should be involved in this as well so they can answer CIP questions. Next time we will make sure they are available.

Chief Black said part of the Nexus Study was updating the CIP list as well. We did a lot of work to identify projects. The study determined which projects were eligible for impact fees.

Chair Painter asked when you went through the Nexus Study did you update the cost numbers.

Chief Black said yes.

Mr. Pava said in 2008 climate change was not a reality. There are underlying factors in this as well as to long term trends. It is there and a reality.

Mr. Thompson asked is there any look at the SDA One within the code as to where the needs are.

Chief Black said the Nexus Study addressed the fees based on hazard class and what type of development going in rather than specific location. As it stands now, the impact fees are to be expended. There was nothing specific to SDA One other than where it needs to be expended. It goes back to what Max said when we get Public Works here and the Capital group that is where that is prioritized. It is evaluated in that process.

Chair Painter said there is a countywide concern about wild fires. That is part of the Fire Department Strategic Plan.

Ms. Feliz said we had a wrap-up paragraph in the letter we did in 2018. For this letter we could say that we encourage the Commissioners to address increased construction costs and climate change there rather than making it what the report is about. We could ask that staff and the Commission evaluate and anticipate ongoing challenges such as the impact of climate change, affordability of housing and current increased equipment and construction costs. We can make that the last paragraph of the letter.

Chair Painter said we need to look forward to enhancing fees as needed.

Mr. Thompson said we need to include the language about the continuation of the Fire Impact Fees in the letter.

MOTION A motion was made to adopt the language as noted below into the letter to the Board of County Commissioners

In the body of the letter include language saying that the Committee recommends that the Land Use assumptions and the Capital Improvement Plan, that are not 15 years old, be updates; that we support the Fire Department's recommendation that the Fire Department be given the ability to allocate funds on a countywide basis; that the Nexus Study be updated and adopted; and that the Fire Impact Fees program continue.

In the last paragraph on the letter include language saying that we recommend that staff and the Board of County Commissions evaluate and anticipate ongoing challenges such as the impact of climate change; affordability of housing; and current increased equipment and construction costs.

VOTE The motion passed on a voice vote.

MOTION A motion was made by Ms. Feliz, seconded by Mr. Pava, to continue the Fire Impact Fees.

VOTE The motion passed on a voice vote.

Mr. Clavio said we will draft a letter with the approved language and will circulate it to all of you for your comments and approval.

4. MATTERS FROM THE PUBLIC

None.

5. MATTERS FROM THE COMMITTEE

Mr. Pava said it is nice to be in person.

6. MATTERS FROM COUNTY STAFF

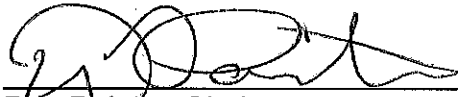
Ms. Hendren said we are proposing that we meet mid-January, mid-May and mid-September. That works with our Infrastructure Capital Improvement Plan so we can give it to you with our priority projects. Our proposal is that we meet at 4:00 pm on January 22, 2024, May 20, 2024 and September 23, 2024.

MOTION A motion was made by Ms. Feliz, seconded by Mr. Pava, to adopt the meeting schedule proposed.

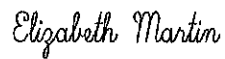
VOTE The motion passed on a voice vote.

7. ADJOURNMENT

There being no further business before the Committee the meeting adjourned at 5:05 pm.

A handwritten signature in black ink, appearing to read 'Dan Painter', written over a horizontal line.

Dan Painter, Chair

A handwritten signature in black ink, appearing to read 'Elizabeth Martin', written over a horizontal line.

Elizabeth Martin, Stenographer

