

Capital Improvements Advisory Committee

Minutes for the Meeting on

January 17, 2019

1:30 p.m.

Utilities Center

Conference Room 218

Committee Members Present

William Beerman, Vice-Chairman
Mark O'Neill, Committee Member
Jason Lorenz, Committee Member
Eugene Suttmilller, Committee Member

City Staff Present

Brandi Blair, Senior Office Assistant Temp
Paul Brock, Las Cruces PD
Sonya Delgado, Parks & Recreation Director
Larry Nichols, Community Development
Jose Provencio, Business Services
Administrator
Alma Ruiz, Senior Officer Manager
Victoria Strouse, Senior Office Assistant
Temp
Ted Sweetser, Las Cruces Fire
Adrienne Widmer, Water Administrator

Others:

Becky Baum, RC Creations, LLC
Ben Beard, Red Cliff Homes
Neil Campbell, Hakes Brothers
Maggie Loya, Desert View homes
Jeremy McGarvey
Steve Montanez, Las Cruces Home Builders
Association
John Moscato, Sierra Norte Development
Anna Rivera, Desert View Homes

Vice-Vice-Chair Beerman called the regular meeting to order at approximately 1:32 p.m.

1. Conflict of Interest:

Vice-Chair Beerman: First item, is a question on whether any member of the Committee or any member of the City staff has any known Conflict of Interest with any item on the Agenda?

There were none.

2. Acceptance of the Agenda:

Vice-Chair Beerman: It's good to see some people in the audience today, that I think might have something to say. Would anyone who plans to say anything like to have us adjust the Agenda so that you can speak first? Or would you rather sit through the meeting and speak at the end? If no one wants to speak now, we'll just continue.

Montanez: Mr. Vice-Chair?

Vice-Chair Beerman: Yes sir.

Montanez: A few of us are here to hear the update on the Parks and Recreation Impact Fee discussion. If it's possible to just give any kind of input immediately following that discussion.

- Vice-Chair Beerman: Okay. Do I have a motion to amend the agenda to allow for public comment right after item 6A?
- Ruiz: Point of order Chair.
- Vice-Chair Beerman: Yes ma'am.
- Ruiz: You should ask to move to accept the agenda first, and then to amend the agenda.
- Vice-Chair Beerman: Okay. Do I have a motion to accept the agenda?
- Lorenz: I move to accept.
- O'Neill: I'll second.
- Suttmiller: We're going to move Public Participation from eight to before six.
- Vice-Chair Beerman: Okay.
- Suttmiller: Is that what I am doing?
- Vice-Chair Beerman: That's a motion. Yes. No, it'll be right after six, it'd be 6A. Public Participation would be...
- Suttmiller: Six B.
- Vice-Chair Beerman: Yes, after 6A.
- Suttmiller: We need to make the motion to accept the Agenda first. I make a motion that we accept the agenda.
- O'Neill: We did that, and we approved.
- Suttmiller: I'm sorry.
- Ruiz: Now do you want to do a motion to amend.
- Suttmiller: I make a motion that we amend the Agenda to move Public Participation from item 8 to item 6B.
- Vice-Chair Beerman: Second on that?
- Lorenz: I'll second.
- Vice-Chair Beerman: All in favor.

The Agenda was Approved Unanimously 4-0.

The Agenda was Amended Unanimously 4-0.

3. Acceptance of the Minutes:

a. Regular Meeting on November 15, 2018.

- Vice-Chair Beerman: Now has everyone had a chance to look at the minutes? I just have a question. I asked for an early copy because I was working on the Annual Report, and the copy I got said "Non-Audited," which I assume means no one listened to it after it was transcribed?
- Ruiz: No. That just means that City staff had not audited that, Chair. As soon as the meeting is over, within five days the transcriber who we have on contract transcribes the minutes, sends it to us. Essentially, it is transcribed, but not audited from City staff to make it official.
- Vice-Chair Beerman: Okay. A number of members of the City staff review it before it comes?
- Ruiz: My staff does, yes sir, and myself.
- Vice-Chair Beerman: Okay.
- O'Neill: When might that be available to pick up in a hard copy?
- Ruiz: Based on the Open Meetings Act, 10 days after the meeting we have a draft copy available.
- O'Neill: Okay. Come down to City Hall?
- Ruiz: No. We upload it into the website, as "Draft" until it's then approved by this Committee, and then we upload it as a final.
- O'Neill: Well I'm asking is...
- Ruiz: Ten days.
- O'Neill: ... After 10 days I can pick up a hard copy somewhere?
- Ruiz: You can go onto the website for the CIAC website we have.
- O'Neill: Okay.
- Ruiz: There it has all the meetings listed, it has the presentations, the minutes, and the agenda for every meeting. You can just click on there and download it.
- O'Neill: Okay. All right. Thank you.
- Ruiz: Sure.

- Vice-Chair Beerman: Do you still e-mail those?
- Ruiz: We do, once it's audited and then what we do is we'll then e-mail it to the Committee and ask for any edits from the Committee and then we then finalize it for this meeting.
- Vice-Chair Beerman: You'll get an e-mail copy and you won't have to, unless you're in a hurry for it. Now the last time I checked there were some months that had not been uploaded to the website. I think I sent an e-mail to somebody.
- Ruiz: We'll double check it. We have been having problems citywide with Sitecore. The City's actually leaning towards a new website mainframe. I'm not sure if the disconnect with Sitecore is any relevance to moving to a new system. For right now, we're still using the old software mainframe of Sitecore and it frequently goes down. If that's the case, then even if there's a link, it may not appear as a link. We will double check, staff will double check. We're taking an action to make sure that all of the meetings, presentations, and minutes are uploaded and accessible.
- Vice-Chair Beerman: Okay. I think the three most recent ones weren't.
- Ruiz: Okay.
- Vice-Chair Beerman: Active with the link.
- Ruiz: Okay. Perfect. We'll check that. Thank you.
- Vice-Chair Beerman: Now has that motion been seconded yet? Okay, so all in favor of accepting the minutes.
- O'Neill: We voted on it.
- Vice-Chair Beerman: The next item is the status report on the 2018 annual...
- Ruiz: Sorry, point of order. Acceptance of the Minutes.
- Lorenz: Right, we accepted the amended.
- O'Neill: As amended.
- Ruiz: That was the agenda.
- Lorenz: The agenda. Right.
- Ruiz: We're onto the minutes. He was asking for a motion.
- Lorenz: I'll move that we accept the minutes.

Suttmiller: I second.

Vice-Chair Beerman: All in favor.

The Minutes were Approved Unanimously 4-0.

4. Status Report on 2018 CIAC Annual Report by Vice-Vice-Chair Beerman

Vice-Chair Beerman: The next item is the Status Report by me on the Annual Report. I'm about half finished with that. I think it involves going through, there are a couple hundred pages of minutes, I think. We summarized each meeting as an appendix to the report, so it'll have a summary of varying length on each meeting and then there's an overall report. The report itself is probably going to be about two pages and the summaries will total maybe seven pages. I hope to finish that before the end of next week. What I'd like to do is send it in to Alma and have her forward it out to the Board Members so that ideally, we can accept the report at the next meeting and get it over to the City Manager and the Mayor. Does that sound agreeable to everyone?

Lorenz: Sounds good.

O'Neill: Is there a deadline set by the City that you do that, or are we okay with that?

Vice-Chair Beerman: I don't think there is. Last year it was done in March.

Ruiz: If I'm remembering everything, based on the requirements it's by April. We're still within the time frame.

O'Neill: Great.

Vice-Chair Beerman: We'll be looking to do it.

Ruiz: The other question is, typically there's a meeting with the City Manager and the Chair, and I think last time it was the Vice-Chair who attended with City staff as well. Is that something that you'd like me to coordinate or you're just going to submit the report via e-mail and let them review it?

Vice-Chair Beerman: I tend to rely on written communications because they're more organized, but in case the City Manager would have any questions and it might make a stronger impression if one or two of us were there. If you would, I don't know when we're going to have a Vice-Chairperson. I was thinking that it would be...

Suttmiller: That's my question.

Vice-Chair Beerman: ... It would be good until we fill the vacancy. After we fill the vacancy to vote on the Chairman and Vice-Chairman. Is there any problem with any member of the Committee who wants to go attending the meeting with the City Manager?

Ruiz: No. We would just have to put a potential quorum notice out. But that's simple enough just to say that you will be meeting at this time and no official action would be taken.

Vice-Chair Beerman: I think that would be good because the setting was maybe a dozen people around a conference table, City staff, and the former Chairman and myself. I don't think it would hurt if they don't have enough chairs we can sit around the outside of the table. I think it might be a good idea.

Ruiz: Okay. I will start looking at scheduling that on the City Manager's calendar and then maybe I can have some dates at the next meeting as well.

Suttmiller: I was going to say, before we lock one in, we need to approve it.

Ruiz: That's right. Exactly. Thank you.

O'Neill: Mr. Chairman. May I comment?

Vice-Chair Beerman: Sure.

O'Neill: I'm wondering if we want to wait for the election until we get our fifth member. We have no clue when that will be. I wonder if you want to have the election before then, because who knows when that'll be. You want to get your person in order, Chairman, Vice-Chairman.

Vice-Chair Beerman: I read that the seat that's vacant right now is for a member of the development community.

Ruiz: Yes sir.

Vice-Chair Beerman: It's a requirement that this Board has two members from the development community.

Ruiz: Correct.

Vice-Chair Beerman: I had in the back of my mind a question of whether actions that we take without those two members, are they valid?

Ruiz: They are valid because right now you constitute a quorum of Members. Even though we don't officially have the two to three; two development, three at large, right now you are an acting Board. I can get double clarification from City Clerk, but that is what she has told me in the past. Essentially, we were down to three members. I asked her do we continue

with the meeting and she said, "Yes, the three constitute a quorum. It's a valid Board."

Vice-Chair Beerman: Okay.

Ruiz: We have been advertising the position, it actually went out with City Manager newsletter this month asking for applicants and so we're in the process still of searching for another member.

Vice-Chair Beerman: Okay. Would there be any problems scheduling an election of the Chairman and Vice-Chairman for the next meeting?

Ruiz: I don't believe that should be an issue and we can put it on the agenda. Legal reviews the agendas anyway. If they felt that was an issue, they would probably bring it to my attention.

Vice-Chair Beerman: Okay. Now do we have to vote on putting it on the agenda?

Ruiz: You can ask to vote to add it.

Suttmiller: Do we need a vote to add to the agenda?

Ruiz: Because you've already accepted the agenda which shows.

Suttmiller: That's here, right. My point is I could call and say I'd like this on, can you put it on the agenda? It doesn't require a vote.

Ruiz: Correct. We just need to know.

Suttmiller: Doesn't need a motion.

Vice-Chair Beerman: Good.

Ruiz: We can add it to next month's agenda under an action.

Suttmiller: I agree with this gentleman. We shouldn't move on too long without having the officers, but doing it today would be too fast, I think.

O'Neill: I don't know if we can add to today.

Suttmiller: There's no real need to.

O'Neill: No.

Suttmiller: The thing is, is if he gets sick. You've got to stay healthy until next month, that's all there is to it.

Vice-Chair Beerman: What if there's no Chairman or Vice-Chairman.

O'Neill: That was just my opinion. I mean it's up to the Board if you wanted to do that. I thought, why wait around.

Vice-Chair Beerman: It's going to be on the agenda for the next meeting.

Lorenz: I think next meeting is fine.

5. New Business

Vice-Chair Beerman: There is no New Business on the agenda.

6. Old Business

a. Update on City Council's Adoption of Current Parks and Recreation Impact Fee by Sonya Delgado

Vice-Chair Beerman: Under Old Business we have an update on the Adoption of the Current Parks and Recreation Impact Fee by Parks and Recreation Director, Sonya Delgado.

Delgado: Good afternoon Mr. Chair, Members of the Board. Sonya Delgado, Parks and Recreation Director. As requested in the last meeting, I believe the Chairman wanted the resolution where it passed the fees that we have now. This is the Resolution 13-161. It's actually pretty lengthy so when you got it, it has all the minutes from the Capital Improvements Advisory Committee (CIAC) meeting and the Parks and Rec Board meeting. I believe it has some additional, it has the whole entire Parks and Rec Master Plan. It has the report from TischlerBise that did it back then, and another summary report.

What you have in front of you on that screen is the actual Resolution that talks about it. Then towards the end, you have the Council Action and Executive Summary (CAES) and Resolution. It gives the options to City Council; one of which was to keep the fee at \$1,300.00 that was set forth by the CIAC at that time. Then the other option was to make it \$2,600.00. They chose to go with \$2,600.00. That's our current fee, and that's where it is now. That was for 2013.

By Ordinance we have five years to update it and we have one-year extension if need be, so that puts us at June 30, 2019. That's where we're at now. TischlerBise will be here in February on the 21st for that meeting. They had to move some meetings around when we were unable to meet with them in, I believe it was October if I'm not mistaken. They will be here with us in February. I know you already have that report, but they will come in and discuss all the particulars. At that time, I'm also going to be having some public input meetings on that fee and some of that, things that they brought forward, once they get down here in February.

Vice-Chair Beerman: We're actually a half a year past normal five-year review?

Delgado: Right. Actually, the one in 2013 was supposed to have been approved in 2012. They also had a one-year extension. When I dug around some more the one before it also went six years. It's been taking that while for various reasons, all of them were all different. It seems to be par for the course for lack of a better phrase.

Vice-Chair Beerman: The actual review was done even some time prior? The Impact Fee review by the consultant was done some time even prior, maybe as much as a year prior to the Council action. We could be looking at six or more year.

Delgado: That, I don't remember. I was in Parks and Recreation at the time but I wasn't in that position. I do remember they did have an extension. I do remember that it took some time to get consensus, but I do not remember when they got the report. That I couldn't tell you. I couldn't figure that out.

Vice-Chair Beerman: Okay. When I looked at this during the week, I didn't see the entire package that we have here. I only saw a couple of pages from the Ordinance because I was curious about whether, for example it discussed using Impact Fee money for neighborhood parks. City Council directed that, or did that just happen?

Delgado: No, that came out of all the meetings. I know that was one of the options that were presented to here. One of the options I do remember because I happen to be at that meeting with my boss at that time, the options were to either, have the Impact Fee that'll address all items, so the Impact Fee is higher. If you remember correctly, when they do the fee it's for everything that's in Park and Rec which is trails, recreation facilities, swimming pools, big parks, little parks, etcetera. When you go and break them down, they give you a fee for each one, how much would cost for neighborhood park, a rec center, a swimming pool, etc., etc., all the way through. That's how come the fee gets so large on that end. If you just pull one out and that's what this Committee wanted to do, was to take one and make that the focal point so it ended up being a neighborhood park.

Since then when we've had developers in their area by Ordinance it says the priority is to have a neighborhood park and it is triggered by the number of homes, it's approximately 400. If they build a subdivision with 400, they give us a neighborhood park. Anywhere between 1.5 and 2.5 acres. That's for City. They do have a list of amenities that they pick from, and I'll go through that in just a moment. That's how that came to be. I know that they talked about possibly having options, either neighborhood park, or community park, things of that nature, but not everyone could decide on which others to add, but everyone did come to consensus about the neighborhood park. That's where we're at. That's how we got to where we're at right now.

- Suttmiller: I remember. I was there for those meetings. The thing was it was just with the neighborhood parks you were able to do what you're doing which is say 1.5, 2.5 acres. These amenities, so on and so forth, and it was much easier. Now we of course don't vote on what you do, but we recommend it. I remember recommending the neighborhood parks.
- Delgado: Right. With that packet that you have, you have Exhibit B1. Exhibit B1, is the one that tells you the fee on there. This is in the Ordinance. This tells you the level of service that was chosen which is the neighborhood park. Which can be up to three acres for 1,000 persons, approximately 400 dwelling units, that's the trigger. I believe that was one of the questions. It should be towards the back. I even had it as a separate attachment so you could to it easily.
- O'Neill: Okay. Thank you.
- Delgado: To be your last four pages probably, last three pages. It's titled Exhibit B1.
- Vice-Chair Beerman: Was the rationale that the City only needed neighborhood parks and not other parks and recreation infrastructure, or was the rationale that the City didn't want to impose a bigger Impact Fee?
- Delgado: This is just my own personal guess, because I do not know for sure, but I was going to say the latter. Which would be that they didn't want a larger fee. Because it was pretty large.
- Suttmiller: You know, we didn't like the large fee but one of the things that came across clear in all the briefings was that the neighborhood park would be put in cheaper than the City could put it in and faster. That was a consideration. Because there's a money savings on that. Because you only reimburse for what they pay, not for what it would cost you to do it, right?
- Delgado: Absolutely. That is one of the agreements.
- Suttmiller: We can make that as priority for the developers to do, "Hey you guys are doing it in, while you got your bulldozers and everything there, put the park in and move on." Works for everybody. That was what was driving that. It wasn't a directive or any kind, because one we can't make directives. This committee cannot direct anything. We can recommend, but the recommendation was is it works well for neighborhoods. One of the things the City didn't have was that large number of neighborhood parks that were needed, especially on the East Mesa.
- Delgado: Mr. Chair, Members of the Board. You are correct. That did help immensely. It also tied in directly to the point on the Comprehensive Plan (Comp Plan). I believe at that time was to increase walkability and connectivity between communities. A neighborhood park does that. It

does assist with that. Since then, that's why we have a lot of trails that have been starting to pop up so to speak, that will connect neighborhoods to neighborhoods, get you in and around different parks or the smaller parks I should say.

A lot of that movement and a lot of that growth has been happening on the East Mesa, as we know. We have quite a few neighborhood parks that have come up in the last several years over there and a lot of trails. It doesn't mean that a developer can't come to us and say, "Well instead of a neighborhood park, I want to give you, let's talk about a Rec Center." I do have a developer that is going to be meeting with me here very, very soon to discuss that possibility. Yes, they can. I will definitely entertain that idea. I wouldn't say no.

Suttmiller: I hope not.

Delgado: Yes, they can build things a little bit quicker and cheaper than we do. One of them is prevailing wages. That really hits the City hard and that is a huge impact to us. Yes, do they help us, immensely. Absolutely.

Lorenz: I think your point about the harmony with the Comp Plan is a big one. Even in the talks of the new Comp Plan that sort of got shot down by Planning and Zoning last year, one of the big things they really do want is a more walkable, bike-ridable City. When you've got a big park say like Young Park, that's seven miles from my house, it doesn't really lend itself to walkability, where the park down the street.

Suttmiller: That was a consideration five years ago when I was sitting on the Board then.

Lorenz: The connectivity issue is also good. You can see that working perfectly. For instance, between Maricopa and Miramar Arc., over in Sonoma Ranch, there's a small little neighborhood park that basically connects two sort of loop neighborhood roads together. It happens again with Galisteo, and it really connects those communities so you don't have to walk out onto the main roads, you can use these little parks that sort of a conduit through it. We saw in Metro Verde last year the park fee as it exists be enough money to pay for it. How many parks did you put in over there John, five, six, seven? Something like that. Little neighborhood parks. That worked really well.

Suttmiller: The consideration at the time it was money, it was wanting to have the trails, the parks that they could connect into. It's just a lot more efficient and effective to have the contractor do it as they're doing everything else, than for the City to come back in and backfill an area with parks.

Lorenz: Half price.

- Suttmiller: Yes.
- Lorenz: It really is.
- Delgado: Yes, pretty much.
- Suttmiller: Pretty much. I mean so that should in my mind continue to be a priority for us. Now we're going to need some big parks because you know even up on the East Mesa you want a place where you can have baseball fields, or multiple baseball fields and that. I wouldn't think you would want to say no to a couple of them up there. Young Park's a great park and it serves a lot of needs for the City. There needs to be something like it up on the Mesa.
- Delgado: Absolutely. Mr. Chair, Members of the Board. We're hoping that in the next piece of development that comes forward in that area, that we're able to get a community park because we need one out there. It'll be really difficult for the City to go in and build it because first we have to acquire the land, and if it doesn't belong to us that's going to be a difficult process. We're trying to throw that bone out there and we're hoping that we can make that happen, but we have a really good relationship with them, so I'm hopeful that we can get something done.
- Suttmiller: Good luck. That's all I can say. Good luck.
- Vice-Chair Beerman: I have a question. Mr. Suttmiller, how much was it that CIAC Committee recommended for the impact fee?
- Suttmiller: They went over us.
- Vice-Chair Beerman: It was like \$1,300.00.
- Suttmiller: We were about \$1,300.00 is what sticks in my mind. Five years numbers.
- Delgado: It was \$1,300.00 and it's in there as Option A. As you go through all the minutes and you read through it, it'll say that the CIAC Board came through and said they would recommend \$1,300.00. That was the number one option. Then of course as you know when it got to City Council, they had a discussion and they made it \$2,600.00.
- Vice-Chair Beerman: Okay, so the CIAC Committee recommended an option of \$1,300.00. The City Council approved \$2,600.00. The reason I'm interested in that is the current consultant's recommendation of \$7,073.00. They say in their report that the reason that the \$7,073.00, might seem high is that in the prior year they recommended \$4,126.00, in the prior five-year review. The City Council only approved roughly half of that. They said the same thing happened in the first five-year period, so they're saying that the current number of \$7,000.00, looks high because the City has been

lagging far behind what the consultant recommends as the fair share for development over the last two cycles. I just wanted to raise that issue. Point that out. Sorry for the interruption.

Delgado: Not at all. I didn't know if anybody had any more questions. If not, then I had questions about the e-mail that I received.

O'Neill: I have a few questions. One, are the developers under ordinance to include parks in the developments? Because you were talking about negotiation and they sometimes do this or sometimes do that. What are they required to do? Is there a requirement for the developers or is it just a negotiation with the City?

Delgado: The trigger for a park when they are responsible for making sure we have a park is 400 dwelling units. If they're under that, no. If they hit that or over 400, then yes. That's when we'll come together, and we start talking. They usually bring a concept to us, "This is what I'm thinking, this is where I'm thinking it might be. What do you think?" Then it starts that process. Once we figure out where it's going to be, how large it's going to be, and then we start talking amenities. Again, they bring a general concept to us and then we have that discussion.

O'Neill: It's basically one park for each 400 homes or if it's 400 homes or more one park we're talking about?

Delgado: We're talking at least 400.

O'Neill: Okay.

Lorenz: There is some additional I guess not ordinance but planning about parks in the Comprehensive Plan. It's not so much an ordinance, it's not really a regulation, but sort of recommendations on what the City would like to see that in the Comp Plan.

Suttmiller: If you want to get your plans approved.

O'Neill: That's generally, the developers usually work with you on that. Another question I have is, parks I know from being in the past on the Park Board, that they have the medians are part of the parks. Your budget helps pay for the landscaped medians. Is that correct? Is this Impact Fee money also used for that or not, or does the developer do that?

Delgado: Mr. Chair, Members of the Board. Yes, the medians are our responsibility. We have to maintain all medians in the City, un-landscaped and landscaped. No, Park Impact Fees do not assist with the median. That's not a park.

- O'Neill: All right. The developers, they also assist with some roads and like I know that some of the developers put the circles in, like planners (planters?) and so forth. That's part of their responsibility, right?
- Delgado: Mr. Chair, Members of the Board. Yes, some developers do. They are responsible for the road, depending on where they're at. I cannot speak to all the particulars. You would have to talk, I don't know if somebody from Community Development is here? To speak to that, but I know that was one of the questions on the e-mail, so I will make sure to have some answers for you for the next couple of meetings.
- O'Neill: I submitted some of those questions late and I understand that. I didn't expect all answers tonight, but if you have any answers for any of those, I appreciate it. I wasn't sure the deadline to get them in.
- Delgado: That's okay. Mr. Chair, Members of the Board. On your e-mail, Exhibit B addresses what is required when parks are built in a subdivision, so that's the 400.
- O'Neill: Right. Thank you.
- Delgado: Did it have to be a certain size? Yes, and it's also listed on that in the very first portion of that Exhibit B. Do developers ever in lieu of building parks provide funds earmarked specific for parks or neighborhood community facilities? That hasn't happened in the time that I have been the Director, however I have found that there was a park that someone earmarked an exact amount of money for the park, however, it hasn't been enough, so we've had to supplement that from the Park Impact Fee fund, but I don't think that happens on a regular basis. I don't know why that happened. I don't know if that was an anomaly. Now that I cannot answer, it was way before me.
- Can the Board get statistics for the past 10, 20 years in regard to how many developers provided neighborhood parks in their projects? Where these developments parks are located? How many did not? Why? What amenities were included in these parks; i.e. playgrounds, benches, restrooms, field space, drinking fountains, etcetera. I would have to sit down with Community Development to find out what happened in that time frame and then try and work backwards if I can. That will take me a little while.
- O'Neill: We know that they only have to if it's 400 homes, so those are the only ones that consider, did they do it or didn't they do it. If they all did it.
- Lorenz: Mind if I add to that?
- O'Neill: Yes, certainly. Please.

- Lorenz: I've built in seven subdivisions in Las Cruces in the last 12 years and every single one of them contains a park.
- O'Neill: Okay.
- Lorenz: Diamond Springs off of Roadrunner contains the Desert Trails Park. Sonoma Ranch has many parks in it. Metro Verde has many parks in it. Parkhill Estates, however, was the one I'd say took them longest to get the park in, but there's finally a park in Parkhill Estates.
- O'Neill: Well they had weather issues too I know during that time.
- Lorenz: They saw some significant erosion.
- O'Neill: They pretty much comply with what's requested and there hasn't been a problem in that way at all.
- Delgado: Well I do have a couple of subdivisions that do not have a park, but somehow, they weren't expected to have a park in there. Now I've got to figure out how to go put one back in, which is going to cause some issues down the road.
- Suttmiller: Again, if they were under the 400, they weren't required to.
- O'Neill: Right.
- Delgado: Right. Well I don't what...
- Suttmiller: If they weren't required to that's why we put it in with, or you put it in with the funds. The idea is, is with that, my understanding for the six or seven years I've been on this committee, is that the Impact Fees are to provide the parks. Now as an option to that, the contractor can opt to put the park in and they get paid for that out of the Impact Fees. Again, all the parks go in based on Impact Fees and they're paid for by Impact Fees basically or a portion of them is.
- Delgado: ... Yes Mr. Chair, Members of the Board. All new levels of service will get paid out of Park Impact Fees.
- Suttmiller: Yes. I'm sorry. Go ahead.
- Vice-Chair Beerman: I don't want to interrupt.
- Suttmiller: When you get into this conversation did the contractor do it or the contractor not do it, what did it is Park impact Fees. If the contractor does it there's a savings in Park Impact Fees. There are more Park Impact Fees available for something else because they did it cheaper. If it cost you \$500,000.00 to put a park in and they can put it in for \$250,000.00, then

there's more \$250,000.00 Park Impact Fees that are available for use in other places. It's not like there's a total differentiation if they put it in then the Impact Fees aren't taken or anything. The Impact Fees are based on the houses built. That money comes in and you can use it to build any new facilities or buy certain levels of equipment. If I was a contractor which I am not, I would want to put the park in as I'm building the houses. It's much more efficient, it's much more effective, and I can do it cheaper. While you reimburse it for what it costs me, it didn't cost me anything to do it. I got a whole thing that I can sell easier that's all put together and has parks in it, which makes it a little more valuable to sell. I've done good to the community, I've done good for myself, and you've got more money, but it's all paid for basically from Park Impact Fees.

Lorenz: With the exception of the land?

Suttmiller: With the exception of the land, yes.

Lorenz: Because they just give them the land.

Suttmiller: Yes, they give them the land. Do they get credit for the cost of the land?

Delgado: Mr. Chair, Members of the Board. I do not know. I can talk to Community Development about that.

Suttmiller: Because you know if I give you two acres, I'm basically giving you \$50,000.00 or \$75,000.00 minimum.

Delgado: I know we don't give them credit on when we do the actual agreement, it's just for the park, not the land, but I would have to ask. I would have to talk to Community Development.

Suttmiller: That maybe part of, you want a plat, that's part of the cost.

Vice-Chair Beerman: That would be worth finding out because I think we have a question about the \$130,000.00 per acre figure that the consultant used as the value of the land. If the developers are getting, and we have at least one here I guess who could answer this, if they're getting credit from the City at \$130,000.00 an acre and I think the comment was, it might be 10%?

Lorenz: I'll sell you a whole bunch of land at \$135,000.00 an acre. A whole bunch.

Vice-Chair Beerman: It would be clarified. We don't want to have...

Suttmiller: All the lines are in and that it's worth about that, that's what you're going to charge.

Lorenz: It's not worth anywhere near that. I wish it was.

Vice-Chair Beerman: We don't want to have any misunderstandings sir on that. You mentioned one development that didn't get a park and you're trying to figure out how to get them one. Which one would that be?

Delgado: Mr. Chair, Members of the Board. It's up on the East Mesa, it's a little bit further. We're working with the group. I actually have a meeting with them. Arlin Parish is one of them. I don't know who the other group is, but they did not put in a park. I'm trying to find out why because now I'm being asked to put one in there, but I've also been asked why I didn't put one in, but that was a long time ago. I don't know what happened. I'm having a meeting with them to find out.

Vice-Chair Beerman: I've had people tell me that they were charged Impact Fees when they bought their house and they did not get a park. It's not the one you mentioned. I don't want to mention it. It's Foothills.

Delgado: Mr. Chairman, Members of the Board. We have a lot of homes that have told me that. I'm trying to sift through it just like you are.

Vice-Chair Beerman: The reason that I bring it up is, it seems to be a fairness issue. If a developer builds a development and puts in his own parks, then the City gives them over a million dollars to pay for those parks. What about the people who did not get a park and are these development fees supposed to be used citywide rather than in one particular development?

Delgado: Mr. Chair, Members of the Board. The way the Park Impact Fees are now, we only have one pot of money. I can use it anywhere in the City. Even though it might be generated in one area, I can take that money and go across town and build something there. As long as it's a new level of service, we can move it around.

Suttmiller: That was a change that was worked out about six years ago.

Delgado: Correct.

Suttmiller: The thing is, is one of the things you get if you don't have that, if you've got a development that's coming in, they don't get enough money until they sell enough houses to put one in if they can't move the money around. There's always a lead-time from the time a place is platted, and they start putting houses in, until there's enough people there and then enough money to put a park into it. There's always going to be a lag time. It's not like it's going to go in; "I paid my fees, now I want my park." We'll I'm the first person in the neighborhood and I've done that before. You wait a couple of years. There are a couple of years before it all comes together. There's planning and everything else, plus the money. I'm sorry, go ahead.

- O'Neill: Mr. Chairman. I'd like to get a clarification just to make it clear in my head. If the developers include a park in their development, how does that correlate to Impact Fees? In other words, are Impact Fees paying them to do that?
- Delgado: Yes.
- O'Neill: Those funds come out of Impact Fees not from the developer?
- Suttmiller: It's like I said sir, everything's paid for with Impact Fees.
- O'Neill: Everything's, that's what I don't...
- Suttmiller: It's again cheaper for the contractor to do as part of the build. You can save big bucks by negotiating with them to do it, and that's more Impact Fees available for other things.
- O'Neill: I thought that was in the deal with the developer that they do a small park, a neighborhood park as part of the development because.
- Lorenz: The developer provides the land and the Impact Fees reimburse for the...
- O'Neill: For the building of the park. I understand. Okay. Second question related to that. Can the City or this Board or whoever request that, I know when I was on Park and Rec Board there was a problem, we never had enough water fountains out there in the parks and everybody's requesting them. Every meeting we have it's, "We don't have a water fountain. We need a water fountain here." Especially if it's you know in different areas where there's activities going on. Is that something that the City can request from the developer? Can you put a water fountain in there, in that park?
- Delgado: Mr. Chair, Members of the Board. It's one of the amenities that's on the list.
- O'Neill: Okay.
- Delgado: Since then, we've been putting more water fountains in. Depending on where it's located, if we have water already over there, we have to move water over there. It ends up being a negotiation process.
- O'Neill: Well we're trying to do that.
- Delgado: It is on the list and since then, yes, in the last two, three years we've been trying to do that.
- O'Neill: Thank you.
- Vice-Chair Beerman: Would you be able to wait your question until the end?

- Beard: Sure.
- Vice-Chair Beerman: Do we have a problem?
- Suttmiller: The gentleman behind him also had a question.
- Vice-Chair Beerman: We have two questions. If it's okay, I wouldn't mind leaving people ask their questions now.
- Suttmiller: It's okay with me.
- Delgado: I'm okay. I only had one last question.
- O'Neill: Okay, yes, we can finish this first.
- Delgado: Mr. Chair, Members of the Board. The email like I said I got, a lot of it is history. I'll have to work with Community Development on who were the developers that were in there, medians, you talked about circles. You talked about how they were selected. How were neighborhoods selected? How did developers get selected? Is it fair? Etcetera, etcetera. A lot of that goes through planning and Community Development (CD). They do all of that first.
- O'Neill: It's out of our hands.
- Delgado: When they start getting ready to build a park, then we come in. Actually, we're kind of off to the side. We speak to the developer, then they get that rolling. I will have to get with a couple other departments. Public Works because the street section is in there; and then I will also have to get with Community Development. My question is, how do you want me to bring this back to you? It's a lot of information. Do you want me to break it up by history and then by developer kind of? How would you like, or do you want me to bring it all back next month?
- O'Neill: No, no, no. Over, whenever you can get information. I would just, might be good information for the Board to have on some of my questions and maybe we can give them the questions as well. Just to make it clear, if we're going to make these decisions, I just want it clear you know in my mind about.
- Delgado: You would want the sooner rather than later, so as quickly as I can?
- O'Neill: Within the next couple of meetings maybe?
- Delgado: Okay.
- O'Neill: Some of it. If you can get any of that information.

Delgado: You also asked for a list of total parks in the City by district and neighborhood parks flagged.

O'Neill: I have that now.

Delgado: Okay. I was going to make a map for every one by district.

O'Neill: That might be a good idea.

Delgado: I do it with the Parks and Rec Board and I show them all their parks by district. What I can do is go back to that and flag the neighborhood parks if you would like.

O'Neill: Yes, I'd like that.

Delgado: I make a set for everyone. If you would like that I can. It's a lot easier than giving you a big giant map. It's just done in sections. That's entirely up to you.

O'Neill: That would be great.

Vice-Chair Beerman: Are the questions grouped in a way that would facilitate you answering them say in two different presentations?

Delgado: I think so. I think can do that.

O'Neill: Thank you. Appreciate that.

Vice-Chair Beerman: Mark hit the ground running and he's doing his due diligence, asking a lot of questions. Sonya are you going to be here for the rest of the meeting?

Delgado: Yes.

Vice-Chair Beerman: Okay.

6. Public Participation:

Vice-Chair Beerman: The next two items on the agenda is our schedule.

O'Neill: You have public input.

Vice-Chair Beerman: That's what I was going to say, our schedule and then public comments, we can just flip flop those.

O'Neill: I thought we'd done that.

Ruiz: We'd done that. There was an amendment to the agenda to move public comments to after New Business.

- O'Neill: We can do it right now. Take all the questions.
- Vice-Chair Beerman: Okay. We're ready for public comments and questions.
- Montanez: I just have one question.
- Ruiz: Can you announce your name?
- Montanez: I'm sorry.
- O'Neill: Please give your name.
- Ruiz: If you would like to come to the podium please.
- Montanez: No, I'll just stand. Everyone can hear me, right? My name is Steve Montanez. Thank you for the opportunity to speak. The 2013 Impact Fee increase called for \$1,300.00 per multifamily residential dwelling. Is there going to be a proposed increase on multifamily? If so, do you have a, do you know what that figure is?
- Vice-Chair Beerman: I believe there is. Let me look in the report here.
- O'Neill: Twenty-six hundred?
- Delgado: Mr. Chair, Members of the Board. It's \$2,600.00, it's not \$1,300.00. When it was taken to Council it had \$1,300.00, that was Option A.
- Montanez: Multifamily is also \$2,600.00?
- Delgado: Yes. It's \$2,600.00 per multifamily residential dwelling unit. If no park related improvements are made as part of the development. If they do put in a park for that multifamily, then the Park Impact Fees are reduced by 50% to \$1,300.00.
- Montanez: That is the proposal or is that?
- Delgado: That's what it is right now.
- Montanez: Okay. What is the proposed increase?
- Vice-Chair Beerman: The proposed fee for multifamily is \$5,312.00 compared to the current fee of \$2,600.00. That's an increase of \$2,712.00.
- Delgado: That would be a \$2,700.00, \$2,650.00, because that was without a park.
- Montanez: Okay. I just had one comment that I'd just like you to consider. Looking at the map, 400 homes at the current Impact Fee generates \$1.4 million.

Hasn't kept up with too many costs, but the last developer I spoke to, built a park, the cost not including the land, was roughly around \$130,000.00. You do see that they do have, you do have quite a bit of surplus to work with just out of a 400-unit development. Versus the cost of a small community park or a pocket park. I just want, consider what you're generating out of the required 400 homes versus the cost of building a park, especially when they're not getting credit for the land that's being donated. Thank you.

Vice-Chair Beerman: Okay. I'll just comment that the intent of Impact Fees according to the State law is to defray the cost to the City of providing infrastructure to support the new development. It's not strictly limited to onsite improvements. In fact, I've read where some experts argue that there should not be onsite improvements funded by Impact Fees. They should go for example to bring the sewer line to the site or the water line to the site. Or if an expansion of a treatment plant is made necessary by a development, then that's the kind of thing that Impact Fees were intended for. The way I understand it.

Montanez: Isn't there a separate impact fee for sewage and that kind of thing?

Vice-Chair Beerman: Well yes there are, but it's the same theory that it's supposed to be for offsite needs. That's the way I interpret a lot of what I've read and I'm not the world's biggest expert on it. Even I believe the Home Builders Association in the past issued an article saying just that, that impact fees are intended for offsite needs caused by the development. I have that somewhere.

Lorenz: I've never seen it.

Vice-Chair Beerman: It's from quite a few years ago.

Lorenz: I guess if you were speaking of utilities that would make sense.

Suttmiller: We had that discussion years ago on that and one of the things is, is a park an offsite. The thing it is. The fact that they give the land to the City to put the park on doesn't make it an onsite thing necessarily.

Lorenz: Because there's certainly isn't a park on every lot.

Suttmiller: Yes. It can be confusing but when you, the Impact Fees are to give a way to provide things for people that have moved in basically, when you don't have to wait 30 years for the taxes to pay to get them. It's a one-time tax to put money together so that you can put a park in. In a reasonable amount of time or put something else in or provide police and fire protection. If you move 400 houses in and you provide. I think that's the trigger isn't it, for a fire station, or 700 or something like that if I remember right? So, you've got all these things that happen because new

people come in. If you wait for the taxes generated by those new people to pay for it, it's going to be a long time before a lot of that stuff gets in there. Like a park is not part of the development.

They can contribute to land, and then the Park Department builds a park and they build them through the use of Impact Fees. You get one fairly quickly, much quicker than you would if you waited for the taxes to be collected from the people that moved in to put the park in, and all the other amenities that you want; fire protection, police protection, roads, water lines, that kind of stuff. The requirement under law is that it be a totally new thing. You can add to, but it has to be a whole new amenity, am I right?

Delgado: I'm sorry. Say that again sir.

Suttmiller: If you have a park, you cannot maintain the park or maintain the buildings and things that are in the park, but you can put a new thing in the park, can you not?

Delgado: Mr. Chair. Yes. This is true.

Suttmiller: I'm not the Chair. I'm sorry. I am not the Chair in this group. He is.

Vice-Chair Beerman: Temporarily. In the consultant's report that's pending now, the consultant will be in for the next meeting but summary of Impact Fee type improvements in the Parks and Recreation area includes not just neighborhood parkland but community parkland, athletic facilities, special facilities like the archery range or the gun shooting range, trails, a recreation center, and an aquatic facility. It's a wide range of things and it's intended to offset the impact on the entire City.

If you're going to put in 10,000 homes, you don't just have an impact on your own development's park needs, it affects the whole City. That's the way I look at it and I'm only mentioning it because we're approaching a vote here and on recommending what the Impact Fee should be. Maybe these issues should be considered by members who vote on that decision.

Lorenz: In response to your surplus comment, there are currently just under \$3.4 million in the fund.

Vice-Chair Beerman: Yes sir.

Beard: My name is Ben Beard. I'm with Red Cliff Homes. Just to comment on some verbiage, differences in verbiage that I heard from Members of the Board a few minutes ago. In regard to monies given back to the developers as they're developing community parks. I guess the wrong word, I used the wrong word. The right word is reimburse to the developer, not given to the developer. It's from my understanding it's not

a gift. The developer pays for that up front and is then reimbursed that cost, but he's still giving the land, but he's putting the money up front for the development of the park. Then is reimbursed through those Impact Fees. I just felt like that's a really important distinction in verbiage.

Suttmiller: Right.

Vice-Chair Beerman: That is a good distinction, but I think the point that I was making is that it's going back to a single developer rather than being used for City needs as a whole, possibly in other areas. It's a park that benefits one development and the impact fees that are collected could be used in other parts of the City, but they're going back to a single developer.

Beard: As a reimbursement for costs, he's already improving the City. We live in the Sonoma Ranch area; my wife goes to pretty much every park in town. She spends time at Apodaca Park, at Young Park, at different community parks in Sonoma Ranch. Occasionally up to Metro Verde area with friends to go to parks. I mean she goes to parks all over town, so to you point about offsite development and improvement, any park put in in the City is a benefit to whatever members of the community that choose to go use that park, whether that's walking across the street or driving across town.

Vice-Chair Beerman: That's why I'm glad you're here. We appreciate input like that. It's maybe something should be emphasized that it's money that the developer already paid going back to them.

Beard: I was going to say. As a reimbursement for costs they've already spent, not as a gift.

Vice-Chair Beerman: Yes sir.

Campbell: My name is Neil Campbell with Hakes Brothers. I had a question that maybe then a follow-up comment. My question is, is if the community has looked into the impact on the elasticity of being able to sell those homes, because I think it's absurd to think that the developer wouldn't pass those Impact Fees on to the builder. Equally absurd to think that the builder wouldn't pass those Impact Fees on to the consumer. Knowing that and being the Vice-President of Sales and Marketing for Hakes Brothers, I know very well the elasticity of the buyer and how important even \$1,000.00, \$2,000.00, \$5,000.00, or \$7,000.00 increase could be to our buyers. We bring buyers in from out of state in many cases and a draw for our community is the fact that we have a low cost of living. Has that been explored? Has that aspect of it been considered in how it may slow the growth of the building sector in our communities?

Suttmiller: If I could answer that?

Vice-Chair Beerman: Sure.

- Suttmiller: I can speak for the last time. Yes, it was. It was taken in, we went in with \$1,300.00 and it went to \$2,600.00 over our recommendation. Okay? We look at that and when TischlerBise presents next month, from my point of view that'll be an item. There is very much a concern about affordability. We discussed that at the last time we went through this whole process. Because we also have to have homes for people that aren't buying \$200,000.00, \$300,000.00, or \$400,000.00 homes. There's not an elasticity in the Impact Fee. Yes, we are aware of it. We work with it. We look at it. We make our recommendation. We are a recommending Board. We are not somebody that tells somebody what to do. That's the City Council. We are available and we will hear, I'll speak for the rest of it, we more than want to hear about those impacts. They affect the entire community. They affect especially parts of the community. We talk about we've got a shortage of housing for lower income people. What's the impact on that? The more you speak from facts and data, the more impact it has.
- Campbell: Would it be helpful if I came with some data that we've gathered?
- Suttmiller: It's always helpful if you come with data.
- Campbell: I'd be more than happy to provide that because I can tell you just from experience in seeing the sales trends and what happens when our costs go up \$5,000.00 or \$2,500.00 on an entry-level product. I can tell that it does slow.
- Suttmiller: You know it's common sense. Again, the more data, and the more whatever decision we arrive at is based on data, the more impact it has when it goes forward.
- Lorenz: It's actually the National Association of Homebuilders issue report that last week that goes to that. These are national numbers. The national number is for every \$1,000.00 that the price is raised, 127,000 people drop out of that home buying market. Obviously, those aren't all Las Crucians, but it's interesting. That's a large number of people over a \$1,000.00. This fee of roughly \$4,500.00 increase. I'm sure you've done the math; \$4,500.00 after you pay for your realtor fees, your sales commissions, your gross receipts tax, all those kinds of things, what's that going to mean to your consumer? About \$6,400.00. If you take 6.5 times 127,000, if you applied that nationally that would be 825,000 homes that wouldn't be sold.
- Vice-Chair Beerman: Not to be argumentative in any way, but just so that I can fully disclose some of my thoughts and some background here. We thoroughly explored this issue when we reviewed the Public Safety Impact Fee the last go around. I forget the name of the Board Member, but he's now in charge of the Downtown Redevelopment. I thought somebody might know.

O'Neill: Max Bauer.

Vice-Chair Beerman: Max Bauer. He stood right here and mentioned bringing in data. He had flip charts and he argued that raising the Impact Fee would price people out of the market, especially low-income people. We heard him and we considered it and we actually voted on whether we should recommend that City Council consider the impact on home affordability or house affordability when they decide what to set the Impact Fee at. There was a four to one vote and Max Bauer was the only one who voted for letting City Council know that they should consider the impact on salability.

The reason that it was a four to one vote is, we're supposed to consider whether the Impact Fee offsets the cost to the City caused by new development. In the current consultant's report, and they say they've done 600 of these and never had one overturned, but in their current report they say that the City is going to get, they're projecting 9,932 new residents by 2020. Using their calculations, which you know we have to evaluate whether they're reasonable or not, they're saying the cost to the City of Las Cruces by bringing in those 9,900 people is going to be \$28 million in infrastructure needs for the City. Now, I think we're already incurring some of it, like new sewer lines or water lines or gas lines being installed up to the border. I know the developers pay for their own onsite.

Maybe I shouldn't have mentioned those utility lines because we're talking, right, well they...

Campbell: As a new homeowner, I pay those impact fees to the utility company.

Vice-Chair Beerman: ...They're listing all of the things that impact the infrastructure needs in the area of Parks and Recreation that add up to that \$28 million. Then they divide the \$28 million by the number of people coming in. It's the number of people, so many per new home, and that's how they come up with the \$7,000.00 Impact Fee number. If you look at \$7,000.00 compared to \$200,000.00 home, the percentage is...

Campbell: Three-and-a-half percent.

Vice-Chair Beerman: ... Right. It's a 3.5%. It doesn't look quite as big as the \$7,000.00. Believe it or not, I'm still open. If people raise issues because in that frame work, we're not supposed to look at whether the house is affordable. One reason is, people own existing homes and the builders are competing with people trying to sell their existing homes. We shouldn't have the government subsidizing the homebuilders by not passing on the entire cost of their development, because that puts the seller of an existing home at a disadvantage.

Campbell: Or vice versa, right?

- Suttmiller: Or vice versa, yes.
- Vice-Chair Beerman: I don't see what you mean by vice versa.
- O'Neill: The seller too.
- Campbell: Putting the builder at a disadvantage should not be the goal of the government either.
- Vice-Chair Beerman: Right. If something's wrong with this consultant's study that puts the builder at a disadvantage, then we should consider that. Somebody would need to show what's wrong with this consultant's study and maybe there are a number of things wrong with it. Right now, they're experts and they kind of have a lot of weight with me, but I'm open to hearing about reasons why we shouldn't adopt the consultant's recommendation. Yes sir?
- Moscato: I'm sorry. Did you say the consultant indicated, John Moscato, Sierra Norte Development? The consultants projecting that 9,000 new residents will be here by 2020, which is next year?
- Vice-Chair Beerman: Absolutely. I'm reading that right, not next year, six years.
- Moscato: I guess I probably shouldn't have attended this meeting, I should be out building more lots.
- Vice-Chair Beerman: It's the next six years. Over the next six years.
- Lorenz: It's four years old. It from when they did the Public Safety Impact Fee.
- Moscato: Also, if I understand how they came up with their recommended \$7,000.00 fee, part of that relates to the cost of the land, correct? I think we've already, I heard somebody say and I saw it in the update that they present to City Council, they're indicating \$130,000.00 an acre is the cost of park land.
- Vice-Chair Beerman: They say they got that number from the City.
- Moscato: Okay. If developers donate the land to the City at zero cost, how can they justify plugging in a cost of \$130,000.00 an acre? When that cost doesn't exist. Not only that, but a trail property, again if I read it correctly, the trail land they plug in at \$375,000.00 an acre.
- Vice-Chair Beerman: In miles.
- Moscato: I think it was an acre. Is the Committee as confused as I am how they can plug in a number that has no connection to reality at all?

- O'Neill: Not all new parks are built through developers. There are other, needed new parks that are built and amenities and facilities that are not tied in necessarily with the developer. Am I correct or not?
- Delgado: Mr. Chairman, Members of the Board. Yes.
- O'Neill: Impact Fees go for that as well.
- Campbell: Can you name a park that's being built not inside a development right now?
- Suttmiller: Metro Verde.
- Campbell: That's a development.
- Vice-Chair Beerman: That's a development.
- Suttmiller: Does that go by developers or was that, that was a multimillion-dollar park.
- Lorenz: By the gentleman standing there.
- Vice-Chair Beerman: Several parks.
- Suttmiller: Okay.
- Moscato: Just to clarify, one other point regarding whether or not the Park Impact Fee fund should be used elsewhere in the City. There have been instances in our development and I'm pretty sure there's probably instances in other developments as well. Where there are excess funds left over coming out of a new development that's not being allocated to the construction of parks. There might be \$500,000.00 of Park Impact Fees generated from a neighborhood but the park only costs \$350,000.00. There's actually \$150,000.00 that's allocable elsewhere. That happens quite a bit, I think.
- Somebody raised the issue of offsite costs of things like roads and utilities, Mr. O'Neill did you have a question about that? My experience has been that if there are identifiable offsite costs, those are always borne by the developer; the roads, the utilities, and the drainage structures. All of that is paid for by the developer. Not only is it paid for by the developer but then it's donated to the City, the City of course has to maintain it, but that raises the ability, those are assets to the City. The City can use those assets to generate bond funding such as the General Obligation (GO) Bonds that were just passed that then benefit the whole City. It's really not isolated to new development. That funding that's generated by the new development has an ancillary effect through the entire City.

One more point. There's mention in this presentation that was made to City Council that much of the, in fact it's not just much, it's most of the increase in the fee that is being recommended is attributable to what's called, "Special Facility Land." That's the majority of land throughout the City such as the dam open space, the shooting range, it's about 1,200 acres. If you excluded the impact of that Special Facility Land, almost the entire increase in the proposed fee would be eliminated. I would suggest that given the fact that that Special Facility Land for the most part; the dam, the shooting range, is very, very little cost of developing those Special Facility Parks.

I have no idea why they would plug those in at the same per acre cost as fully developed pocket parks, community parks, regional parks, when those Special Facilities are developed at a tiny fraction of what the other parks cost. I think if you combine those two things, the fact that they're plugging in a land cost that doesn't exist and plugging in the Special Facility Land which is blown way out of proportion, I think we're back to \$2,600.00.

Lorenz: Mr. Chairman. Do you mind? John, you buy an awful lot of land. If you were to go buy 300 acres or whatever it is for the shooting range way out in Corralitos, same exit as the landfill, past the airport by two miles, what do you think the value of that land is? What do you think you would pay for it? Raw land.

Moscato: At most \$5,000.00 to \$10,000.00 an acre. I can tell you land in Metro Verde that we just had appraised for a purchase and was right around 300 acres that we purchased from the State Land Office, that appraisal was \$20,000 an acre. That included...

Lorenz: That's in the City?

Moscato: ... That's in the City limits, there are roads through it. There are utilities through it. There's existing zoning; commercial and residential and multifamily zoning, and it's \$20,000.00 an acre.

Lorenz: Thank you.

Vice-Chair Beerman: I paused when I considered the Special Facilities cost myself. Initially it was obvious to me, it appeared obvious that just when you said that it was over-priced or over costed. That's something that I still think might merit reducing the proposed fee. I did also notice though that the park, the wetlands park by the dam, there used to be a sign down there and it used to say, I think it said, "\$1.5 million." It was a project that cost \$1.5 million to create that wetlands park, although it doesn't look like much.

Suttmiller: That's a State Park.

Vice-Chair Beerman: Well taxpayers at some level spent over \$1.5 million there and now it's part of the City's base, Parks and Recreation infrastructure.

Delgado: Mr. Chair, Members of the Board. If I may. That wetlands are behind the dam was a project with the Army Corps of Engineers and Public Works with one of the engineering groups, I can't remember which one. Once they finished it, then they gave it to us. We just recently were given, so it's probably not even a year ago we were told the maintenance will be ours on that right behind there. Park Impact Fees to my knowledge were not used for that.

Vice-Chair Beerman: I know Park Impact Fees weren't used, but if you equate value to how much it cost to develop it, the number I'm sure was over a million dollars I think, \$1.5 million was on the sign.

Delgado: I don't know. I have no idea how much cost, what they spent on that and what it was used for.

Vice-Chair Beerman: Me personally, I'm only one person, I'm kind of receptive to an argument that all of that Special Facilities Land like the shooting range. I don't see where that would be that valuable, but there is some value to that wetlands park.

O'Neill: Mr. Chairman. I'd like to say I'm new to the Board, but one reason I submitted all the questions that I did and what I wanted clarification about what the developers pay. Now I'm finding out you know it's a reimbursement and so forth like you pointed out. One of the reasons I was because I wanted to make sure there's a balance between what the money that's needed for the new parks. Considering the overruns that they have, and they have to pay later to install something else, I wanted to balance that between not raising the Impact Fees too high on the residents. I want to make sure we're not going crazy on that.

I wanted to find a balance here for those Impact Fee to make it affordable, at the same time make sure Parks has enough money for these new facilities. There are other expenses and it's for the whole community, that's why you can't really divide it amongst 400 homes. Like Mr. Montanez pointed out, I don't think you can just do it that way because of the reasons that have already been pointed out. These are the reasons for my questions and understand. We're not taking action on this today are we?

Suttmiller: No.

Vice-Chair Beerman: No.

O'Neill: Okay. There will be our due diligence and research and see. We'll make our recommendations as far as those fees. I think we have to look at the

affordability for the homeowner, but also make sure we're covering the cost. We have to have enough money to do what we need to do as far as parks in the City. That's my take on it. Do you have a question?

Campbell: I had a question regarding, you know we're talking a lot about costs and being able to bring in the revenues that would be necessary to cover that cost. At what point is the cost considered? In the normal course of doing business a lot of times you have to look at, you don't just raise your price no matter what, you have to look at cutting costs first. Has that been considered? Because I've heard "Oh it's only about 3.5% of the total home purchase price, \$200,000.00 home." We're almost tripling the fee. I mean a 300% increase, is that absurd?

Suttmiller: Where do you get a 300%?

O'Neill: Hasn't been done yet.

Vice-Chair Beerman: Two-forty or something like that.

Lorenz: He's just doing the math on \$2,600.00 to \$7,100.00. It's not triple but ...

Campbell: It's not triple but it's two-and-a-half times.

Lorenz: ... Sixty percent or something.

Campbell: Where is that consideration given as far as, we're going to take a fee and we're going to two-and-a-half X it to be able to do the same thing that we've been doing all along?

Vice-Chair Beerman: If there are opportunities to reduce costs, I guess it will come within the Parks and Recreation Department. I've been kind of curious on what the Parks and Recreation Department's view on the consultant's report is and there's a lot of expertise and are there ways. I've heard mention that maybe the City doesn't need everything that the consultant is saying the City needs. At some point it would be great to get a position from the City Parks and Recreation Department of what they think about this consultant's report. Also Mr. Moscato mentioned the City Council presentation, is that for the current round with the Parks and Recreation Impact Fee. Because if there was a recent one.

Moscato: No, it was November 16, 2017.

Vice-Chair Beerman: Great.

Moscato: It was this past cycle.

- Vice-Chair Beerman: I would love to pull that up on my TV and watch it because there were representatives of the development community there speaking to City Council.
- Moscato: It was a work session. I don't recall that there was input from the public. You could pull it up at the City Council website, November 16, 2017 Work Session.
- Delgado: Mr. Chair, Members of the Board. It was an overview of the process and where the fee was now, how it got to where it is now. Basically a history.
- O'Neill: That would be helpful for us.
- Vice-Chair Beerman: It didn't discuss the consultant's report. It did, or it didn't?
- Delgado: No. Mentioned that it was there but we didn't go in detail. The consultant wasn't there.
- Vice-Chair Beerman: Okay. Well especially the new members can fortunately read the consultant's report, which I'm sure they plan to do.
- O'Neill: The Work Sessions are available video online?
- Suttmiller: I've got a question Mr. Chairman.
- Vice-Chair Beerman: Yes.
- Suttmiller: You know there seems to be a major problem with the cost of land, because that's pushing a great deal. If you're saying land is costing \$130,000.00 an acre and it's actually costing \$20,000.00 an acre, that's pushing the whole thing off.
- Lorenz: Or zero.
- Suttmiller: Or zero, yes.
- Lorenz: Since most of the land is given to.
- Suttmiller: You know you take that shooting range. I'm out there all the time and they're saying that's worth a \$130,000.00.
- Delgado: Mr. Chair, Members of the Board. When the report came out the previous Chair Mr. Johnson and Vice-Chair Beerman had several questions that were asked of the consultant and he is going to bring them. If I'm not mistaken that \$130,000.00 question was in there and also to remove Butterfield and the wetland behind the dam.
- Suttmiller: From behind it, yes.

- Delgado: Take that acreage out because it's not really usable.
- Suttmiller: Even at \$20,000.00 it didn't cost it, you know. It was Bureau of Land Management Land. We got it for nothing. Why are we looking at it as \$130,000.00 an acre?
- Delgado: There are several questions.
- O'Neill: He's going to be at the next meeting?
- Delgado: Yes. He will answer all those. I believe he was going to bring a written response.
- Suttmiller: That was my next comment going to be that the people who wrote this report are going to be here. I would recommend anybody that's got a problem.
- Lorenz: Cross all your fingers because this isn't the first time they're supposed to be here.
- Suttmiller: Yes, this is true.
- O'Neill: It's already been delayed.
- Lorenz: Six times.
- Suttmiller: I am an optimist. If you haven't noticed, I am an optimist.
- Vice-Chair Beerman: That would be a very good meeting.
- Suttmiller: To attend.
- Vice-Chair Beerman: I'm wondering maybe we should have a larger (room). Do we need to make adjustments to accommodate -- a time adjustment, it's going to take a lot of time if we have a lot of people here to... do we permit audience questions directly to the consultant? I'm just looking at the logistics. I wouldn't want to prevent anybody from asking questions, but maybe we need to plan for an extra-long meeting and maybe a bigger room.
- O'Neill: You can limit the time, depending on how many people want to speak.
- Vice-Chair Beerman: Because that gets the people with the interest, the stakeholders in direct contact with the people who are making these recommendations. Alma, is there another meeting room available?
- Ruiz: My suggestion would be to continue to advertise it to be in this room. If we see that there is an overflow of participants, we can then try and move

over to the Boardroom. I'll make sure that there is no conflict with that. It's a larger conference room that can accommodate more.

Lorenz: It's the one just across the hall.

O'Neill: On this site?

Lorenz: That's where it was held for the Public Safety.

Suttmiller: Mr. Beerman's question about can the audience talk directly to the thing is a good question. I'm not too sure myself. I hate to limit anything but then again, you've got to have an orderly meeting. You know what I mean?

Ruiz: Again, based on the agenda, last month which we failed to do, the Committee asked for the Public Participation to be moved up after Acceptance of the Meeting Minutes. Which we plan to do for the next month, but at that point they may not have a full picture because the consultant...

Suttmiller: That's right.

Ruiz: ...Has not presented and so I don't know if we want to keep the Public Participation at the end so that they've had an opportunity to...

Suttmiller: That would be my take on it.

Ruiz: ...To hear what the consultant has to say and then form their questions and ask it at that time. Public Participation can comment and ask questions at that time to anyone in the room.

Vice-Chair Beerman: All right, I never liked this, but I've been to a lot of meetings where the time limit -- including City Council, where they limit the time for questions. We might need to do that, announce in the beginning.

Suttmiller: Mr. Chairman. I don't know how to do it okay, but if we're going to have a whole bunch of people here asking questions of TischlerBise people. Is there a way to organize it so that we don't have six different people asking exactly the same question over and over again? Maybe submit questions ahead of time and we organize them. One of the main questions in my mind is going to be the cost of land. It's going to be the same thing in everybody else's. Rather than have 20 people stand and say I'm concerned about your projection of the cost of land. We can do it or one person can do it for the crowd. I'm just looking at efficiency and effectiveness of the meeting. How would you guys feel about it?

Lorenz: I think a lot of those questions that you feel might be repetitive, were part of the Chairman's submissions to the consultant. I think they're going to

have something to say about that. I think that's going to make a lot of sense, as Alma suggested to have Public Comment after the presentation. I think hearing what TischlerBise has to say about that may affect how and what questions they do ask. I think a lot of that was already in the Chairman's questionnaire.

Suttmiller: Okay. That's cool.

O'Neill: May I just interject? Public comment generally, the reason we put it you know in the front is relating to issues not on the agenda, not on the agenda. They're for people that come in that they don't have to wait until the end of the meeting to ask a question or a concern. It's nothing on the agenda. They're here to bring up something else to address our Board some way.

Anything on the agenda we can do just like we did today, we open up for questions after that item on the agenda, open for questions. As far as getting repetitive questions, I think if people hear their questions already answered I don't think they're going to ask the same question, hopefully. If we just limit the time, then that helps each person if they have a limited time that they make a comment or question. It can be a comment or question. I think it's a good way to handle it. We might need a bigger room like you said. Just putting it out there.

Vice-Chair Beerman: Yes sir.

Beard: Sorry. I know this meeting's dragging on a little long ...

Vice-Chair Beerman: That's fine.

Beard: ...One question in regard to the cost that you mentioned of adding those say 10,000 new people over the next five years. The cost is \$28 million?

Vice-Chair Beerman: That's what they calculated.

Beard: Okay. Does it take into account what those 10,000 people coming to town are going to bring into the City? The revenue they'll generate to the City?

Vice-Chair Beerman: No, it doesn't.

Beard: If we're accounting for the cost, we ought to account for the benefit, right?

Vice-Chair Beerman: Well, you know that's a good point and I'll just briefly interject my own thoughts. I'm working on the third Annual Report now from this Committee. For the third time, I'm going to be recommending not just on my own but the previous Chairman also recommended, that the City do a Cost Benefit Analysis about development. If the City's going to be encouraging development, the City should know the numbers. The City

should know whether it's going to be a net benefit or net cost to the City. I know that the builders and actually I've heard them say that they pay gross receipts tax. Things like that. I think the City should do a balance sheet cost and benefits and that would be very helpful because we have a feel for whether we should be stingy or generous. If this is something good for the City then that affects your general approach to the issue. I hope they do that someday. In fact, TischlerBise, I don't know how popular they are, but they do those kinds of studies, besides these Impact Fee studies, TischlerBise does Cost Benefit Analysis for development for governments. I'd like to see that.

Beard:

I agree, that would be a huge thing for the City to do because, maybe I'm biased here, but I believe there's huge benefit to the City from increased development. If we could see the numbers and actually say, "Every new home that goes in brings 'X' return to the City." Maybe the City will become a little more development friendly which would be a good thing. Just doing a little back of the napkin calculation, 10,000 people coming in, this math on the board says every 1,000 person equals approximately 400 dwelling units, so about 2.5 people. Say that 9,900 people coming in is about 3,900 homes or something, times the \$2,600.00 impact fee, it's over \$10 million.

That cost of \$28 million to the City, over \$10 million of that is defrayed by these Park Impact Fees alone. Not to mention all the other impact fees we pay, plus the property taxes that are paid by those new 3,900 homes. All the gross receipts tax money that comes in from those 3,900 homes, all the sales tax that those people will generate for any number of years that they live in the City. I have to think that there's a pretty quick return on investment for the City encouraging development.

Suttmiller:

The thing to keep in mind is impact fees, and you're right, but the fact that they're going to pay gross receipts tax has nothing to do with impact fees.

Beard:

Right.

Suttmiller:

Impact fees are to put to the park in that's needed now because they've moved in.

Beard:

Right. Yes.

Suttmiller:

You put in a police station, buy cars for the police. You put in a fire station. You buy the one-million-dollar fire engine kind of thing.

Beard:

I only bring in those other benefits...

- Suttmiller: Yes, there's other benefits to the City, but those have paid for the cost of the officers, they pay for the cost of the parks people, they pay for the maintenance of the parks.
- Beard: ...That \$28 million cost is not \$28 million cost in parks, right? That's an overall cost of \$28 million for bringing in those 10,000 people, right?
- Suttmiller: Right.
- Beard: Bringing in overall costs we should bring in overall benefit.
- Suttmiller: Right.
- Vice-Chair Beerman: Interestingly, the \$28 million that's brought in from Impact Fee revenue is exactly the same as the cost that the consultant says is caused by development. It's made \$28 million figure, which works out to the \$7,000 per house. That \$28 million figure is the same figure as the cost that the consultant sees to the City as a result of development. It's Parks and Recreation costs, not all costs.
- Suttmiller: Not all costs.
- Beard: You're saying the \$28 million cost is not the total cost of bringing in 10,000 people, it's the Parks and Recreation costs of bringing in 10,000?
- Suttmiller: Yes.
- Vice-Chair Beerman: They work backwards. They figure out the cost and then they divide it.
- Suttmiller: Again, that's why we focused in on the cost of land because that \$28 million comes from saying the land's going to cost \$130,000.00 an acre.
- Beard: Okay. I misunderstood. I thought the \$28 million was the total cost of bringing in those new people and if park zone by itself is paying for over 30% at the current rate of \$2,600.00. I understand now if that's the cost.
- Vice-Chair Beerman: The bottom line on the last page.
- O'Neill: Are utilities included?
- Vice-Chair Beerman: No, utilities are separate.
- Suttmiller: In every one of these, the one thing I asked for was a total cost of Impact Fees for everybody; fire, public safety, utilities, because that's what the homeowner's paying or homebuyer's paying. Again, the kick here for that \$10 million is from what I can see is the cost of the calculation of the cost of land. If that's not true, if that's not accurate, then the figure \$10 million is not accurate. Okay? To me, that's a crux of the thing. Until the cost of land inherent in the Parks Department, in putting parks in, is inaccurate,

then the figure \$10 million is inaccurate. If it is accurate, then \$10 million is what's needed to do what's needed to be done. That's what the Park Impact Fee is for.

Lorenz: Mr. Chairman. I've got a question. You know I'm looking at our agenda as it lays out in front of us. I'm sorry, I may be jumping the gun here. Am I jumping the gun?

Vice-Chair Beerman: Well if everyone's finished. Do we have any more comments from the group? Because that's the next item on the agenda is the schedule?

7. Next Meeting Date:

Lorenz: Next month we've got the consultants coming in to give us their response for the questions that you and our former Chairman have submitted. The month after that I see some items here about a Midyear Financial Review. If we wait till past that of April, then we can discuss what we got out of February's consultant visit. I think that that month's meeting needs to be for us to discuss that and maybe get further comment from the public.

O'Neill: Not necessarily make a recommendation at that meeting?

Lorenz: I think we're going to need to discuss it first.

O'Neill: Right. Definitely. Yes. That's fine with me.

Vice-Chair Beerman: Okay, is someone from Alma's office here so we can talk about the schedule? Also, Sonya from the Parks and Recreation Department perspective, and this is on all scheduling. We're already six months overdue on the five-year update. If you assume for the sake of argument that City Council is going to adopt the fee as recommended by the consultant, which is probably unlikely, but that \$7,000.00, the difference between the recommended fee and the current fee, which the consultant said is already too low because of past years adopting a low fee.

The difference between the current fee and the recommended fee, based on the number of houses that are being built, that's like \$150,000.00 a month that the City could be losing comparing the two different fees. As I said, I don't think that the entire fee is going to be adopted, but I just think there's a cost of time here if we delay too much longer in action. I commented last meeting that we should adopt a schedule to get this thing moving along and that we needed to get public input, and maybe hold some public meetings. For the Public Safety Impact Fee process the Fire Chief pretty much ran the process. He scheduled all the public meetings. He brought in people to speak. He sort-of pushed the whole approach to getting the Public Safety Impact fee enacted.

I know I said that we should have a couple of public meetings to get input from the development community and any members of the general public who might want to offer their opinions. I'm wondering as far as scheduling

goes, reading the Ordinance, the State law about Impact Fees, this Committee is not required to have any formal public meetings, I don't believe except for the ones that we have monthly. There has to be a public hearing within such a certain time period after we make our recommendation on the Impact Fee.

There has to be so many days after our recommendation and so many weeks before City Council acts. I was just thinking that it would be good to have a schedule. A planned schedule of what's going to happen when, and when we're going to vote on the Impact Fee. Maybe this meeting that we have with the TischlerBise people and we're inviting the public, and the development community already knows about it and maybe we could schedule action within say a couple of months. Maybe pick, I don't know if the March meeting's too soon?

O'Neill: Right. You'll want to hear their Consultant's report before we...

Vice-Chair Beerman: Right, that'd be in February.

O'Neill: ...We'd have to move it.

Vice-Chair Beerman: The consultant will be in in February.

O'Neill: Okay.

Vice-Chair Beerman: Maybe we should have another meeting to deliberate, and then maybe sort of target April?

Delgado: Mr. Chair.

Vice-Chair Beerman: Yes ma'am.

Delgado: What we could do is the February meeting with the consultant. You'll have that information. He/she will answer your questions. We could use that meeting as the first meeting, and then I could have another meeting in March because I also use the Parks and Rec Board as another opportunity to have a public meeting. Then we could add another one. I don't have a problem doing that. We could do a couple more. That way developers, whomever is here kind of digest that information. They may have another question, or they may have another comment and that will give them a little more time to think about that, and we can have the schedule. I can start working on trying to get some dates.

We'll work with our Community Outreach group to set some meetings for you. Hopefully I can have those dates in hand, well we should be able to have them in hand by the time I come back for the February meeting. Then to kind of lay them out. We will put in the newspaper, we'll make sure that we send it out, just like we do with all the others.

- Vice-Chair Beerman: Okay. Great. When this meeting is held the people attending will need some kind of introductory overview, like a PowerPoint of what's being proposed?
- Delgado: Right. I'll work with the consultant to create something like that.
- Vice-Chair Beerman: Oh super.
- Delgado: I will go over it with them and then we can make sure we can pass that information out.
- Vice-Chair Beerman: Okay. Great. The consultant will be at our meeting. Will they come to any of these other meetings do you think?
- Delgado: I might be able to. Let me discuss that with them ...
- Vice-Chair Beerman: Does it cost a lot?
- Delgado: ...To see what the cost would be to bring them out. We can definitely look into that. That's not an issue.
- Vice-Chair Beerman: That would be great. You say the March one, that would under the auspices of the Parks and Recreation group?
- Delgado: Right. I have the Parks and Rec Board happens to meet the same day that we meet, so this evening I have a parks and Rec Board meeting. It's the third Thursday.
- Vice-Chair Beerman: The consultant will already be in town.
- Delgado: Right. I'm going to see if they can stay a little later to kind of give them an overview so they have an idea. Then we can have an open meeting in March and put it out there. It's too late, the agenda's already out. We can put it out for February. Then have another one in March.
- Vice-Chair Beerman: There could be two meetings in one day.
- Delgado: Right and then see if we can, possibly if you're ready to vote on it and have action in April, or March, depending on how you're feeling. I mean, I don't know. This Board is the one that recommends. We just take it in front of Parks and Rec Board because they don't have any say on the fee itself. We just kind of let them know this is what's going on, this is what it's for, just as information mostly.
- O'Neill: Well be able to get their feedback though? Our Board will be able to get their feedback or their minutes?

- Delgado: Yes. Their conversation. Yes, absolutely.
O'Neill: I think that would be good.
- Delgado: They don't recommend the fee, that recommendation comes from this Board.
- O'Neill: They might have a couple good points or ideas.
- Vice-Chair Beerman: Okay, so there would be newspaper advertising about two meetings on February 20th or whatever.
- Lorenz: Twenty-first.
- Delgado: February 21st, I think.
- Vice-Chair Beerman: In the afternoon and the evening. People interested in the Impact fee could come and listen to a presentation ideally by the consultants.
- Delgado: Right.
- Vice-Chair Beerman: Give their input. They'll have an overview PowerPoint presentation probably done by the consultant. Then we could also sit in on that informally maybe?
- Ruiz: If you do, if more than three of you, three or more, I will need to put out a potential quorum notice.
- Vice-Chair Beerman: We'd be getting a little more information if we went to both meetings rather than just one.
- Ruiz: If you are all interested in attending, I should know now so I can put...
- Suttmiller: Attending the Board.
- Vice-Chair Beerman: It looks like we might have two sessions on the date of our February meeting, which I think is the 20th.
- Lorenz: The 21st.
- Vice-Chair Beerman: Twenty-first. There would be our meeting with the consultant, and then there would be an evening meeting at Parks and Recreation.
- O'Neill: That starts at 6:00 p.m.
- Vice-Chair Beerman: That's your board?
- O'Neill: Well I'm no longer, but yes that's the one I was on.

- Vice-Chair Beerman: Basically, it's two opportunities for the public and the stakeholders and then if we wanted to be as informed as possible, we could go to both meetings.
- Suttmiller: Is there going to be anything different at the one meeting than from our meeting?
- Vice-Chair Beerman: We don't know who's going to show up at the evening one.
- O'Neill: I don't know if we need to be there, but anyone that would like to go, could go.
- Suttmiller: That's what I'm saying.
- O'Neill: Then we can get some feedback from what their minutes or something so we could see what their discussion was I think would be good.
- Vice-Chair Beerman: That sounds good.
- Delgado: Mr. Chair, Members of the Board. I think that if you go and there's a quorum, we'd have to print that because you can't have any action so you wouldn't be able to comment. You would just listen.
- O'Neill: No, no, no. Not us comment. I'm not suggesting that.
- Delgado: I don't know if let's say only two of you go or three of you go, and one's missing.
- Chair Suttmiller: If two go, we're good to go.
- Delgado: I don't think you can discuss it amongst yourselves. I don't think, but we can double check on that. You don't go to the meeting in February. You would have the minutes to review. We can get the minutes from the Parks and Rec Board meeting from February for you to review in March. If you want to have action in March for that, then that'll give you sufficient amount of time to read through them. If you have any questions, of course you can e-mail me or e-mail our Chair on that. I think...
- O'Neill: If we decide to go, we have to let her know just in case there's a quorum so she can post it that there could be a quorum.
- Ruiz: Correct.
- Suttmiller: You need to let her know ahead of time. It's got to be three days before the meeting.
- O'Neill: Yes, let her know three days ahead.

- Vice-Chair Beerman: Jason, do you have anything to add on that?
- Lorenz: No, my only concern was that we have a time to discuss after we meet with TischlerBise and I feel that that meeting's going to be long enough. It seems there are already some things on March's agenda, maybe we could do some discussion there. I just didn't want to make any action on this any time before April.
- O'Neill: I agree.
- Vice-Chair Beerman: Tentatively then we can schedule a vote for April 18th? Discussion on March 21st on the Impact Fee.
- O'Neill: We can have discussion too in April and then vote.
- Vice-Chair Beerman: That's true. Any other comments about any of the other monthly meetings on this list?
- Lorenz: I'm not really itching to tour the sewage treatment plant, but that was something that was discussed in the late summer of last year that there were some tours we were supposed to do, that we never go around to doing.
- Vice-Chair Beerman: Is that back on the agenda?
- Lorenz: It's not.
- Ruiz: I think it was like towards springtime, so we can add it back in.
- Vice-Chair Beerman: When would the Utilities Impact Fee cycle start off? We can do it between the two.
- O'Neill: Update will be in June. The update on that will be in June.
- Ruiz: We thought initially that the Park Impact Fee had to be by April, but I think it's June, right?
- Delgado: The last drop-dead date is June 30th.
- Ruiz: June 30th.
- Delgado: If we can do it before, great. If not, it's okay.
- Suttmiller: When you say that's a drop-dead date is that when the City Council has got to put it in action, so our drop-dead date is probably more closely to April. Right?
- Delgado: If we could do it in April that would be great.

- Suttmiller: Okay.
- Vice-Chair Beerman: Sounds like a plan.
- Ruiz: May would be the kickoff for the Utilities unless Sonya had some updates. You can put Sonya in Old Business if she wanted to report any thing on the progress of the Park Impact Fee.
- Vice-Chair Beerman: Okay. We could stick the tours, if people want to tour the facilities, in between the Utilities cycle and the Parks and Recreation.
- Lorenz: It was Utilities, Parks and Rec, and there was a few other tours. I don't remember. I think it was June last year.
- Ruiz: Public Safety, both Fire and Police, and then Parks and Rec. We have offered, we already had done, since we have new members, we did a December 2017.
- Lorenz: Certainly, hope we have a fifth before we take action in April.
- Vice-Chair Beerman: The City Manager called it an immediate opening. I think they feel some urgency.
- O'Neill: I have a little bit of a concern. I imagine there's a time in here before June, sometime after April when we make our recommendation about the Impact Fees that we report, we make our report to City Council. Because I think someone should, like our Chairman should make a report to City Council what our Board. The only reason I say that is because they're not going to read. We give them something to read they're not going to read it, our recommendation.
- Ruiz: For the ordinance I don't believe you would address the City Council.
- Suttmiller: That came up before.
- Vice-Chair Beerman: We did not last time.
- O'Neill: How do they get our recommendation, or do they care?
- Ruiz: Staff takes the recommendation.
- O'Neill: Okay, from this meeting?
- Ruiz: As a resolution.
- O'Neill: Okay. Thank you.

- Lorenz: They'll essentially make a presentation about the consultant's report and at the end of that include the recommendation from CIAC. That's how it happened last time.
- Delgado: Mr. Chair, Members of the Board. This Board sends a letter, like Vice-Chair Beerman is working on, an Annual Report. That is a report. Then he can choose whether or not he wants to sit down with the Mayor and/or the City Manager to go over it. He can do that also or just give the report. This is what this Board has to do by Ordinance I believe, because they're the only ones that have that Annual Report because they recommend fees. They're slightly different than the Parks and Rec Board. We go before Council twice a year to kind of give a report at a work session.
- O'Neill: Right.
- Delgado: They're very different in that sense. They're still reporting to Council.
- O'Neill: My only concern is that would I guess since it's, this is a pretty big item as far as the Impact Fees and has to do with that they will take our report into consideration.
- Suttmiller: A letter goes in to the meeting.
- Delgado: Mr. Chair, Members of the Board. When you have action, all those minutes from that meeting are attached. Just like you saw when I sent this whole packet to you. You will have all those minutes on there and all your comments and everything goes forward.
- O'Neill: Okay.
- Vice-Chair Beerman: Anything else?
- Ruiz: Just a clarification on the agenda. You take action to recommend in April, do you want to move? Do you want to schedule some tours in May and then start the Utility Impact Fee discussion in June?
- Vice-Chair Beerman: That would work.
- Lorenz: Certainly, don't want to tour the facilities in June.
- Vice-Chair Beerman: I took one of those tours once and the guy that was managing the treatment facility, at the end of the tour reached into the pile and said, "This stuff is thorough sterile. It's totally harmless."

9. Board Comments:

- Vice-Chair Beerman: Any other Board Comments?

10. Adjournment:

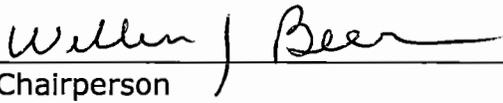
Lorenz: Shall I move to adjourn?

Vice-Chair Beerman: Please.

O'Neill: Thank you for everyone's input that came today. We appreciate it.

Vice-Chair Beerman: I agree. It did take long.

This meeting was adjourned at 3:30 p.m.


Chairperson