

42 Mayor Torres asked for everyone to give Chief Carroll a round of applause for his
43 accomplishment.

44
45 **PUBLIC HEARING: 7a) Discussion, Consideration and Action on Approval of an**
46 **Amendment to the Master Plan for Santa Rosa aka Sole Toscano. Presenter: Maria**
47 **Rinaldi**

48 Mayor Torres stated the public hearing coming before the council is on a proposed master plan
49 revision. Mr. Bohannon is the agent. The council will have the opportunity to ask questions.
50 Those that wish to speak please sign in and oath will be administered to tell the truth.

51
52 Mayor Torres explained the options for action to take place on the item before the Governing
53 Body. The item may be approved as presented, denied as presented or tabled as presented for
54 questions. The history of the property is governed under the 2007 master plan that was approved.
55 There is a statement in the staff notes that talks about a 2010 revision that was never taken to
56 council. The way our Ordinances are written it must come before council. That does not exist
57 due to it was never brought before council. If this is approved it will not come before the council
58 again. The reason I am saying that is that if you have questions please ask them tonight.
59 Questions pertaining to drainage, public safety, cost benefit and infrastructure should be asked
60 tonight. There were some issues that you all were involved in, which was the potential Public
61 Improvement District, is not on the table. It is no longer an issue in terms of the development.
62 There is a current development agreement that should be addressed as well. The council should
63 ask any questions as appropriate.

64
65 Mayor Torres asked those that wish to speak and staff stand to be sworn in.

66
67 The individuals wishing to speak, Ron Bohannon and staff were sworn in.

68
69 Rob Bohannon as the agent introduced himself. He has 18 years experience with projects within
70 the town, a registered civil engineer, and was involved with Walgreens and Santiago subdivision
71 and various other projects.

72
73 Sol Toscano is a 157 acres Special Use Project the original was a vertical mixed use subdivision.
74 54 acre feet of water was purchased in 2008 for the project and transferred that into the town's
75 wells. The original concept was residential over commercial that is why it was annexed as special
76 use. Special Use gave the ability to put residential over retail. Recession hit and everyone
77 interested went away. In 2010 redid the master plan went in front of Planning and Zoning and it
78 was approved. This was never brought before council. The plan before you has business and
79 senior development in this project. A market analysis of the 157 acres has been done. R-1 lots,
80 Estate homes, multiuse homes, commercial a 10 acre site, 200 unit apartments the plan before
81 you shows 2/200 unit apartments. Which was a little aggressive.

82

83 Mayor Torres asked is there going to be 1 or 2 apartment complexes.
84

85 Ron Bohannon stated that right now the request would be 1 apartment complex 2 was a little
86 aggressive. Ron Bohannon showed on the map the project being presented. Along the interstate
87 would be the commercial, R-1 lots in the price range of \$140,000 to \$170,000 homes by DR
88 Horton 80-90 units' single family lots. Estate lots take advantage of the terrain. 40 acres of
89 terrain estate lots to match terrain preserve the natural beauty starting at \$500,000 on up. 2
90 proposed apartment complexes on the northern part would go way and keep the one on the south
91 side for multifamily use. What you do not have in the Town of Bernalillo for someone to move
92 out is a multifamily. A multifamily unit is essential. Senior Housing 100 units clustered units or
93 adult care type units can be done in various ways. This is the fastest growing housing need in the
94 country in every community. There is a canyon that comes up in the area. It is protected.
95 Buffered by the commercial good views. Spectacular views in and out project self contained.
96 Commercial is underserved in this area. Big need for local commerce in that area. The targeted
97 business for the commercial site are restaurants, dry cleaners, deli/coffee shops, medical/dental
98 offices, attorneys, Fed Ex or UPS store, small gallery, small grocery store, hair salon,
99 fitness/yoga studio and drug store.

100

101 Water budget rehab of 1 & 2 tanks preserve balance drafting out of these tanks. 54 acre feet of
102 water and will transfer in 45 acre feet of water rights to the town. Did not have the
103 documentation to make certain of the capacity of sewer and water. The 1st water tank gravity
104 flows to the SE corner for the sewer system. A lift station would be done. A jacking bore would
105 be done which goes under the interstate have discussed it with NMDOT

106

107 As for the traffic it is two access points. DOT permits would have to be required. DOT 550/165
108 interchange- single point urban interchange function level of service.

109

110 This development will allow the town to grow. Will be developed not left open space and
111 enhance the town without over burdening the town.

112

113 Mayor Torres asked if the governing body had questions.

114

115 Councilor Sisneros, Steve Gudil, and Tom Ashe have an adjacent development with Sandoval
116 County.

117

118 Ron Bohannon stated he just knows bit and pieces. It is his understanding commercial and
119 industrial use along the front, a town house development and traditional Placitas lot sites. The
120 project is 212 acres.

121

122 Councilor Jaramillo asked with the estate lots of \$500,000 what would that do to the tax base.

123

124 Ron Bohannan type of property that is owned each lot is evaluated differently for property taxes.

125

126 Mayor Torres stated the town receives 5% of property taxes from Sandoval County very little
127 ends up in the town's budget.

128

129 Councilor Jaramillo asked what would be developed first.

130

131 Ron Bohannan stated the apartments on the south side and DR Horton would be next with
132 affordable housing.

133

134 Councilor Prairie asked what capacity and could sewer system handle it.

135

136 Maria Rinaldi Capital Improvements Director stated that entire analysis would have to done to
137 see if the system could handle it based on the population trend of the development.

138

139 Councilor Prairie asked how many additional officers would be needed to patrol the area.

140

141 Chief Julian Gonzales stated one.

142

143 Councilor Prairie asked the water tanks we are re-doing now would that be enough to service that
144 area and how much work would be needed to get them ready.

145

146 Maria Rinaldi stated the project is to rehab the tanks only. Only one tank is hooked into our
147 system. We have yet to evaluate the tanks to see the capacity of them. This project does not take
148 into any consideration any additional ties into our distribution system

149

150 Mayor Torres asked which tank is tied into the system now.

151

152 Maria Rinaldi stated the one that is further south on Sandia property tank 2.

153

154 Mayor Torres asked what is drafting.

155

156 Ron Bohannan stated the tank that we are going to pump the water out of, if you connect to that
157 line it will cause enough pressure to run the pumps to meet the water needs for that project.

158

159 Mayor Torres asked what tank are you proposing to draft out of.

160

161 Ron Bohannan stated tank 2.

162

163 Councilor Sisneros has there been a traffic study done.

164

165 Ron Bohannon stated NMDOT has designed the urban point interchange. In their analysis they
166 get to a horizon year which is a 30 year horizon window. Through Middle Rio Grande Council of
167 Governments those are the volumes they use to design the interchange.

168
169 Councilor Prairie stated then NMDOT has not taken this project into consideration.
170 Ron Bohannon said no but the Middle Rio Grande Council of Governments projects growth of
171 middle Rio Grande to increase in population of 600,000 people in the next 30 years.

172
173 Mayor Torres asked if they have an average way but have not addressed this development
174 specifically.

175
176 Ron Bohannon stated no but they have looked at the region.

177
178 Mayor Torres stated the question is a good one and think we need specifics in regards to the
179 project.

180
181 Councilor Prairie said Councilor Jaramillo asked you where you start. Does that mean you
182 would start on one phase and do the infrastructure completely for that area.

183
184 Ron Bohannon stated they would do a complete phase and that meets the zoning requirements.
185 The entire infrastructure would be built at one time for the apartments, 50 or 60 single family lots
186 and a portion of the commercial.

187
188 Councilor Jaramillo asked is the commercial area 12 acres.

189
190 Ron Bohannon stated yes.

191
192 Mayor Torres asked your first phase would not be the 12 acres.

193
194 Ron Bohannon stated right now it would be 2 to 3 acres.

195
196 Councilor Sisneros asked about the senior housing or multifamily housing for seniors.

197
198 Ron Bohannon stated that it has been discussed by different users to provide senior based
199 housing stock that have home health care providers come and administer care to the seniors. That
200 is the lowest base care. We are evaluating the markets may be not just housing but a memory care
201 facilities as well.

202
203 Councilor Jaramillo asked will there be two apartment complexes.

204
205 Ron Bohannon stated would like to do just one.

206
207 Councilor Sisneros asked will the commercial be 2 stories or 3 stories.
208
209 Ron Bohannan stated a plaza type area with several stories. The only commercial area that would
210 be one story would be a bank it would be a single pad site.
211
212 Mayor Torres stated he was not clear about the application as an agent. Who is the owner of the
213 property?
214
215 Ron Bohannan stated he owns a portion with a development group out of Chicago and is being
216 sold to a Shoshoni Properties out of Dallas/Louisville Kentucky.
217
218 Mayor Torres asked George Perez Town Attorney because they will be doing the infrastructure
219 what rights do we have to make certain that the developer has the ware with all to make
220 improvements. Seems like we should know who the owner is and right now we really don't.
221
222 George Perez stated they will have to go thru planning and zoning to get a plat approval and part
223 of that process is they have to make financial arrangements and/or pay the money and install the
224 infrastructure before they submit the final plat approval.
225
226 Ron Bohannan stated that is correct. It is very uniform in the State of New Mexico. We would
227 show the detailed platting at the planning and zoning part of that is revising all the drainage, all
228 the DOT permits and water rights that is where you show everything is in place. Post a financial
229 guarantee of 125 % - 135% what the engineers estimate is in a subdivision bond or a financial
230 guarantee or you actually give preliminary plat approval go out and build the infrastructure and
231 once they are acceptable to the town then you get final plat approval. What is does is
232 establishing the zoning. It is not like you are going to get a lot of stuff and get stuck with it.
233
234 Mayor Torres stated in light of what has happened to our neighbors it appears as if they did their
235 due diligence.
236
237 Ron Bohannan offered to give some information on PIDs and has just done one for Pulte Homes.
238
239 Mayor Torres asked is there anything on the property now.
240
241 Ron Bohannan stated there is an access easement up to the gravel pit on the north side and a gate.
242
243 Mayor Torres stated on some of the older documents there is reference to communication towers.
244
245 Ron Bohannan stated that is correct. We have been in communication with a couple of cell
246 towers companies. What we are looking for is to be completely wireless and working with DR

247 Horton to see if there are advantages to this. There are advantages to that. It provides
248 communication and covers a large area. In the 2010 plan there was a tower that was approved.
249

250 Mayor Torres stated still did not get the answer so are you or aren't you going to have a
251 communication towers in the development.

252
253 Ron Bohannan stated yes the plan is to have a communication tower in the development as a
254 clock tower.

255
256 Mayor Torres asked how many will there be.

257
258 Ron Bohannan stated just one is needed.

259
260 Mayor Torres asked are you planning to pave the roads.

261
262 Ron Bohannan stated yes with curb and gutter. We have worked in a trail system and pocket
263 parks for the benefits of the residences. The difference now is we will have to meet your MS4
264 requirements to slow the discharge to the arroyo.

265
266 Mayor Torres stated you have no drainage plans in this proposal.

267
268 Ron Bohannan stated in the 2010 plan drainage was addressed.

269
270 Mayor Torres asked how much different would they be now with the changes.

271
272 Ron Bohannan stated not very much different keeping the same road way network.

273
274 Mayor Torres stated that would be interesting to see being we have draining issues within the
275 town and it is important to see what the impact this development would have to the town so that
276 not to cause issues for existing developments within the town.

277
278 Mayor Torres asked you mentioned pocket parks is it your intention to turn them over to the
279 town who would maintain them.

280
281 Ron Bohannan stated a Homeowners Association would be established and they would maintain
282 them.

283
284 Mayor Torres asked about the open space.

285
286 Ron Bohannan stated the open space would be restrictive and the community would maintain it.
287

288 Mayor Torres are there any exceptions from our existing subdivision ordinance would you
289 comply with everything.

290

291 Ron Bohannon stated yes.

292

293 Mayor Torres in one of the documents there was reference to workforce housing is that still part
294 of the plan.

295

296 Ron Bohannon stated yes it is not defined in the development as to what is workforce housing.
297 What we call it is entry level housing in the range of \$140,000 to 180,000 first time homebuyer.

298

299 Mayor Torres asked what would be the square footage.

300 Ron Bohannon stated it would be 1,200 and 1,800 square feet.

301

302 Mayor Torres asked the Michael Carroll Fire Chief what it would take in manpower for coverage
303 for that area.

304

305 Michael Carroll stated it would take double his full time staff as to what he has now also a
306 concern is where to house those individuals.

307

308 Mayor Torres stated one of the concerns he has is the distance from the station to provide
309 coverage for that area.

310

311 Mayor Torres asked both Julian Gonzales Police Chief and Fire Chief Michael Carroll to take a
312 close look as to what would be needed in their departments as it pertains to this development.

313

314 Councilor Jaramillo stated in regards of our water crew that is one area that needs to be look at as
315 well.

316

317 Ron Bohannon stated that there is no need for maintenance on the water line very minimal.

318

319 Mayor Torres is having a hard time understanding the plan before him as to where everything is
320 on the map.

321

322 Ron Bohannon stated he will provide a color coded map to show the development.

323

324 Mayor Torres stated that Councilor Sisneros brought it up a little bit ago, we need to have a
325 better sense of detail of the development. How big is it going to be, how many homes, how
326 many apartments.

327

328 Ron Bohannon stated there will be 200 units of that 40 % 1 unit apartments 1 bath 40% 2

329 bedroom 2 bath and 20% 3 bedroom 2 baths. There will be 10 to 15 building and they will be
330 two to three stories.

331

332 Mayor Torres stated he was not trying to be hard or ignorant but there was still a need to have
333 something visual to show the concept.

334

335 Mayor Torres stated in the beginning you stated this was going to be a vertical mixed unit what is
336 that.

337

338 Ron Bohannan stated what you have is residential over commercial. Get more people on a small
339 area. The vertical mixed use 90 to 100 units over the commercial

340

341 Mayor Torres stated you have abandoned that why.

342 Ron Bohannan stated due to the lending laws that has changed, therefore we are not going with
343 that concept.

344

345 Mayor Torres asked George Perez if that was the reason for Special Use zoning should this not
346 be rezoned. C-1 for the commercial and R-1 for the residential.

347

348 George Perez stated yes if they are abandoning that use it should be.

349

350 Mayor Torres stated one thing that really concerns him just to be frank on the outside looking in
351 before he was elected the SU designation was abused in this town and what it lead to was
352 administrative gloss and so parking requirements were side stepped and the council did not know
353 about it a lot of things took place and were inappropriate. I do not want to be in a position where
354 that happens again where administratively someone makes a decision and we are not aware of it
355 because it is SU.

356

357 Ron Bohannan stated what you would have is 157 acres zoned R-1, R-2 and C-1.

358

359 Mayor Torres stated that was correct.

360

361 Ron Bohannan stated that could be entertained if that direction was given.

362

363 Mayor Torres asked you stated that Santiago is out of land.

364

365 Ron Bohannan as a developer we look out to the future and in my opinion they are.

366

367 Mayor Torres you have spoke about the open space and pocket parks I do not see it in the
368 presentation. The reason I ask about the parks that we see in some cases that within the SU that a
369 park is within the town and has been accepted by the town. At what point do we get the formal

370 documentation that the town is not responsible for the parks and the development is.

371

372 Ron Bohannon stated that it can be placed in the revised development agreement or at the
373 platting stage. So there are several places in the development process that you can put it in.

374

375 Mayor Torres asked what market rate of the multifamily is.

376

377 Ron Bohannon stated if you were going to look for an apartment what you would start doing is
378 canvassing the market and see what those rates are. We are competing for is not the high end but
379 good quality apartments.

380

381 Mayor Torres asked when you can tell us at what range of prices we are looking at.

382

383 Ron Bohannon stated he could have that for the next time.

384 Mayor Torres asked also he would like to see what exactly is being proposed for the senior
385 housing.

386

387 Mayor Torres stated that you mention that the water rights are in our wells but we have never
388 consummated the ownership of those.

389

390 Ron Bohannon stated that is correct you have the use of those once the plat is approved then
391 those are transferred to the town.

392

393 Mayor Torres I am going to ask this of staff I am not sure who can answer. One of the councilors
394 brought it up and it concerns me. If we've got developments that are not within the town that
395 wishes to extend the utilities, I am assuming that is our call to make, not the development. Again
396 we are looking at the cost benefit. If it does not benefit us to over tax our utilities then we do not
397 want to extend them.

398

399 George Perez stated that is correct.

400

401 Ron Bohannon stated it may advantageous for the town extend its utilities to get credit for the
402 return flow from the state engineer's office.

403

404 Mayor Torres stated that is one part but there are historical neighborhoods that have been asking
405 us to extend to them in the unincorporated area within Sandoval County. If we do then the door
406 is open and precedence is set. There are other issues besides the cost benefit.

407

408 Mayor Torres stated one thing that also concerned him was that you said traffic would be
409 avoiding Bernalillo.

410

411 Ron Bohannan stated no he did not say that.

412

413 Mayor Torres stated yes he did.

414

415 Ron Bohannan apologize and stated what he meant was that when you look at traffic you still
416 have traffic going in and out of town but when you look at the bigger picture the town has a
417 bigger problem with the traffic on 550, That is the bottle neck whether we develop or not that is
418 the problem.

419

420 Mayor Torres stated that one of his concerns how do we keep businesses here. As this
421 development builds out what do we do to keep the GRT dollars here. If those individuals are
422 getting on the rail runner or the interstate and bypassing the business corridor or the local
423 businesses, then the value is much more diminished. I think you mentioned 2 or 3 acres of
424 commercial. Maria maybe we could ask MRCOG for some help on how to keep the GRT dollars
425 here.

426

427 Ron Bohannan stated that one of the struggles was to not compete with the local businesses as
428 opposed to our businesses it had been a balancing act. The advantage is this property has is the
429 exposure to I-25.

430

431 Mayor Torres stated how individuals will access the development.

432

433 Ron Bohannan stated it would be on the frontage road.

434

435 Mayor Torres asked the access north of the property where does that lead to.

436

437 Ron Bohannan stated that it leads to Algodones.

438

439 Mayor Torres asked if anyone had more questions or concerns,

440

441 Councilor Sisneros stated one of his concerns is that the housing market at his job in the
442 Sandoval County assessor's office he sees the foreclosures in Rio Rancho. The individuals
443 losing their homes people are looking for apartments and moving in with their family members.
444 We are still in a housing slump. It is really not getting any better. When I look at the big picture
445 it is a concern.

446

447 Ron Bohannan stated we look at the market if we did not think the market was coming back we
448 would not be before you.

449

450 Councilor Jaramillo stated that she likes the fact that R-1 housing is being offered in the
451 development and getting away from the special use.

452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492

Councilor Prairie asked if there was data on how the development would affect the schools

Ron Bohannon stated no but can get the data.

Mayor Torres asked for those that wish to speak for public comment please come up for comment. He does ask that everyone be polite and direct questions to the chair.

Shane Mahoney stated he lives at in the Petroglyph Trail subdivision for about two years. I am concerned about this Santa Rosa development his home look directly at arroyo that leads to the development it is less than one mile from our property. All the northwest windows look down directly at the property. We love living in Placitas. We shop in Bernalillo I'd rather spend my money at the local businesses. I would rather spend my money in a community that I am a defacto member of than spend it in Rio Rancho. My point is this I believe voting with my wallet. Living that life is a very important action to take. I do value small town businesses and make every attempt to spend my money there. My biggest problem with the Santa Rosa development is completely out of character for the Town of Bernalillo. 400 apartments in a space that is a mile by a mile will not fit. The frontage road will be overwhelmed with traffic from the proposed development and the people that will live there. I do not know if DOT has taken that into consideration for the clover leaf proposed construction that comes off of I-25 and 550. It will be a huge traffic problem. Presently there is only my neighbors' on that road and gravel trucks it gets busy at times. You are functionally going to be building this on an island away from town. I doubt if it will be properly policed. The access is so difficult to get in and out of our community. We have collected a petition with a lot of signatures we love living in Placitas and spending our money in the Town of Bernalillo and would ask that you take that into consideration.

Steve Amiot stated he is concerned with the commercial aspect of it. The idea of commercial going in across I-25. As a business owner I prefer that we strengthen our core and not extend it out there. I am worried about the HOA maintaining anything it is to be apartments. Living in an apartment I am not sure they maintain anything. I do not see any new businesses going into Bernalillo and it is extremely difficult to maintain your business in Bernalillo. There is no businesses schedule to go out there.

Lyn Smith asked who owns the property and once it is sold who is going to be the owner. She has a problem with Tuscan anything in Placitas. How long do we think Placitas is going to be in a construction zone. I think there were five different segments. We have 300 home in our HOA we are now having problems selling our homes. We would like to keep our value up on our homes.

Ron Alfred introduced himself. He is a commercial appraiser. Mr. Bohannon has no interest in the project once he sells. The last traffic study he did not have the development included in that.

493 Ron Bohannan stated that the 600,000 growth is projected from Algodones to Belen. There
494 hasn't been any commercial sales in the Town of Bernalillo in the last 5 years. There is just no
495 demand. Services for senior is a big demand. Intel is downsizing. It will effect Rio Rancho and
496 Corrales. Ms. Jaramillo made a quick comment on density there is going to be 5,000 new people
497 occupying phase one of the development.

498
499 Mayor Torres asked if there were any other questions.

500
501 There were none.

502
503 Mayor Torres entertained a motion.

504
505 Councilor Prairie made a motion to table the amendment to the Master Plan for Santa Rosa until
506 further information is provided. Councilor Sisneros second the motion.

507
508 Roll Call Vote

509
510 Councilor Jaramillo Yea

511 Councilor Sisneros Yea

512 Councilor Prairie Yea

513

514 **APPROVAL OF MINUTES:6a) Regular Meeting of June 11, 2012**

515 Councilor Jaramillo moved to approve the minutes as presented. The motion was seconded by
516 Councilor Sisneros and the motion carried unanimously.

517

518 **FINANCIAL SECTION:7a) Approval of Accounts Payable Voucher List.**

519 Mayor Torres asked for a motion to approve the accounts payable voucher list in the amount of
520 \$128,944.16.

521

522 Councilor Jaramillo made a motion to approve the accounts payable voucher list in the amount of
523 \$128,944.16. The motion was seconded by Councilor Prairie and the motion carried
524 unanimously.

525

526 **MISCELLANEOUS SECTION: 8a) Public Comment. Presenter: Mayor Torres**

527 Mayor Torres welcomed the public to speak. There were none.

528

529 **MISCELLANEOUS SECTION: 8b) End of Month Financials. Presenter: Juan Torres**

530 Juan Torres presented a General Fund Summary Report to the Governing Body. The expense
531 summary report has current budget, current period, YTD actual, YTD encumbrance, budget
532 balance, and percent of budget. There is also a revenue summary with the same information.

533

534 **MISCELLANEOUS SECTION: 8c) Announcements. Presenter: Mayor Torres**

535 Mayor Torres announced the following:

536

537 Mayor Torres reminded everyone of the health walk on Saturday, June 30, 2012 at Rotary Park to
538 start at 8:00 a.m.

539

540 Mayor Torres announced the 4th of July celebration in Rotary Park from 2:00 p.m. to dusk. Also
541 on the 13th of July from 8:00 p.m. to 10:00 p.m. there will be a Hip Hop dance in the covered
542 area at Rotary Park.

543

544 There being no further business, Councilor Sisneros moved to adjourn the meeting at
545 8:26 P.M. The motion was seconded by Councilor Prairie and carried unanimously.

546

547 Done this 25th day of June 2012.

548

549

550 ATTEST:

551

552 _____
553 Ida Fierro, Town Clerk

(seal)

Jack S. Torres, Mayor