CITY of ALBUQUERQUE
TWENTY SEVENTH COUNCIL

COUNCIL BILL NO. R-26-3 ENACTMENT NO. ________________________

SPONSORED BY: Klarissa J. Peña

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RESOLUTION

AMENDING THE CITY OF ALBUQUERQUE COMPONENT CAPITAL IMPLEMENTATION PROGRAM TO INCLUDE A STORM DRAIN FACILITIES IMPROVEMENT PROJECT, BACKBONE SUBDIVISION.

WHEREAS, Chapter 5 Article 8 Section 3 the "Development Fees Act" of the New Mexico Annotated Code authorizes local governments to adopt impact fee ordinances to collect impact fees based on land use assumptions and capital improvements plans. The fees are collected from private development projects to fund community infrastructure from which a project will benefit; and

WHEREAS, Chapter 5 Article 8 Section 4 of the State Code requires the assignment of impact fees only to capital improvements or facility expansions identified in a capital improvements plan; and

WHEREAS, Chapter 5 Article 8 Section 30 of the Development Fees Act authorizes local governments to periodically update the land use assumptions and capital improvement plans; and

WHEREAS, the City Council adopted § 14-19 ROA 1995, the Impact Fee Ordinance with the following findings:

1. The City is committed to funding the provision of capital facilities necessary to cure infrastructure deficiencies that exist in developed areas of the City.

2. An impact fee study commissioned by the City Council to develop land use assumptions and guide the establishment of impact fees determined that new development would continue and will place increasing demands on the city to provide additional capital improvements.

3. Impact fees provide a reasonable method of assessing a new development for a portion of the costs for new capital facilities and improvements to existing facilities that in accordance with applicable law are rationally related to the new development and are growth related projects.

WHEREAS, § 14-19-7 (B) ROA 1994, adopts land use assumptions presented in the September 13th, 2012, Impact Fee Study that are:

1. Applicable throughout the full impact fee service areas.

2. Consistent with the principles set forth in § 14-13-2-3 ROA 1994 " The Planned Growth Strategy Ordinance".

3. Derived from calculations created from databases developed by the Mid Region Council of Governments that reports trends within the City of Albuquerque for population and employment growth and estimates for building square footage for single family and multi-family housing and non-residential structures.

WHEREAS, The City to comply with the New Mexico Development Impact Fees Act has adopted, § 14-19-8 (D) ROA 1994 the Component Capital Improvements Plan (CCIP) for impact fees as part of the Capital Implementation Program-Decade Plan; and

WHEREAS, § 14-19-13 ROA 1994 adopts recommendations and the impact fee schedule established through the September 13th, 2012, Impact Fee Study that:

1. Establishes a consumption-based impact fee system where storm drain impact fees are founded on an average cost for providing new storm drain capacity and improving existing facilities.

2. Derives the impact fee schedule for a storm drain projects eligible to receive impact fees using an average cost model; a model type that can be amended without affecting the basis for the impact fee calculation.

WHEREAS, § 14-19-3 ROA 1994 provides that projects identified in the Capital Component Improvement Plan are restricted to those that support growth; and

WHEREAS, the Albuquerque City Engineer has determined that constructing the storm drain system in the Backbone Subdivision in Southwest Albuquerque, is a growth-related project. The storm drain is

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required to provide adequate capacity for the additional stormwater discharge that will be generated by the development of the Backbone single-family residential subdivision located in Southwest Albuquerque. The project fulfills the intent of the Impact Fee Ordinance and therefore should be included as a Storm Drain Facilities Project in the Component Capital Improvement Plan; and

WHEREAS, Titan Land Development, the developer of the Backbone residential subdivision, provided an engineering cost estimate to construct the storm drain of $3,749,557.98 and is requesting impact fee credits of $2,962,150.80; and

WHEREAS, the impact fee coordinator for the City of Albuquerque Planning Department verified that the request complies with the provisions set forth in the State of New Mexico Impact fee Act and the City of Albuquerque Impact Fee Ordinance and has approved the application for impact fee credits.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The City Council accepts an engineering cost study (Attachment 1 to this Resolution), for the purposes of approving impact fee credits for a storm drain improvement project in the Backbone Residential Subdivision as approved by the Impact Fee Administrator of the City of Albuquerque via written communication to the City Council Services Department January 21st, 2026 (Attachment 2 to this Resolution).

Section 2. The following new project is included on the list of Storm Drain Facilities Projects in the Component Capital Implementation Plan.

Project Description

Storm Improvements Backbone Residential Subdivision Southwest Albuquerque.

Project Cost Estimate

$3,749,557.98

Impact Fee Request

$2,962,150.80

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Section 3. The City Council adopts Attachment 3 to this Resolution as the Updated Component Capital Improvements Plan (CCIP) for Storm Drain Facilities for the period 2012-2025.

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R-26-3 Attachment 1

TA Land

ENGINEER'S OPINION OF PROBABLE COST PHASE 1 BACKBONE STORM DRAIN

19-Jan-26

Item No.	Short Description	Unit Price	Estimate Quantity		Estimate Amount
	STORM DRAIN				
701.100	TRCHG BF, 18-36" SWR, <8'	$ 29.00	389	LF	$11,288.25
701.100	TRCHG BF, 18-36" SWR, <8'	$ 29.00	1396	LF	$40,496.93
701.120	TRCH,BF, 18-36" SWR>12-16'	$ 34.50	425	LF	$14,648.01
701.160	TRCH, BF, 42"-60" SWR, 8'-12'	$ 34.50	154	LF	$5,329.11
701.170	TRCH, BF, 42"-60" SWR, 12'-16'	$ 45.00	1625	LF	$73,123.25
701.200	TRCH, BF, > 60" SWR, 8'-12'	$ 50.00	241	LF	$12,067.95
910.005	18" RCP, III	$ 60.00	389	LF	$23,355.00
910.009	24" RCP, III	$ 87.00	801	LF	$69,649.50
910.013	30" RCP, III	$ 125.00	450	LF	$56,250.00
910.017	36" RCP, III	$ 150.00	570	LF	$85,568.55
910.019	42" RCP, III	$ 200.00	859	LF	$171,784.60
910.021	48" RCP, III	$ 250.00	55	LF	$13,804.50
910.023	54" RCP, III	$ 300.00	667	LF	$199,967.40
910.025	60" RCP, III	$ 370.00	199	LF	$73,529.73
910.027	66" RCP, III	$ 450.00	241	LF	$108,611.55
920.070	MH, 4' DIA, C or E	$ 10,500.00	1	EA	$10,500.00
920.080	MH, 4' DIA, C or E,>10'-14'D	$ 10,500.00	2	EA	$21,000.00
920.140	MH, 6' DIA, C or E, 6-10' D	$ 17,200.00	3	EA	$51,600.00
920.150	MH, 6' DIA, C or E, 10-14' D	$ 17,200.00	4	EA	$68,800.00
920.210	MH, 8'DIA, C or E, 6'-10' D	$ 24,700.00	8	EA	$197,600.00
915.010	CTH BSN, A, SG	$ 9,900.00	10	EA	$99,000.00
915.030	CTH BSN, C, SG	$ 9,850.00	6	EA	$59,100.00
XXX.XXX	FLARED END SECTION, 36"	$ 5,000.00	2	EA	$10,000.00
XXX.XXX	FLARED END SECTION, 66"	$ 6,000.00	1	EA	$6,000.00
XXX.XXX	PONDING	$ 900,000.00	1	LS	$900,000.00
	SUBTOTAL STORM DRAIN				**$2,383,074.33**
	SOFT COSTS				
	MOBILIZATION	$30,000.00	1	LS	$30,000.00
	STAKING	4.00%			$95,322.97
	SURVEY	2.50%			$59,576.86
	NPDES PERMITTING	2.00%			$47,661.49
	TESTING	3.00%			$71,492.23
	CONST. MANAGEMENT	$25,000.00	1	LS	$25,000.00
	ENGINEERING	$75,000.00	1	LS	$75,000.00
	SUBTOTAL SOFT COSTS				**$404,053.55**
	SUBTOTAL CONSTRUCTION				**$2,787,127.88**
	CONTINGENCY ON HARD COST	25.0%			**$696,781.97**
	SUBTOTAL CONSTRUCTION				**$3,483,909.85**
	NMGRT	7.625%			**$265,648.13**
	TOTAL COSTS				***$3,749,557.98***
	CCIP REQUEST	79.0%			***$2,962,150.80***

ASSUMPTIONS:

1. Quantities provided from civil engineer, cost provided from contractor.

2. Request to CCIP is for 79% of the total project cost as 79% of the flows are from the public offsite.

From:	Vonderhaar, Ronald L.
To:	Brian Patterson; Menicucci, Tom G.
Cc:	Matt Lammers; Biazar, Shahab
Subject:	Re: TA Land - Request to add Storm Drain Infrastructure to CCIP
Date:	Wednesday, January 21, 2026 2:40:24 PM
Attachments:	Outlook-cid_image0.png

Gentlemen,

I have reviewed this proposal and find that it meets the criteria to be added to the CCIP. Please assist TA Land in the process of adding the drainage project to the SW Mesa Drainage service area CCIP list for future construction and potentially, credits.

Thank you,

ONE ALBUQUERQUE planning

RONALD L. VONDERHAAR, MA, CZO
Impact Fees Administrator
o 505-924-3984
e rvonderhaar@cabq.gov
cabq.gov/planning

R-26-3 Attachment 3

Component Capital Improvement Plan (CCIP) — 2012 through 2026

Roadway Facilities

Service Area	Project Description	Est. Project Cost	Antic. Fee Funding
	98th Street, Colobell-Blake	$3,200,000	
	Irving Blvd Widening, Unser-Rio Los Pinos	$4,500,000	
	Paseo Del Norte Widening (II), Golf Course-Universe	$9,300,000	
	Paseo Del Norte Widening, Universe-to Western City Limit	$17,865,000	
	St Joseph's, Coors-Atrisco	$1,300,000	
	Tower Road, Unser-Coors	$600,000	
	Universe Blvd, Paseo-Unser	$5,000,000	
	Unser Blvd Widening (III), Paseo del Norte-Paradise	$6,300,000	
	Blake/98th Intersection	$1,000,000	
	Unser and Central Intersections	$5,000,000	
	Alameda Blvd Widening, San Pedro to Louisiana	$2,100,000	
	Alameda/Louisiana Intersection	$500,000	
	Carmel/Holly and Barstow Intersection	$400,000	
	Lomas/Louisiana Intersection	$300,000	
	Menaul/Wyoming Intersection	$300,000	
	Holly and Ventura Traffic Circle	$727,655	
	Unser Blvd Widenning, Anderson Hills Road to Blake Road	$1,738,393	
	McMahon Blvd Widening, Kayenta Street to Universe Blvd.	$2,555,850	
	TOTAL ROADWAY FACILITIES	**$62,686,898**	**$35,546,283**

Component Capital Improvement Plan (CCIP) — 2012 through 2026

Storm Drain Facilities

Service Area	Project Description	Est. Project Cost	Antic. Fee Funding
Far Northeast Service Area	La Cueva Channel Improvements (MAAMDP-C-4), Barstow-Ventura	$1,000,000	
	Sub-Total: Far Northeast Service Area	**$1,000,000**	
Northwest Service Area	Paseo Del Norte Storm Drain Improvements (PMDMP-B and C), Unser-escarpment	$3,000,000	
	Unser Storm Drain Improvements, Rainbow-Paseo	$2,000,000	
	Unser Storm Drain Improvements (PMDMP-A), Paseo-Paradise	$2,000,000	
	Boca Negra Dam	$2,500,000	
	Sub-Total:Northwest Service Area	**$9,500,000**	
Southwest Service Area	Backbone Residential Subdivision Storm Drain Facilities	$2,962,151	
	Tower Road Storm Drain, Unser-Coors	$1,000,000	
	Sub-Total: Southwest Service Area	**$3,962,151**	
Tijeras Service Area	Bank Stabilization on the Tijeras Arroyo within the City Limits (TDMP-3A and 7)	$1,000,000	
	Sub-Total: Tijeras Service Area	**$1,000,000**	
	Total Storm Drain Facilities	**$15,462,151**	**$6,929,582**

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Component Capital Improvement Plan (CCIP)

Park Facilities			
Service Area	Description	Est. Project Cost	Antic. Fee Funding
Southeast Service Area	Four Hills Park	$525,000	
	Los Altos Swimming Pool Expansion	$3,000,000	
	Manzano Mesa Park	$1,020,000	
	New Day Park	$500,000	
	Phil Chacon Park	$500,000	
	Sunport Park	$250,000	
	Korean War Veterans Park	$500,000	
	Land Acquisition	$500,000	
	New Park Development	$3,000,000	
	Balduini Park	$400,000	
	Crestview Heights Park	$700,000	
	Veloport/BMX facility	$250,000	
	Sub-Total: Southeast Service Area	**$11,145,000**	**$3,430,184**
Northeast Service Area	North Domingo Baca Park	$2,500,000	
	Lafayette Park	$175,000	
	Arroyo del Oso Park	$1,000,000	
	Comanche North Park	$1,000,000	
	San Antonio Corridor Park	$500,000	
	Tanoan Corridor Park	$700,000	
	Land Acquisition	$200,000	
	Sub-Total: Northeast Service Area	**$6,075,000**	**$375,504**
Southwest Service Area	Silver Tree Park	$1,400,000	
	El Rancho Grande Park	$875,000	
	El Rancho Grande Unit 17 Park	$2,500,000	
	Anderson Heights Park	$700,000	
	Sunrise Terrace Park	$861,000	
	Tower Pond Park	$500,000	
	Westgate Community Park	$1,000,000	
	Land Acquisition	$500,000	
	New Park Development	$1,000,000	
	Sub-Total: Southwest Service Area	**$9,336,000**	**$2,428,272**

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Northwest Service Area	Ridgeview Village	$700,000	
	Andalucia Park	$850,000	
	Shawn McWethy Park	$1,800,000	
	Creighton Park	$2,300,000	
	Piedras Marcadas Dam Park	$350,000	
	Vista Allegre Park	$3,000,000	
	Ventana Ranch Community Park	$1,000,000	
	Vista del Norte Park	$5,000,000	
	Land Acquisition	$1,000,000	
	New Park Development	$2,000,000	
	Country Meadows Park	$1,500,000	
	Ouray Off Leash Dog Area/Ladera Pond	$800,000	
	Paradise Skies Park	$1,000,000	
	Tuscany Park	$1,000,000	
	Tres Placitas Park	$600,000	
	East Atrisco Park	$900,000	
	Sub-Total: Northwest Service Area	**$23,800,000**	**$6,164,912**
	TOTAL PARK FACILITIES	**$50,356,000**	**$12,398,872**

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Component Capital Improvement Plan (CCIP)		2012 through 2026	
Open Space Land and Facilities			
Service Area	**Project Description**	**Est. Project Cost**	**Antic. Fee Funding**
City Wide	Land: Calabacillas Arroyo	$1,500,000	
	Land: North Geologic Window	$3,500,000	
	Land: Northern Sand Dunes	$2,000,000	
	Land: North Rio Puerco Escarpment	$23,000,000	
	Land: Volcano Cliffs/Volcano Heights Master Plan	$3,750,000	
	Land: Cerro Colorado Volcano	$2,250,000	
	Land: Southwest Mesa / "Ceja"	$17,500,000	
	Land: South Rio Puerco Escarpment	$5,850,000	
	Land: Southern Sand Dunes	$1,350,000	
	Land: Tijeras Arroyo	$3,750,000	
	Land: Tijeras Canyon	$1,250,000	
	Fencing/Protection/Access Control	$1,500,000	
	Atrisco Terrace Trails & Parking	$250,000	
	Calabacillas Arroyo Facilities	$200,000	
	Candelaria Farm	$200,000	
	Equestrian Complex	$250,000	
	Maloof Airfield	$250,000	
	Northern Sand Dunes Trails & Parking	$350,000	
	Petroglyph / West Mesa Trails & Parking	$500,000	
	Piedras Marcadas Pueblo	$1,000,000	
	Poblanos Fields	$250,000	
	Shooting Range	$1,000,000	
	Visitor Center	$1,000,000	
	Hubbell Farm	$200,000	
	Southwest Mesa / "Ceja" - Trails & Parking	$200,000	
	Rio Grande Valley State Park Improvements	$2,000,000	
	Elena Gallegos / Foothills	$500,000	
	Tijeras Arroyo/Canyon Facilities	$250,000	
	Manzano / Four Hills	$250,000	
	Montessa Park	$200,000	
	Tres Pistolas/ East Mountains Facilities	$200,000	
	TOTAL OPEN SPACE LAND & FACILITIES	**$76,250,000**	**$6,168,547**

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Component Capital Improvement Plan (CCIP)		2012 through 2026	
Trail Facilities			
Service Area	**Project Description**	**Est. Project Cost**	**Antic. Fee Funding**
City Wide	Central/Unser Gap	$100,000	
	Unser Trail (Montano – Dellyne)	$125,000	
	Unser Trail (McMahon – City Limits, Rio Rancho)	$75,000	
	Unser Trail (McMahon – Bandelier)	$100,000	
	Boca Negra Dam Trail (Around Dam)	$187,500	
	Piedras Marcadas Trail	$300,000	
	MRGCD Drain from Paseo del Norte along Coors to Eagle Ranc	$300,000	
	I-40 West Trail – Continue La Presa Dam to 98th St.	$260,000	
	University Blvd Trail from Gibson to Rio Bravo	$800,000	
	East I-40 Trail from 6th St. to University	$500,000	
	Balloon Museum Dr. to Jefferson	$100,000	
	North Diversion Channel Trail @ Paseo del Norte to Edith Con	$200,000	
	98th Tt. Gibson to Dennis Chavez	$350,000	
	Skyview Trail	$250,000	
	Ventana Ranch Community Park Trail (Around Dam)	$300,000	
	TOTAL TRAIL FACILITIES	**$3,947,500**	**$675,549**

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Component Capital Improvement Plan (CCIP)				2012 through 2026
Public Safety: Fire Facilities				
Service Area	**Description**	**Est. Project Cost**	**Eligible Cost**	**Antic. Fee Funding**
City Wide	New Volcano Vista Fire Station	$4,800,000	$4,800,000	
	Logistics/Fleet	$9,683,500	$3,001,885	
	Station 9 Reconstruction	$4,903,750	$2,451,875	
	New SW Mesa Fire Station	$5,053,000	$5,053,000	
	Communications Center and Equipment*	$2,350,000	$705,000	
	TOTAL FIRE FACILITIES	**$26,790,250**	**$16,011,760**	**$3,145,725**
	* Fire share			

Component Capital Improvement Plan (CCIP)				2012 through 2026
Public Safety: Police Facilities				
Service Area	**Description**	**Est. Project Cost**	**Eligible Cost**	**Antic. Fee Funding**
City Wide	Communications Center and Equipment*	$3,975,000	$1,192,500	
	Land for Permanent Family Advocacy Center	$1,280,476	$1,280,476	
	Acquire Firearms Training Solution (Simulator)	$200,000	$200,000	
	Expand Communications Center Call Capacity	$100,000	$100,000	
	SW Area Command Parking Lot Expansion	$419,539	$419,539	
	NE Area Command Expansion/Parking	$227,000	$227,000	
	Expansion of Fleet of Marked and Unmarked Vehicles	$500,000	$500,000	
	TOTAL POLICE FACILITIES	**$6,702,015**	**$3,919,515**	**$1,369,261**