

City of Las Cruces⁷⁸
PEOPLE HELPING PEOPLE

Council Action and Executive Summary

Item # 6 Ordinance/Resolution# 12-160

For Meeting of _____
 (Ordinance First Reading Date)

For Meeting of March 19, 2012
 (Adoption Date)

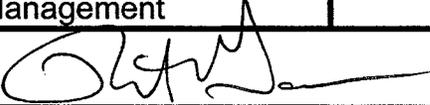
Please check box that applies to this item:

QUASI JUDICIAL LEGISLATIVE ADMINISTRATIVE

TITLE: A RESOLUTION AUTHORIZING THE CITY OF LAS CRUCES TO APPLY FOR A RECREATION OR PUBLIC PURPOSE LEASE WITH THE BUREAU OF LAND MANAGEMENT (BLM) FOR PROPERTY LOCATED NEAR THE INTERSECTION OF SONOMA RANCH BOULEVARD AND LOHMAN AVENUE.

PURPOSE(S) OF ACTION:

Approve the application to obtain land from the Bureau of Land Management (BLM) for a public safety complex and recreation area.

COUNCIL DISTRICT: 6		
<u>Drafter/Staff Contact:</u> Cathy Mathews	<u>Department/Section:</u> Public Works/Facilities Management	<u>Phone:</u> 541-2904
<u>City Manager Signature:</u>		

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

In support of the long-term strategic plan, under Section 1.2.3 (Develop East Side Public Safety Complex), the City has been engaged in the research and information gathering process to help facilitate this goal. As part of this endeavor, staff contacted the Bureau of Land Management (BLM) to determine availability of suitable parcels.

A parcel containing approximately 350 acres located on the northeast corner of Sonoma Ranch Boulevard and Lohman Avenue was identified as a suitable location. Based on this information, a presentation was made to City Council at the December 12, 2011, Work Session outlining the concept of developing a public safety complex that would include (but not be limited to) a fire station, east area police command, other facility support, and recreational amenities.

The site has full access to needed infrastructure such as water, power, sewer, and major arterial roadways. It is available through the Recreation or Public Purpose (RPP) Lease process and can be patented (transferred to the City in the future) by BLM at a reasonable cost. A large portion of the parcel is on high ground which would help mitigate issues associated with a major disaster or flooding. In addition, the site is large enough for current and proposed future needs including public safety facilities, programmed recreation, open space, and cultural facilities. The attached conceptual plan provides a proposed layout and location of the public safety complex and recreation areas.

The RPP Lease process starts with the submittal of a preliminary application (including \$100 fee) that includes a conceptual layout plan. As the application process moves forward, additional documentation including National Environmental Protection Agency (NEPA) studies, an Environmental Site Assessment (ESA), site survey, master plan, and re-zoning of the property may be required. The site plan will be subject to revision and refinement based on the needs and desires of public safety and recreation personnel, further site analysis, and public input and commenting processes.

Staff recently learned that BLM is proposing to utilize part of the site for their new facilities. They may be located in one of the areas represented on the attached aerial view printout as "Now A", "Proposed A", and "Alternative A". If the local BLM office obtains the required permissions to utilize and build on this site, the acreage required for their site will be excluded from the City's RPP lease application. Conversely, if the local BLM office does not obtain the required permissions, the entire approximate 350 acre site will be included in the City's RPP Lease application.

SUPPORT INFORMATION:

1. Resolution.
2. Exhibit "A". Application for Land for Recreation or Public Purpose; including aerial photo printout of the proposed site.

SOURCE OF FUNDING:

Is this action already budgeted?	Yes	<input checked="" type="checkbox"/>	See fund summary below
	No	<input type="checkbox"/>	If No, then check one below:
	<i>Budget Adjustment Attached</i>	<input type="checkbox"/>	Expense reallocated from:
		<input type="checkbox"/>	Proposed funding is from a new revenue source (i.e. grant; see details below)
		<input type="checkbox"/>	Proposed funding is from fund balance in the ___ Fund.
Does this action create any revenue?	Yes	<input type="checkbox"/>	Funds will be deposited into this fund: _____ in the amount of \$ _____ for FY ____.
	No	<input checked="" type="checkbox"/>	There is no new revenue generated by this action.

BUDGET NARRATIVE

\$11,100.00 is currently budgeted for this project to cover application fee and studies which may be required in support of the application. The fee is allocated based on percentage of total land acquired, approximately 350 acres – i.e., Park Impact Fees would pick up 90% of the cost (315 acres) and the 2011 Bond funds would pick up 10% of the cost (35 acres).

FUND EXPENDITURE SUMMARY:

Fund Name(s)	Account Number(s)	Expenditure Proposed	Available Budgeted Funds in Current FY	Remaining Funds	Purpose for Remaining Funds
Parks Management Area 3	41125030-854222	\$9,990.00	\$233,429.00	\$223,439.00	Design and construct Paseo De Oñate Park
2011 Bond Cycle East Side Public Safety Complex	40803210-852100-64300	\$1,110.00	\$954,400.00	\$953,290.00	Plan, design, and construct a public safety complex

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Resolution and authorize the City of Las Cruces to apply for a Recreation or Public Purpose Lease with the Bureau of Land Management.
2. Vote "No"; this will deny the Resolution and will not authorize the City of Las Cruces to apply for a Recreation or Public Purposes Lease with the Bureau of Land Management.
3. Vote to "Amend"; this could delay the application process and delay development of a needed public services complex.
4. Vote to "Table"; this could delay the application process and delay development of a needed public services complex.

REFERENCE INFORMATION:

N/A

RESOLUTION NO. 12-160**A RESOLUTION AUTHORIZING THE CITY OF LAS CRUCES TO APPLY FOR A RECREATION OR PUBLIC PURPOSE LEASE WITH THE BUREAU OF LAND MANAGEMENT (BLM) FOR PROPERTY LOCATED NEAR THE INTERSECTION OF SONOMA RANCH BOULEVARD AND LOHMAN AVENUE.**

The City Council is informed that:

WHEREAS, at the December 12, 2011, Work Session the Las Cruces City Council concurred with the concept of developing a public safety complex to include Fire Station 8 and a police east area command substation; and

WHEREAS, this site has access to a major arterial road, is located on high ground (in case of major disasters or flooding), is large enough for current and future needs, and has potential for multiple uses such as public safety facilities; programmed recreation; and open space, as well as cultural facilities; and

WHEREAS, the site is located near Sonoma Ranch Boulevard with full infrastructure connections available, is available by Recreation or Public Purpose (RPP) Lease, and patented by BLM; and

WHEREAS, BLM may locate their future facilities on a portion of this property and the City may modify the amount of land applied for under the RPP Lease as a result, depending on final approval of the BLM site.

NOW, THEREFORE, Be it resolved by the governing body of the City of Las Cruces:

(I)

THAT the City of Las Cruces shall apply for a Recreation or Public Purpose Lease with the Bureau of Land Management (per Exhibit "A", attached hereto) for an

approximate 350-acre parcel located near the intersection of Sonoma Ranch Boulevard and Lohman Avenue.

(II)

THAT City staff is hereby authorized to do all deeds necessary in the accomplishment of the herein above.

DONE AND APPROVED this _____ day of _____, 2012.

APPROVED:

Mayor

ATTEST:

City Clerk

(SEAL)

Moved by: _____

Seconded by: _____

VOTE:

Mayor Miyagishima: _____

Councillor Silva: _____

Councillor Smith: _____

Councillor Pedroza: _____

Councillor Small: _____

Councillor Sorg: _____

Councillor Thomas: _____

APPROVED AS TO FORM:



City Attorney

PROPOSED
EAST MESA PUBLIC SAFETY COMPLEX
AND RECREATION AREA
DEVELOPMENT, PHASING, AND MANAGEMENT PLAN

1. PROJECT DESCRIPTION

The proposed public safety complex and recreation area comprises 350.6 acres situated east of the Mission Espada and Mission Santa Clara subdivisions and north of the South Fork Subdivision. Jobe Concrete Products owns a parcel making a notch in the east border of the area and other properties adjacent to the east are owned by the State of New Mexico and the Bureau of Land Management. The site is traversed by several overhead electric lines and an access way to the Jobe site. The site is located in a rapidly developing area of Las Cruces (population >95,000).

The terrain throughout the site is rough and hilly. Portions of the area have been disturbed, seemingly by mining or grading operations. Rough trails and paths crisscross the parcel along with the electric lines. Two natural major arroyos, the North Fork Arroyo and the South Fork Arroyo, cross the parcel at the northwest corner and at the southeast corner respectively.

Access to the site will be from Sonoma Ranch Boulevard at the southwest corner of the site and, in the future, from Sonora Springs Boulevard at the north end of the site. The terrain offers excellent views of the surrounding mountains and the Mesilla Valley. This location is well suited to a public safety complex in that it offers access to a major arterial road, high ground with views (useful in event of a major disaster and for radio communication), and space for current needs and future expansion. Also, the site's proximity to the State Police Substation, at the corner of Rinconada Blvd. and Sonoma Ranch Blvd. allows for communication support by public safety entities in emergencies.

The Public Safety Complex will consist of Fire Station #8 and a Police Substation. Attendant parking and storage areas and facilities for each building will also be included. An entry/egress road will be included, keeping as much as possible to an already disturbed trail leading from Sonoma Ranch Boulevard to the proposed Public Safety Complex.

The final layout of the site and all the facilities is yet to be determined. Included in this application are two options for conceptual site layout. These layouts will be starting points for a consultant to use to analyze the site. The consultant will be tasked with conducting an analysis of the site, including, but not limited to, analyzing access, utilities, future development, neighborhood and city-wide contexts, for consideration by the City Council.

We propose to locate a trailhead adjacent to Sonoma Ranch Blvd. in the far southwest corner of the parcel, on the west side of Sonoma Ranch Blvd. This trailhead will allow for parking and gathering for users of the area's trail network. Open space will be retained throughout the site and a trail network will be constructed over much of the site. Additional park facilities planned for the site also include a sports complex with soccer, baseball, and softball fields as well as an off-road motorbike area.

The proposed trail network will serve the general public and the Fire and Police personnel with fitness opportunities. Also, an open space/native habitat buffer will serve to screen the fire and police facilities from neighboring residential areas, and vice versa. Sports fields are very popular with City residents and new fields will help alleviate intense pressure on the existing fields throughout the City.

The City of Las Cruces Design and Construction Services of the Public Works Department, Police Department and Fire Department have worked together to form a consensus that this parcel is a quality site for a Public Safety Complex. The project has been coordinated with the local Bureau of Land Management office and realty management personnel.

2. DEVELOPMENT PHASING AND COST ESTIMATE

The plan is to develop the complex over a 5-year period which will commence with the lease/purchase of the site. The proposed timetable for development will approximate the following upon approval of the lease/purchase application and signature of lease/purchase documents:

Facility	Process	Budget	Timeline
Fire Station Police Substation Park Facilities	RPP Lease	\$11,100	2011 (up to 18 months)
Fire Station Police Substation Park Facilities	Design	\$1,000,000	2012
Fire Station	Construction	\$4,000,000	2013 - 2017
Police Substation	Construction	\$7,000,000	2013 - 2017
Park Facilities	Construction	\$5,000,000	2013 – 2018

Funding sources include New Mexico Gross Receipts Bond Cycling Program Funds, Public Safety Impact Fees, future State Appropriations, New Mexico Mortgage Finance Authority Loan, General Obligation Bonds, Park Impact Fees, federal grants, state grants and other local funding.

3. MANAGEMENT PLAN

Park Facilities

The park facilities on the site will be administered and managed as regular City facilities with no additional or unusual restrictions or limitations as to who may use the facilities. No admission fees will be charged by the City for any of the facilities. Operating hours for the Park facilities will typically be sunrise to sunset every day. Special events may extend the hours of operation for particular occasions.

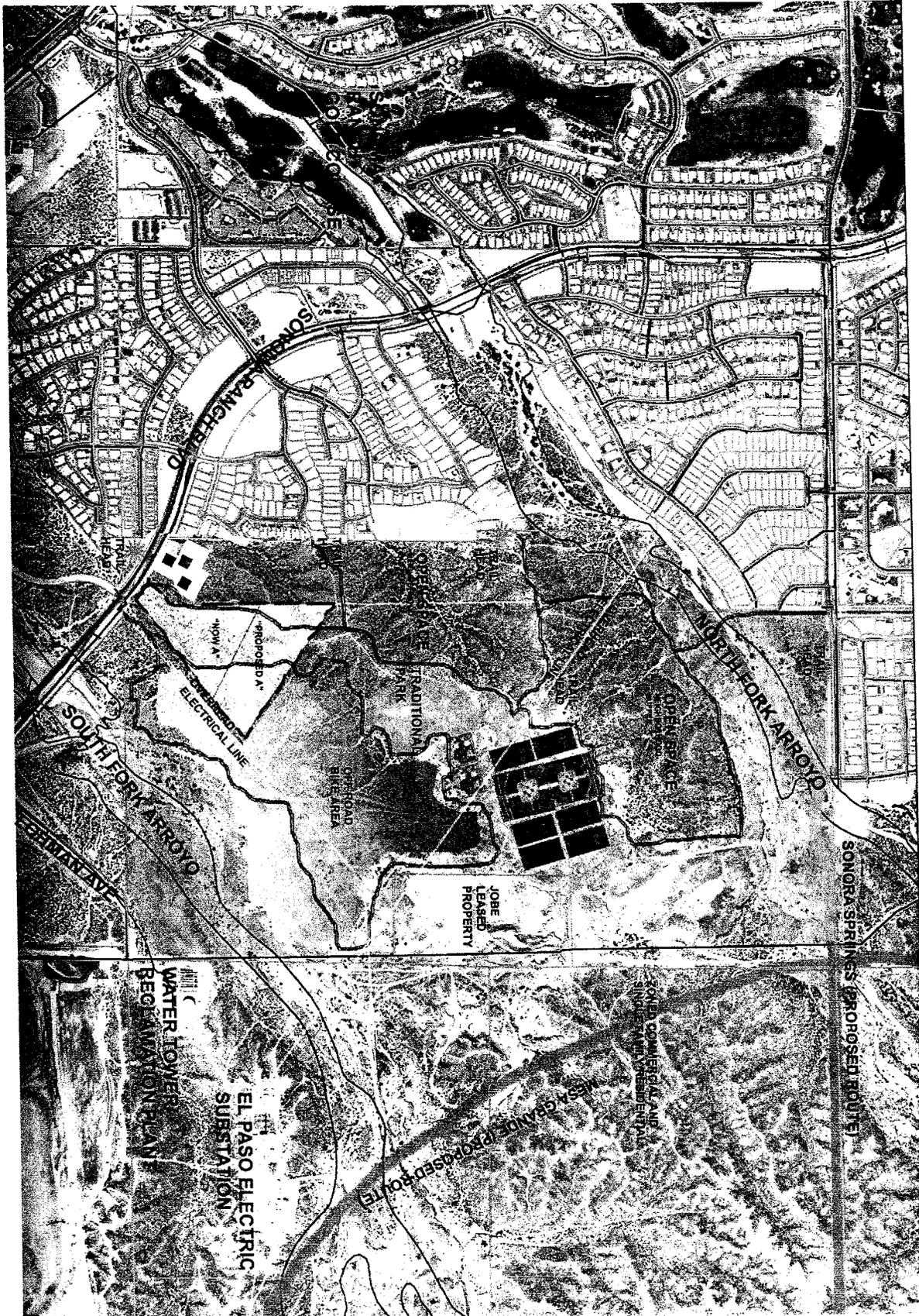
The park facilities will be open to use by the public for recreational purposes without discrimination or favor. The park facilities will be developed and managed in accordance with the approved program of utilization submitted with this application. And the park facilities will be maintained in a satisfactory condition for use as a park by the public.

Typically, maintenance activities performed by the City of Las Cruces Parks and Recreation Section include regular trash pick-up and disposal, irrigation system maintenance and repair, pruning and fertilizing of plant material, cleaning and repair of site furnishings, and litter removal from the site.

Public Safety Facilities

Public portions of the fire station and the police substation will be open for unrestricted access by the public during normal business hours. Portions of the fire station, the police substation and most of the MVRDA building will be restricted to entry by authorized personnel only to address security and operational efficiency concerns.

The facilities will be operated and managed and maintained by the City Facilities Management Section to house the Fire and Police operations. All operating costs will be covered by the City and other entities as part of their regular operating budgets.



**EAST MESA PUBLIC SAFETY COMPLEX
PROPOSED SITE**



N.T.S.

FEBRUARY 2012