

City of Las Cruces[®]

General Obligation (GO) Bond

2022 Facilitation Services

Date: July 2022



Architectural Research Consultants, Incorporated

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With:  ASA Architects — Las Cruces, New Mexico

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Introduction

The City of Las Cruces retained Architectural Research Consultants, Incorporated (ARC) with ASA Architects for General Obligation (GO) Bond facilitation services. The assignment entailed the following tasks:

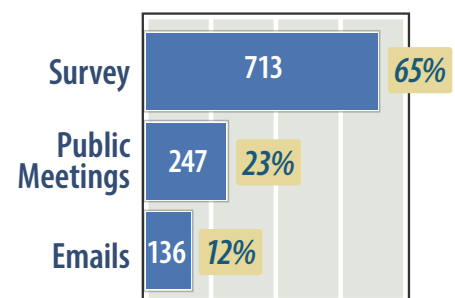
- Facilitate public input on potential projects to consider for the upcoming 2022 City of Las Cruces General Obligation Bond
- Prepare pre-conceptual estimates of probable cost for potential projects
- Develop and administer project grading, ranking, and prioritization
- Formulate bond package options for consideration
- Prepare a draft and final report

The ARC/ASA team worked closely with City staff throughout the facilitation process.

Public Participation Process

The initiative sought public input and engagement through a series of meetings with City residents, development of an explanatory website, and deployment of a web-based citizen survey to gauge support for potential City projects. The team also encouraged direct communication through email. Overall, 1,096 participants actively took part in the process.

In addition, a separate effort developed and circulated an independent petition advocating additional pickleball courts and facilities that obtained 296 signatures.



Total Participants = 1,096

Ex-01:

Public Participation Summary

Public Meetings

Nine public meetings took place; seven hosted by ARC/ASA, and two by City Staff. In addition, the City hosted two virtual public sessions using teleconferencing software. Working in close coordination, the team selected optimal times, dates, and meeting places to provide ample opportunities for public participation:

- ARC-hosted public meetings
 - Wednesday, March 16, Noon, DACC Auditorium
 - Wednesday, March 16, 6:00 PM, DACC Auditorium
 - Saturday, March 19, 9:30 AM, Branigan Cultural Center
 - Thursday, March 31, Noon, City Council Chambers
 - Thursday, March 31, 6:00 PM, City Council Chambers
 - Tuesday April 5, Noon, Frank O'Brien Papen Center Auditorium

- Tuesday April 5, 6:00 PM, Frank O'Brien Papen Center Auditorium
- City of Las Cruces hosted public meetings
 - Tuesday, April 12, 5:30 PM, Sage Café
 - Tuesday, April 19, 5:30 PM, Utilities Boardroom
- City of Las Cruces hosted virtual meetings (via Zoom teleconference platform)
 - Thursday, April 7, 6:00 PM
 - Thursday, April 14, 6:00 PM

The team conducted physical public meetings with a consistent structure and agenda. Each meeting opened with a short projected presentation providing background information about the GO Bond and potential GO Bond projects derived from the City's Elevate Las Cruces Comprehensive Plan. Next, each meeting branched into an open session for public speaker questions and comments. Finally, each meeting concluded with a breakout session that provided an opportunity for attendees to post written comments and priorities on a designated wall. Participants could also affix colored sticky dots (i.e, green to indicate a favored category, or red to express a lack of support) on potential project categories or specific projects.

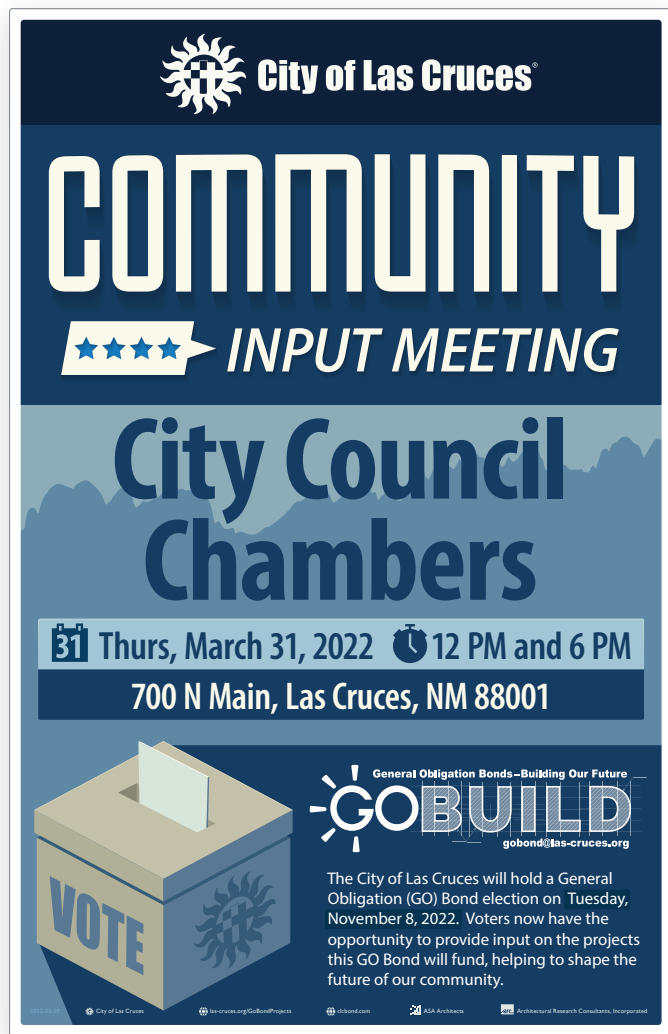
A total of 247 persons attended the 9 physical meetings. Since some individuals attended multiple meetings, the total unique attendees was 159.

A copy of the standard public meeting presentation and a link to view sign-in sheets for each of the meetings are available from "Appendix 1: Public Meetings" on page 22.

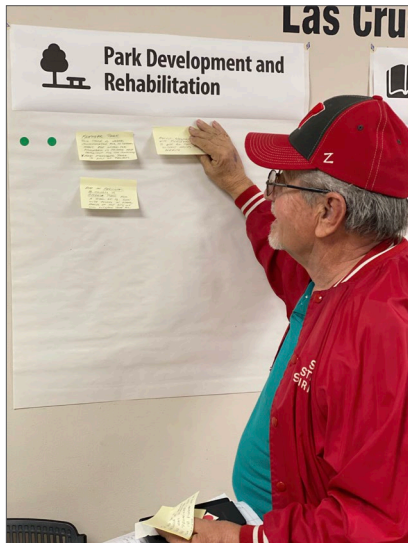
Ex-02 shows an example of a display board to greet community members, and *Ex-03* shows various photographs from public meetings.

The section "Summary of Citizen Input Results" on page 7 summarizes public input results.

Ex-02:
*Public Meeting Greeting
Display Board Example*



Ex-03:
Images from Public Meetings



Project Website

The consultant team developed a project website consisting of the following sections:

- About General Obligation Bonds
- Frequently Asked Questions (FAQ)
- How to Participate (and Feedback to Date)
- Additional Resources
- Link to Survey
- Contact Information

A link to the website, along with a summary of its contents, are available in “Appendix 2: Project Web Site” on page 26. The consultant team updated the contents of the website periodically to reflect the latest results of public meetings.

Ex-04:

Project Website Excerpt (<https://www.clcbond.com>)

City of Las Cruces GO Bond

Navigation: About, FAQ, Projects, How to Participate, Survey, Contact

General Obligation Bonds - Building Our Future

GO BUILD

City of Las Cruces General Obligation Bond

Introduction

The City of Las Cruces will hold a General Obligation (GO) Bond election on **Tuesday, November 8, 2022**. This initiative is an opportunity for voters to provide input about what projects they would like this GO Bond to fund, helping to shape the future of our community.

Details about the upcoming GO Bond election are available below, and voters can contribute directly to the discussion using the feedback submission tools on this site.

About

The previous City of Las Cruces GO Bond election spanned from July 24 to August 21, 2018. A summary of election results is available from the Doña County Clerk's Office.

General Obligation (GO) Bonds are an important source of funding for basic capital improvements (bricks and mortar) that our growing community requires to thrive. General Obligation Bonds are best suited for projects that benefit the general public but generate little or no revenue to pay debt.

Some of the typical uses of GO Bonds include:

- New public buildings, facilities, and parks
- Infrastructure improvements and renovations
- Roads, sidewalks, trails, and drainage facilities
- Equipment for transit, fire, police, and technology
- Athletic and cultural facilities
- Other projects with strong local support

Frequently Asked Questions (FAQs)

Below are some common questions about the general obligation bond process. To submit a question of your own, please contact us.

What is a GO Bond?

A GO Bond is a form of debt financing secured by property tax revenue. It does not result in higher taxes. General obligation bonds can be issued for general purpose projects.

In New Mexico, state law limits this financing to 4% of total assessed valuation, and requires each specific project to be presented as a separate question for voter approval.

The City's previous bond election passed successfully. What did voters approve?

In 2018, voters expressed support for a \$35.6 million GO Bond. Approved projects included:

Project	Cost
Park Improvements / Dog Park / Sports Fields	\$16.9 million
New Animal Shelter Facility	\$9.6 million
Fire Station 3 Replacement	\$6.2 million
Walking, Jogging, Biking, and Recreational Trail Improvements	\$2.7 million
Total	\$35.6 million

Table 2: 2018 GO Bond Project List

More information about these projects is available from the City's website.

How is GO Bond debt retired?

During each public meeting, participants express their support of a category or potential project with a **green dot**, opposition with a **red dot**, and added additional thoughts with **stickers**. The team is still documenting and categorizing the feedback, but an overview of the preliminary input appears below.

Public Input by Topic*

Topic	Written on Category Boards	Support - Green Dot
East Mesa Public Recreation Complex - Phase 2	49	80
Affordable Housing	44	87
Park Development & Rehabilitation	33	57
Your Ideas	54	26
Library System Expansion & Renovation	27	49
Public Safety Improvements	31	37
Multipurpose Community Recreation Facility	13	39
Trail Multi-use Path	24	18
Historic Building Renovation	10	21

*From 9 public meetings

Figure 1: Public Input by Topic (Above)

*Topic response also may include specific project requests. Input gathered from 9 public meetings.

Content Written on Category Boards*

Category	Written on Category Boards
Recreation Facilities	107
Pickball	89
Affordable Housing	53

Web-Based Citizen Survey

The team launched a web-based survey (available in English and Spanish) for City residents on April 11, 2022 that collected user input until May 8, 2022. In addition, City staff distributed paper copies of the survey (also in English and Spanish), and later collected the results for integration with the online input for analysis. The City promoted the survey via news release and social media.

The survey asked respondents to indicate their relative support (e.g., “strongly support,” “support,” “neutral/undecided,” or “do not support”) for the following potential projects that arose from public meeting input (see *Ex-05* to *Ex-06*):

1. Next phase of the East Mesa Public Recreation Complex
2. Parks and recreation
 - A. New parks
 - B. Open space acquisition
 - C. Additional turf fields:
 - Baseball
 - Disc Golf
 - Dog Park
 - Football
 - Soccer
 - Softball
 - Other
 - D. Additional courts and facilities:
 - Basketball
 - Bike Park
 - Pickleball Courts
 - Skate Park
 - Tennis Courts
 - Other
 - E. Rehabilitation of existing parks
3. Trail and multi-use path development
4. Affordable housing initiatives
5. Library system expansion and renovation
6. Multipurpose community facility / recreation complex
7. Renovation of buildings owned by the City of Las Cruces
8. Neighborhood reinvestment through metropolitan redevelopment district initiatives
9. Public safety improvements

The survey also offered an opportunity for respondents to suggest additional projects of interest. A password-restricted administrative section allowed authorized City liaisons to view and download survey data for analysis and archiving.

Ex-05:

Excerpts from Public Survey Website
(English and Spanish Options)

The image shows two side-by-side screenshots of the 'GO BUILD' survey website. The left screenshot is in English, titled 'City of Las Cruces GO BUILD' and 'City of Las Cruces GO Bond Community Survey'. It includes an introduction, a list of projects, and a survey form with radio button options for 'Strongly Support', 'Support', 'Neutral', and 'Do Not Support'. The right screenshot is the Spanish version, titled 'GO BUILD' and 'Encuesta Comunitaria de la Ciudad de Las Cruces'. It also includes an introduction, a list of projects, and a survey form with the same radio button options.

Ex-06:

Public Survey Questions
(English and Spanish Options)

The image shows two side-by-side screenshots of the 'GO Bond Community Survey' questionnaire. The left screenshot is in English, titled 'City of Las Cruces GO Bond Community Survey'. It includes a list of projects and a survey form with radio button options for 'Strongly Support', 'Support', 'Neutral', and 'Do Not Support'. The right screenshot is the Spanish version, titled 'Encuesta Comunitaria sobre Bonos de la Ciudad de Las Cruces'. It also includes a list of projects and a survey form with the same radio button options.

Ex-07:

Paper Survey Distribution Locations

Printed Survey Distribution	
Site	Location
City Hall Lobby	700 N. Main
Branigan Library	200 E. Picacho Ave
Munson Senior Center	975 S. Mesquite
Benavidez Center	1045 McClure Rd
Regional Aquatic Center	1401 E. Hadley
Rio Grande Theatre	211 N. Main

Other Citizen Input

The City initiated a separate email survey and shared the findings at a June 27, 2022 City Council Work Session. A summary and a link to the full survey results are available within “Appendix 3: City Council Work Sessions” on page 27.

Summary of Citizen Input Results

Public Comments at Public Meetings

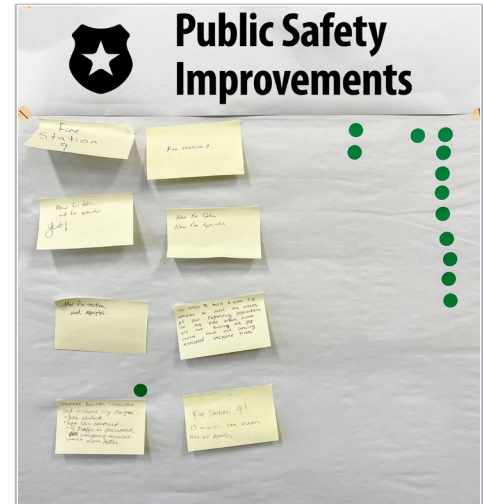
During each of the nine public meetings, participants could express their thoughts for a category or potential project verbally with a public comment or more privately within smaller breakout sessions. Attendees could voice support with a green sticky dot, opposition with a red sticky dot, and add additional remarks with note cards for further discussion. *Ex-08* shows an example of such a board from a session from April 5, 2022.

Ex-09 summarizes the responses by written topic on category boards, and by support indicated by a green dot.

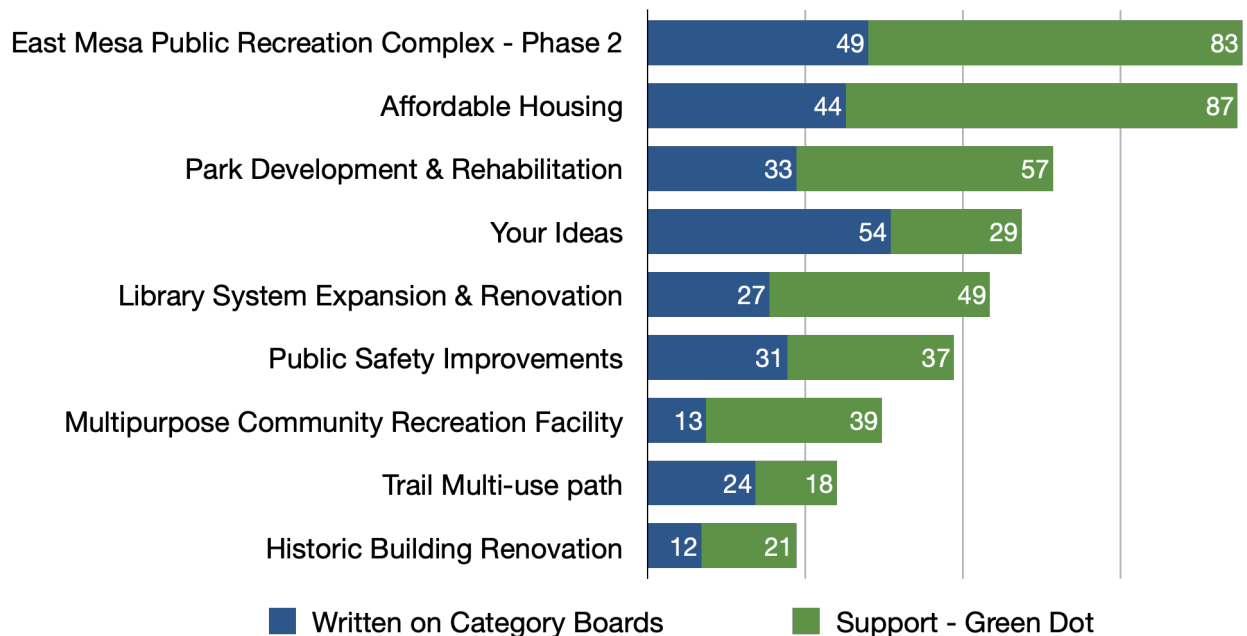
Ex-10 indicates participant support for various potential projects by written content.

Ex-11 indicates potential project support expressed verbally.

Ex-08: Public Meeting Category Board



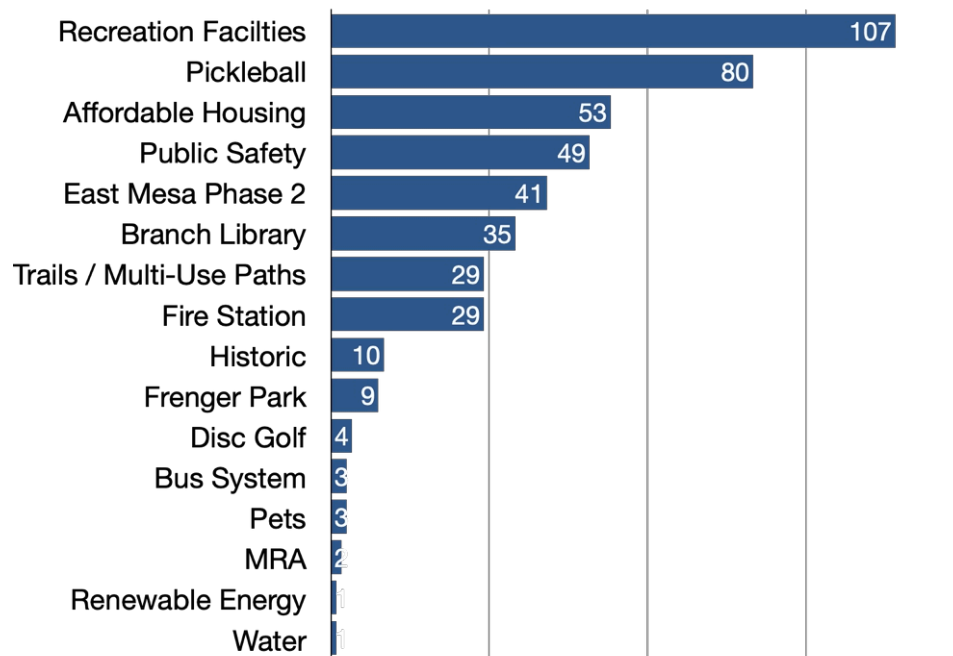
Ex-09: Public Meeting Input by Topic



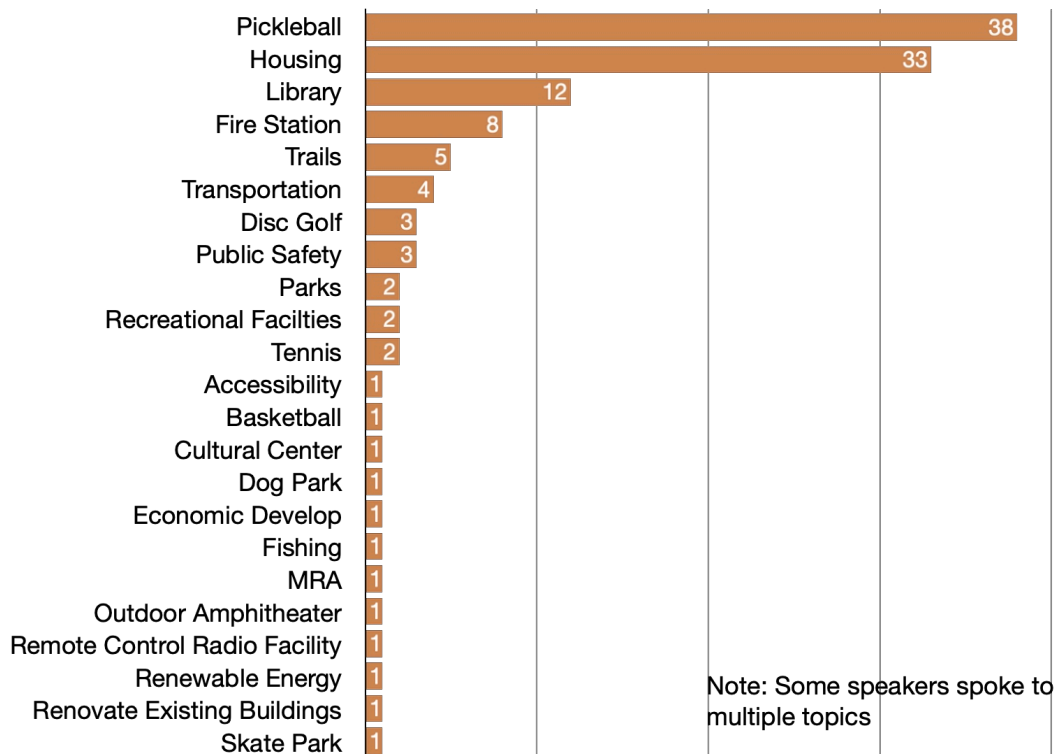
*From 9 Public Meetings

Note: Topic response also may include specific project requests

Ex-10: Public Meeting Input by Written Content



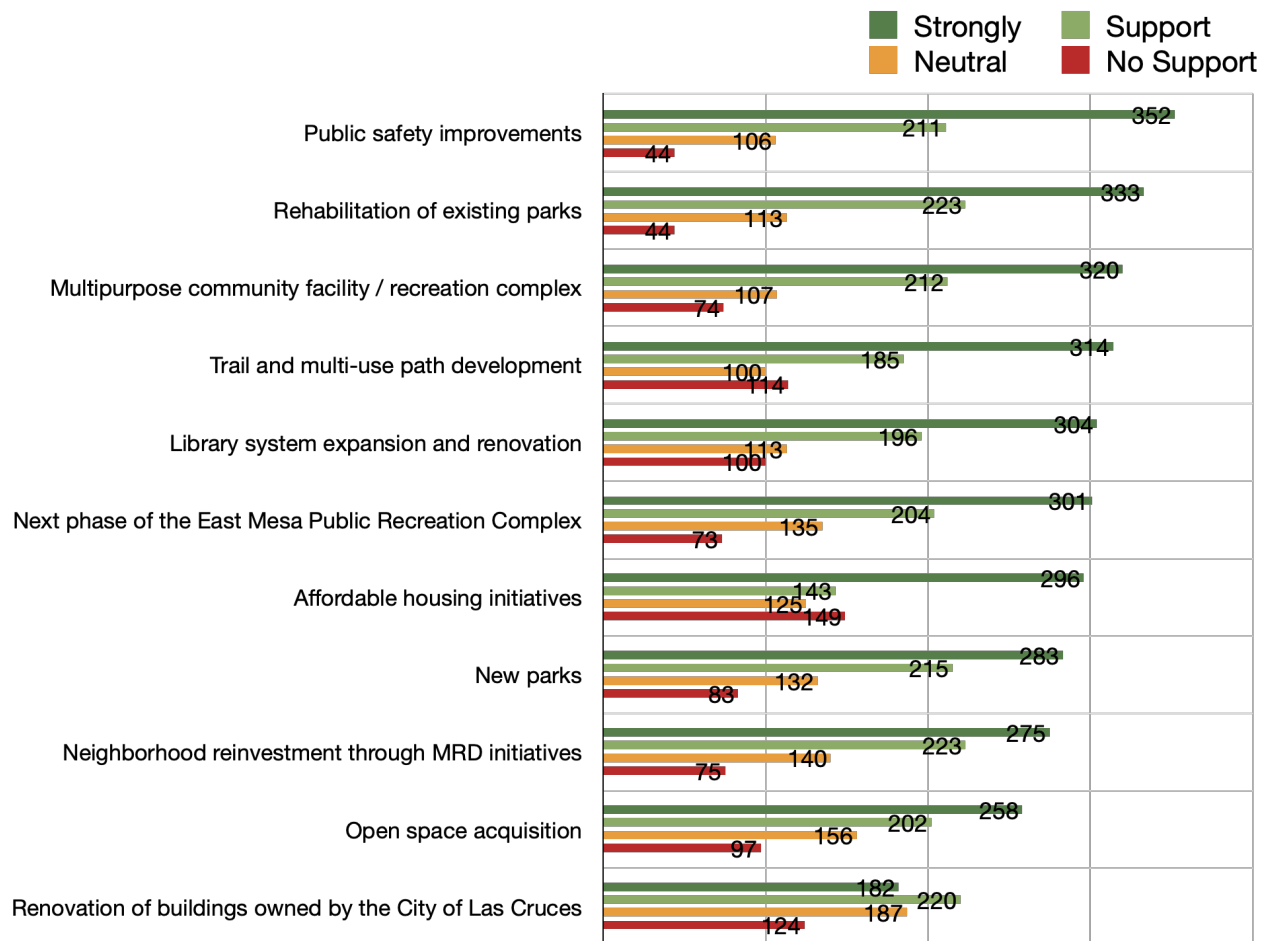
Ex-11: Public Meeting Input from Public Speakers



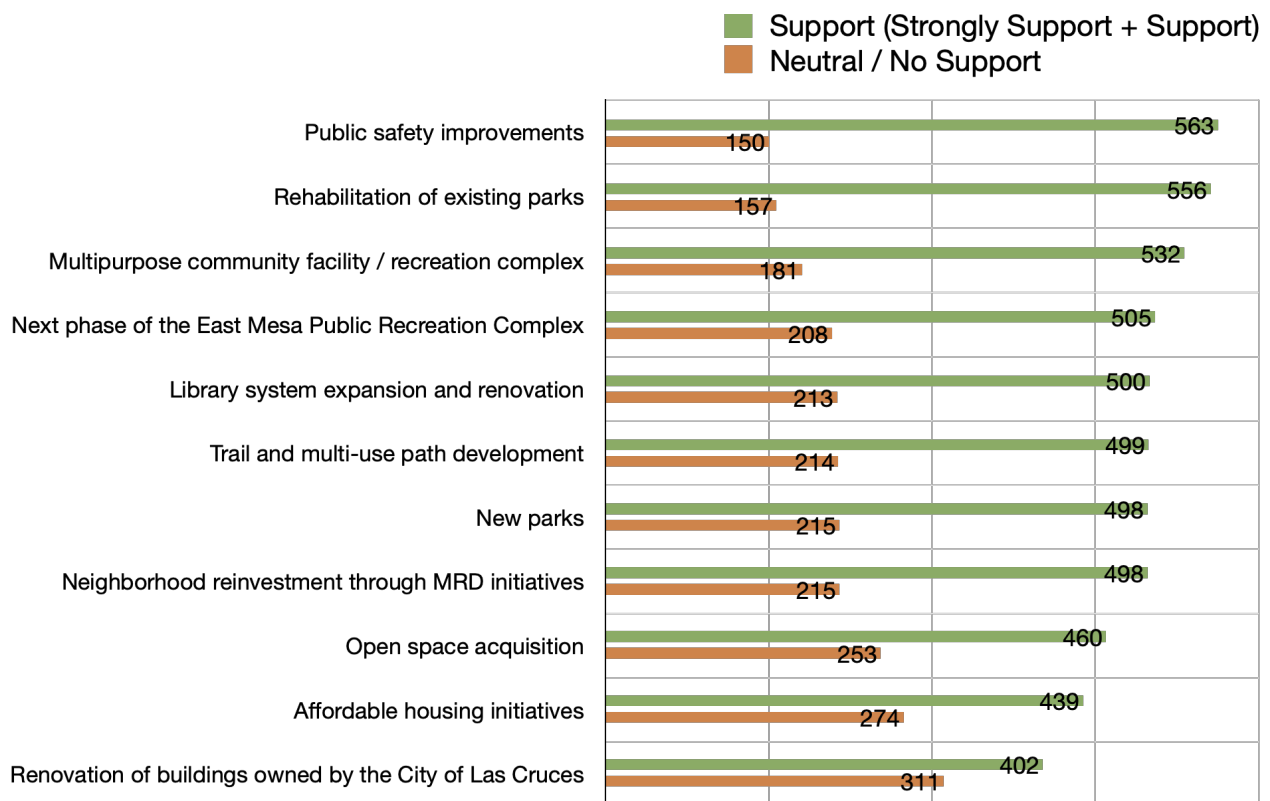
Citizen Survey Response

The web-based survey collected 713 validated responses until its closure on May 8, 2022. Technical staff filtered the raw input for duplicate entries. *Ex-12* to *Ex-14* summarize the survey results.

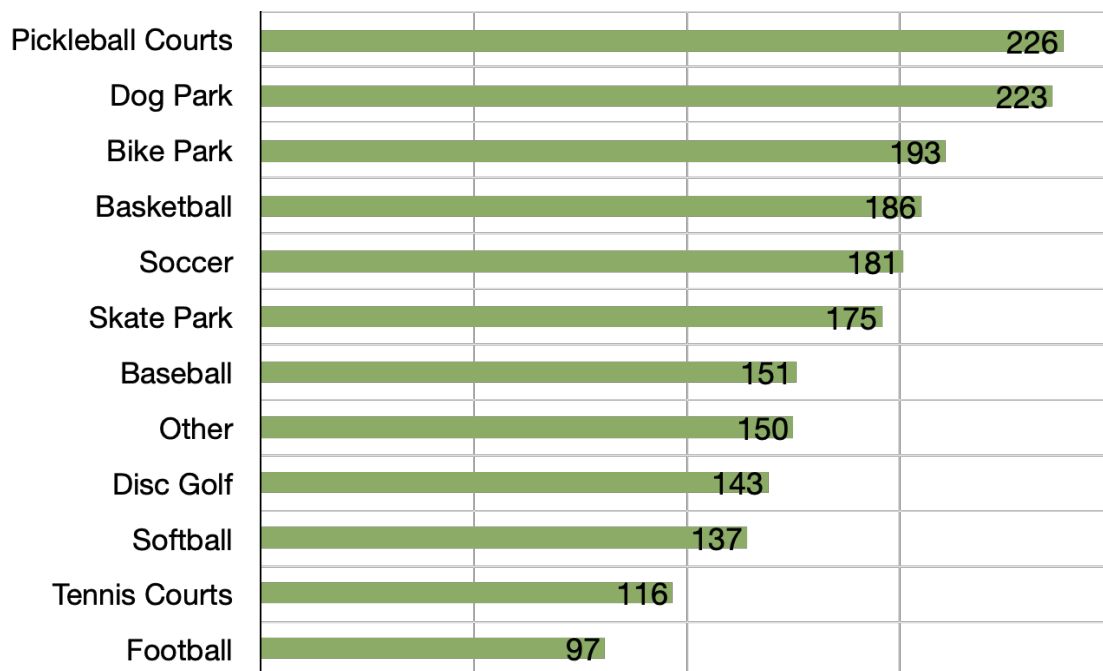
Ex-12: Survey Responses (Sorted by Supports Level)



Ex-13: Survey Responses (Sorted by Level of Combined Support)



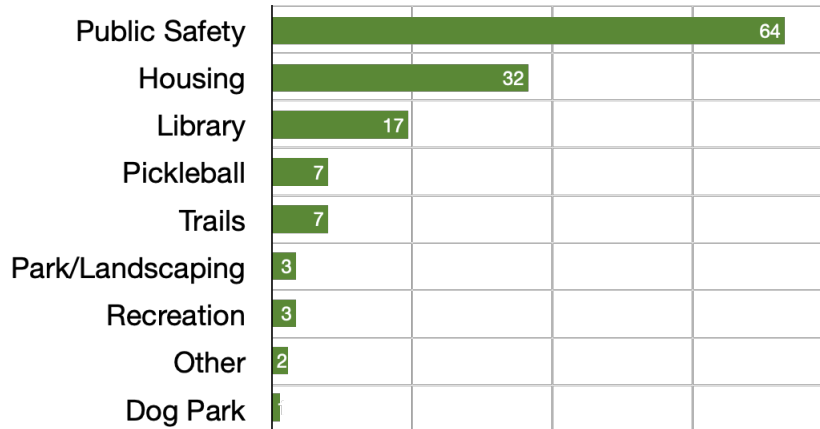
Ex-14: Survey Responses by Specific Park Amenity Supported



Email Input

The team invited public input at in-person meeting sessions, the project website, and directly by email. The City received a total of 136 emails, some spanning multiple topics.

Ex-15: Email Responses by Topic



Notable Interest Groups Participating

Throughout the public input process, it was evident that at least four interest groups took the opportunity to express their support for the 2022 GO Bond to provide funding for:

- Affordable housing initiatives
- Additional pickleball courts and facilities
- A new fire station on the East Mesa
- Library expansion and renovation

Potential 2022 GO Bond Projects

Identifying Potential Capital Projects

The ARC team identified potential GO Bond projects for City Council consideration using the following criteria:

- The public request involved, or resulted in the planning, designing, or construction of a physical capital improvement
- Potential capital projects that rose to the top in public input support
- The requested project had sufficient planning and design development to be able to determine a scope of work and associated cost.

The proposed projects that resulted from analysis included:

- New Fire Station on the East Mesa
- Continued East Mesa Recreation Complex development
- Contribution to the Affordable Housing Trust Fund
- Park Rehabilitation

Two potential capital projects had substantial support, but would benefit from further planning to better define required scope:

- Library expansion (planning budget has already been allocated)
- A Multipurpose Community/ Recreation Facility

A Note About Project Cost Estimates

With input and review from the City and ARC, ASA Architects developed Pre-Conceptual Estimates of Probable Construction Costs. All construction costs have been significantly impacted by supply-chain issues resulting largely from the COVID pandemic.

Cost estimates provided are escalated from a recent cost basis to mid-point of construction (2024) and reflect the estimated total project cost that include the construction costs plus assumptions about other project costs, such as:

- | | |
|-------------------------------------|---------------------------------|
| • Site Acquisition (if appropriate) | • 2% for Public Art |
| • Site Development | • Contingencies |
| • Design | • Project Management Consultant |
| • Administration | • NMGR |

 For more detail about cost estimates see “Appendix 4: Pre-Conceptual Estimates of Probable Costs (ASA Architects)” on page 28

Description of Potential GO Projects

The following project descriptions provide additional detail about the project scope and cost basis for each proposed GO Bond project.

New East Mesa Fire Station (Station No. 9): \$11.5 Million

What A new proposed fire station of approximately 12,200 gross square feet in size assumed to be similar to the recently constructed Fire Station No. 3.

Where On the East Mesa in the general area of Sonoma Ranch Road and Engler Road.

Cost Basis Scope based on recent construction of Fire Station No. 3 and facility requirements updates by Fire Department representatives.

Ex-16: Illustration of Fire Station No. 3



Continued Development of the East Mesa Recreation Complex: \$36.0 Million

What Continued development of a multi-phased recreation complex on the East Mesa. The East Mesa Recreation Complex was initiated with funds from the 2018 City of Las Cruces GO Bond. An overall master plan was developed and the first phase of the project is now under construction.

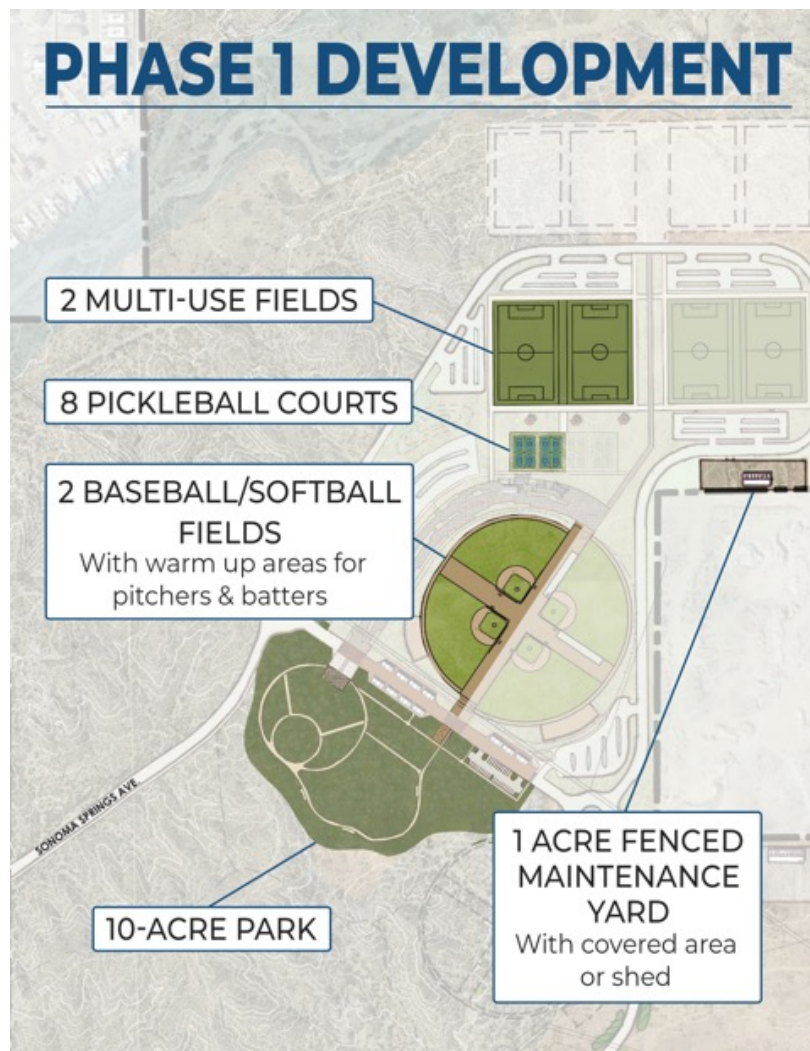
Where On the East Mesa near the intersection of Sonoma Ranch Boulevard and East Lohman Avenue.

Cost Basis Costs were derived by determining the remaining work necessary to complete the master plan by original master plan cost estimates, and accounting for differences between the original estimates and actual bid costs, and adding anticipated inflation to midpoint of construction.

Work remaining to complete the master plan includes:

- 2 Multi-use fields
- 2 Baseball/Softball fields
- 8 Pickleball courts
- 2 Concession stands and 1 restroom building
- 2 Sand volleyball courts
- 2 Basketball courts
- Amphitheater
- Walking trails
- Complete loop road
- Parking lot paving
- Lighting for fields and park
- Other general improvements and amenities

Ex-17: East Mesa Recreation Complex – Phase 1 Development and Work Remaining to Complete



FUNDING NEEDED FOR FUTURE ADDITIONAL DEVELOPMENT

- 1 Two multi-use fields
- 2 Future expansion multi-use fields
- 3 Future expansion 8 pickleball courts
- 4 Two baseball/softball fields with warm-up areas, one field with bleachers
- 5 Volleyball courts & basketball courts
- 6 Amphitheater
- 7 Complete all parking lots
- 8 Pave and complete loop road
- 9 Park lighting & ballfield lighting

Contribution to the Affordable Housing Trust Fund: \$4-6 Million

What Addressing the critical lack of affordable housing in Las Cruces had significant support during the public input process. The most prevalent request was to make a contribution to the Las Cruces Affordable Housing Land Bank and Trust Fund (Ordinance: Part II - Municipal Code, Chapter 13 - Housing, Article II, Division 2, Subdivision II). Funds within the Trust Fund can be used to plan, design, acquire land, and construct affordable/attainable housing for low, moderate and, middle income families.

Where Affordable Housing Trust Funds can be used anywhere in Las Cruces to acquire land or provide gap financing for non-profits and private developers to construct entry-level single-family homes, “missing-middle” housing like duplexes, townhomes, and cottage courts. The funds can also support mid-rise apartments that low, moderate, and middle-income families can afford.

Cost Basis Public input suggested a \$6 million contribution. Las Cruces staff suggested a range of \$4-6 million.

Park Improvements: \$32.4 Million

What City of Las Cruces staff provided two types of projects consistent with the adopted Parks and Recreation Master Plan for consideration for funding through GO Bonds.

Upgrade / Replace Park Amenities: \$29.4 Million

This project would make improvements throughout the park system addressing upgrade or replacing the following park amenities:

- | | | |
|---------------------------|------------------------|-----------------------|
| • Backstop | • Grill | • Score Board |
| • Basketball Hoop | • Lights | • Fabric Shade Canopy |
| • Bench | • Tennis Net | • Shade Structure |
| • Bike Rack | • Volleyball Net | • Soccer Goal |
| • Bleacher | • Pickleball Net | • Picnic Table |
| • Dog Waste Bag Dispenser | • Picnic Shelter | • Target |
| • Drinking Fountain | • Playground Equipment | • Trash Receptacle |
| • Dugout | • Swing Set | |
| • Exercise Equipment | • Recycle Bin | |

Upgrade / Replace Irrigation Systems: 98.56 Acres = \$~3.0 Million

Where Park amenities potentially address all parks. Irrigation replacement would address the following parks:

- | | | |
|------------------|-----------------------------|----------------------------|
| • Apodaca Park | • Valley View Park | • Pioneer Park |
| • Gomez Park | • Sunset Hills Park | • Provencio Van Dam Fields |
| • Young Park | • Four Hills Park | • Soldado |
| • College Manor | • La Llorona Park | |
| • Ponderosa Park | • Country Club Estates Park | |

Provide Resources for Planning, Design, and Possible Land Acquisition

Two potential projects garnered significant public support, but currently lack the scope definition to provide a defensible estimate of probable construction cost. A possible path forward is to provide planning resources in the upcoming GO Bond to better define their scope, or first acquire a site that would be ready for project implementation following a future GO Bond cycle.

Multipurpose Community/ Recreation Facility

This project would potentially provide a location supporting multiple services, such as a branch library, senior center, children's museum, police or fire facilities, and recreation facilities. Supporters mentioned a possible East Mesa location.

Library System Expansion and Renovation

Thomas Branigan Memorial Library is currently updating a master plan to determine expansion, improvements, services, and programs for the next 5-10 years. Possible projects that might result from the master plan are renovation and/or expansion of the downtown library or construction of a branch library. A branch library has been recommended in two previous library master plans over the last two decades. A branch library could possibly be part of the previously mentioned Multipurpose Community/Recreation facility.

A summary of pre-conceptual cost estimates for potential projects is shown in *Ex-18*. See Appendix 4 for more detail about the pre-conceptual cost estimates for Fire Station Number 9, East Mesa Recreation Complex development, and Citywide park improvements. The City's Parks and Recreation staff provided the pre-conceptual cost estimate for the upgrade and replacement of irrigation systems. Budgets for library expansion and a multipurpose facility encompass only preliminary planning and potential land acquisition. The proposed budget for affordable housing initiatives is based on input from both the public and City staff.

Ex-18: Summary of Pre-Conceptual Cost Estimates

Pre-Conceptual Cost Estimates		
Potential Project	Estimate (\$ Millions)	Note
Fire Station Number 9	\$11.5	
East Mesa Recreation Complex	\$36.0	
Parks and Recreation Improvements		
Amenities	\$29.4	
Irrigation	\$3.0	
Affordable Housing Initiatives	\$6.0	\$4-6 Million
Library Expansion	\$0.75	Design and Land Acquisition
Multipurpose Facility	\$0.75	Design and Land Acquisition
Total (Millions)	\$87.4	

GO Bond Project Selection

The Las Cruces City Council considered potential GO Bond projects at two Work Sessions.

June 13, 2022 Council Work Session

At the June 13 Council Work Session, ARC presented a short overview of the public participation process and the results of each of the participation activities, discussed potential projects, and spoke of considerations affecting priorities and possible funding strategy scenarios.

Priority Considerations

ARC noted that all the proposed projects were supported by the public input process and served to improve the quality of life of Las Cruces residents. ARC suggested that possible criteria to help identify those projects that may have a higher priority are those that:

- Finish / continue what was started from the previous GO Bond election
- Address multiple public input requests
- Are supported by an adopted master plan or study
- Have the ability to activate / leverage other sources of funding
- Are able to be funded and completed within the 2022 GO Bond cycle

ARC provided an example of how these criteria could be applied to identify project priority and ranking using a simple matrix (see *Ex-19*). Using this method, the East Mesa Recreation Complex becomes the most prominent candidate because it continues a project started with 2018 GO Bond cycle funds, addresses multiple public input requests (i.e., park development, additional pickleball courts), and is supported by an adopted master plan.

ARC noted that council may want to adopt additional criteria and apply their own scoring.

Ex-19: Priority Setting Example

Project Priority and Ranking							
Potential Project	Finish What Was Started	Ability to Address Multiple Public Input Requests	Supported by Master Plan or Study	Availability to Activate / Leverage Other Funding Sources	Ability to Fund Entire Project	Totals	Rank
Fire Station 9		1	2	2	3	8	4
Parks and Recreation Improvements		3	3	2	2	10	2
Affordable Housing Initiatives		1	3	3	2	9	3
Library Expansion		1	2	2		5	5
Multipurpose Facility		2				2	6
East Mesa Recreation Complex	3	3	3	2	2	13	1

Funding Strategy Scenarios

ARC provided two general funding strategies, both assuming a \$23 million GO Bond. Since the potential GO Bond projects significantly exceed the amount available, the Council can:

- Focus resources to accomplish more of a limited list of projects vs.
- Spread smaller amount of resources over more projects

ARC provided an example of applying these strategies to the project list shown in *Ex-20*.

Ex-20: Example Funding Strategy Scenarios

Funding Strategy Scenarios					
Potential Project	1. Focus	2. Focus	3. Spread	4. Spread	Note
East Mesa Recreation Complex	\$23.0	\$11.5	\$6.5	\$12.75	
Parks and Recreation Improvements				\$4.0	Fund
Fire Station 9		\$11.5	\$10.5	\$0.75	Planning and Design
Affordable Housing Initiatives			\$6.0	\$4.0	
Library Expansion				\$0.75	Design and Land Acquisition
Multipurpose Facility				\$0.75	
Total (Millions)	\$23.0	\$23.0	\$23.0	\$23.0	

Table Legend	
Good (Yes)	3
Neutral	2
Bad (No)	1
N/A	Blank

Discussion

Discussion at the meeting asked the staff and ARC to consider how to integrate the idea of equity into the criteria, and asked for information about the cost of renovating and expanding the main public library.

June 27, 2022 Council Work Session

The council further discussed projects at this Work Session.

City staff presented the results of a second email survey of registered voters conducted by a separate consultant (see *Ex-22* within Appendix 3 on page 27), and provided additional potential project cost information requested by Council members at the June 13 Work Session.

- Neighborhood Improvements - Reconstructing or rehabilitation of streets with pavement condition index (PCI) under 40: \$3.7-5.28 million)
- Development of Trails / Multi-use Paths - At Mid-Block Crossing, Phase II Las Cruces Lateral Trail, Tortugas Trail: \$6.8 million total
- Library System Expansion and Renovation - Renovate existing library (\$14.4 million), New Branch Library (\$12.3)

The council discussed and gave direction for projects and funding for the 2022 GO Bond election based on a “spread” strategy presented at the Work Session from June 13, 2022 (see *Ex-21*):

- Fire Station Number 9: \$10 million
- Continued Development of the East Mesa Recreation Complex: \$6 million
- Parks and Recreation Improvements: \$2 million
- Contribution to the Affordable House Trust Fund: \$5 million

***Ex-21:** Council-Directed Projects and Requested Funding Allocation*

Council-Directed Project Funding Allocation	
Project	Spread Option (Council June 27, 2022)
Fire Station 9	\$10.0
East Mesa Recreation Complex	\$6.0
Parks and Recreation Improvements	\$2.0
Affordable Housing Initiatives	\$5.0
Total (\$ Millions)	\$23.0

 *Links to presentation slides and videos of the Work Session can be found at “Appendix 3: City Council Work Sessions” on page 27*

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Appendices

Appendix 1: Public Meetings

Public Meetings Presentation Material



Meeting Purpose

- Gather public input on potential projects to consider for the upcoming 2022 City of Las Cruces General Obligation Bond

Agenda

- Introductions
- GO Bond background
- Discuss / Input
 - Some project ideas to stimulate discussion
 - Breakout

GO Bonds

- An important source of funding for basic capital improvements that our growing community requires to thrive
- Best suited for projects that benefit the general public but generate little or no revenue to pay debt service

GO Bond Purposes

- New public buildings, facilities, and parks
- Infrastructure improvements and renovations
- Roads, sidewalks, trails, and drainage facilities
- Equipment for transit, fire, police, and technology
- Athletic and cultural facilities

What is a GO Bond?

Form of debt financing secured by property tax revenue

State law requires:

Limited to 4% of total assessed valuation

Each specific project is presented in a separate question for voter approval

How is the GO Bond debt retired?

Typically paid back in 10 to 15 years with an interest rate based on the City's credit worthiness

A municipality can borrow at a better than private market rate

Where Our Property Taxes Go

DACC Donna Ana Community College	DAC Donna Ana County	LCGOB Las Cruces General Obligation Bonds	LCPS Las Cruces Public Schools	NM New Mexico State Government	CLC City of Las Cruces
\$0.06	\$0.30	\$0.06	\$0.32	\$0.04	\$0.22



2018 GO Bond

- Voters overwhelmingly supported and approved \$35.6 million for the following projects:

Park Improvements / Dog Park / Sports Fields	\$16.9 million
New Animal Shelter Facility	\$9.8 million
Fire Station 3 Replacement	\$6.2 million
Walking, Jogging, Biking Recreation	\$2.7 million

2022 GO Bond Election

- The City anticipates the 2022 GO Bond will ask voters to approve about \$23 million in projects
- No property tax increase is associated with the request

2022 GO Bond Schedule

- January 1-April 30:** Public Awareness and Input
- May-July:** The City Council will consider what projects to be placed on the ballot, and approve the ballot language
- August 23:** Questions for the ballot to DAC Clerk
- November 8, 2022:** General Election

Public Input opportunities

- Public Meetings
- Project website
 - Upcoming community survey
 - Continually updated
- Email: gobond@las-cruces.org

Public Meetings

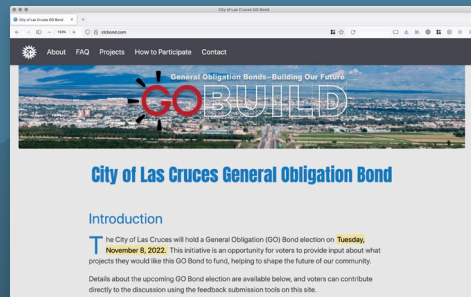
Date	Time	Location	Address
Wed, Mar 16	Noon	DACC Auditorium	2800 Sonoma Ranch
Wed, Mar 16	6:00 PM	DACC Auditorium	2800 Sonoma Ranch
Sat, Mar 19	9:30 AM	Branigan Cultural Center	501 N. Main
Thurs, Mar 31	Noon	City Council Chambers	700 N. Main
Thurs, Mar 31	6:00 PM	City Council Chambers	700 N. Main
Tues, Apr 5	Noon	Frank O'Brien Papen Center Auditorium	304 Bell Ave
Tues, Apr 5	6:00 PM	Frank O'Brien Papen Center Auditorium	304 Bell Ave
Tues, Apr 12	5:30 PM	Sage Café	6121 Reynolds Dr
Tues, Apr 19	5:30 PM	Utilities Boardroom	680 N. Motel Blvd

Virtual Public Input Meetings (Hosted by City of Las Cruces via Zoom)



Date	Time
Thursday, April 7	6:00 PM
Thursday, April 14	6:00 PM

2022 GO Bond Website



Discussion

- What ideas and projects would you like to see in our city?
- Breakout session

Some Ideas to Stimulate Discussion

- Complete Phase 2 East Mesa Public Recreation Complex
- Library System Expansion and Renovation
- Park Development and Rehabilitation
 - New Parks
 - Villa Mora Dam Build Out
 - Open Space Acquisition
 - Archery and Shooting Ranges
- Continued Trail and Multi-Use Path Development

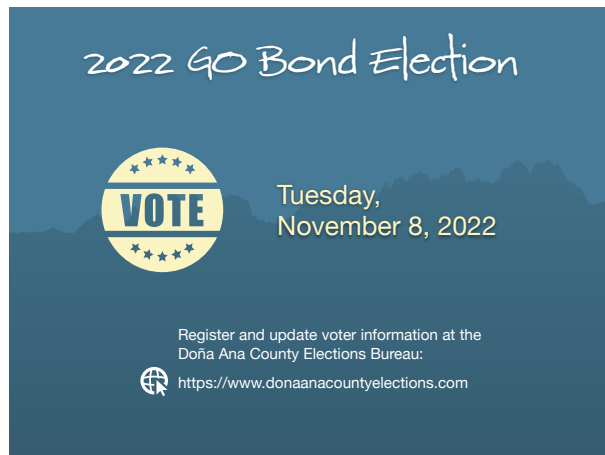
Some Ideas to Stimulate Discussion

- Multipurpose Community / Recreation Facility
- Affordable Housing Initiatives
- Historic Building Renovation
- Metropolitan Redevelopment District Initiatives
- Public Safety Improvements

Public Input*

*From 5 Public Meetings (not including overlaps with other categories)

- Your "Ideas"
 - Renewable energy
 - Improve existing bus system/routes
 - Develop more community nodes
 - Create a Traffic Garden - Place where kids can practice traffic safety
 - Combine all the elements on these boards to build one location (a whole community concept)
 - Do not limit the bond to the \$23M if voters so inclined
 - Funding for more mental health and community advocacy organizations
 - Thinking more about ecological and social development as an important aspect of built environments
 - Community building and family strengthening topics and themes
 - Leverage the GO Bond funds to do the most we can--get other \$ so these funds go further



Public Meetings: Sign-in Sheets

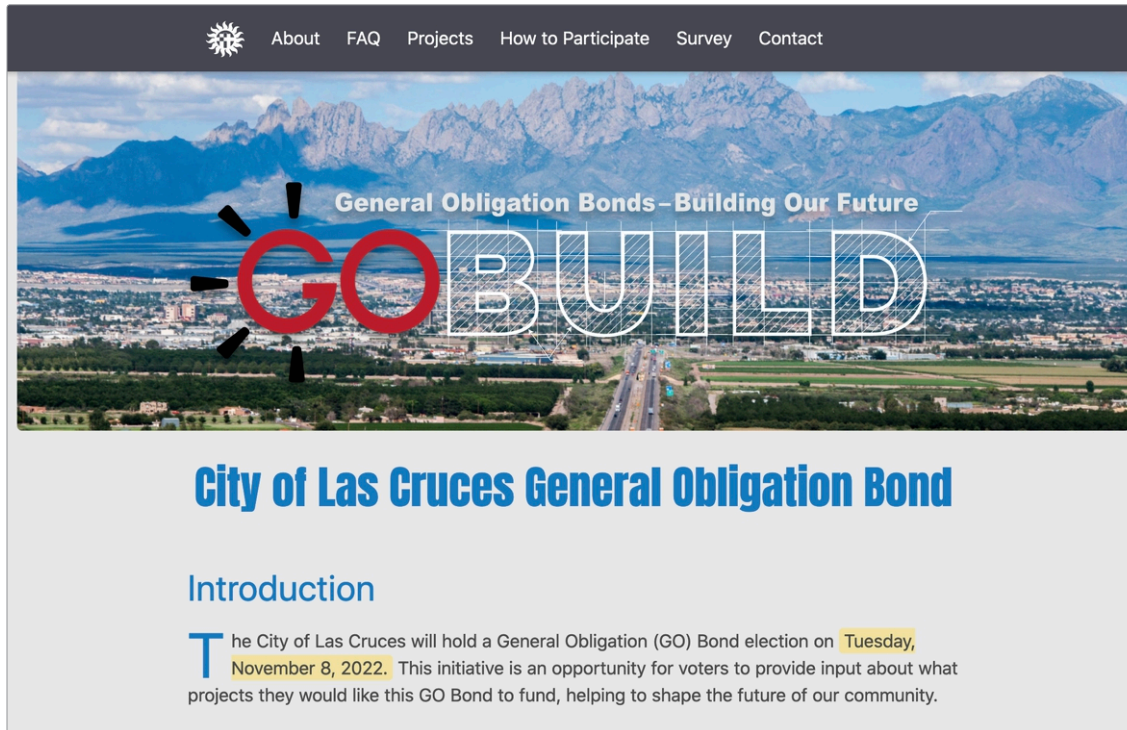
- **Participant Sign-In List:**

https://www.dropbox.com/sh/ppb4laeeoesjoze/AACboW8oilTz_aukABrl3ly-a?dl=1

*Example sign-in sheets
available for download*

NAME	ADDRESS	DISTRICT	PHONE NUMBER	EMAIL
Samuel Ramirez	385 N. Alameda		715-544-7660	ramirez.sau18@gmail.com
Beverly Booser	1720 N. Via Del Norte		954-668-9288	bbooser3@gmail.com
Claudia Chavez	382 N. Alameda		575-222-5779	clavarez@las-cruces.org
GREGORY SHERMAN			575-647-4260	gsherman@gmail.com
Elizabeth Liano	2013 Cruces Ave apt 781	4	915-487-5401	lilianobp@gmail.com
Dylan Taylor	2850 Faraway Dr. #2		575-502-4171	dylant32@gmail.com
Dekla Joel	2124 1/2 Tesoro		974-644-9111	elintan@gmail.com

Appendix 2: Project Web Site



Website Topics

< > ↺  <https://www.clcbond.com> ✕

- Introduction
- About:
 - GO Bond
 - 2022 GO Bond schedule
- Frequently Asked Questions (FAQs):
 - What is a GO Bond
 - The City's previous bond election passed successfully. What did voters approve?
 - How is GO Bond debt retired?
 - What is the bonding capacity of the City of Las Cruces?
 - Will the City hold more GO Bond elections in the future?
 - Does the City have other sources of capital funding?
 - How much money will the City ask voters of the 2022 GO Bond election to approve?
 - When will the 2022 GO Bond election occur?
 - What capital improvement projects will the 2022 GO Bond election include?
- How to Participate:
 - Public Meetings (schedule and results of the meetings):
 - » April 5, 2022
 - » March 19, 2022
 - » March 31, 2022
 - » March 16, 2022

- Additional Resources:
 - Register to Vote
 - 2918 City of Las Cruces GO Bond Projects
- Link to Survey to Complete
- Contact Information

Appendix 3: City Council Work Sessions

June 13, 2022 Meeting Links

- **PowerPoint Presentation:** https://www.dropbox.com/s/lo7uu3u7p2ogwry/3.1%20-%20CLC_GO_Bond_Council_v5%20Updated.pptx?dl=1
- **Video of the Meeting:** <https://youtu.be/XLg5tikqj58>

June 27, 2022 Meeting Links

- **PowerPoint Presentation:** https://www.dropbox.com/s/loo50bl8z0byycu/3.1%20CLC_GO_Bond_Council_GO%20Bond_v6_b.pptx?dl=1
- **Video of the Meeting:** <https://youtu.be/W3WxstWiV-w>
- **Email Survey:** https://www.dropbox.com/s/rouyug1c2f3od1i/WS%20_22-033%20-%20Pdf.pdf?dl=1
(See *Ex-22* for a summary of the email survey results by Southwest Research and Marketing)

Ex-22: Email Survey Summary

Email Survey: City of Las Cruces GO Bond Project Ranking		
Rank	Mean	Potential GO Project
1	2.8	Neighborhood reinvestment and improvements (streets, sidewalks, public lighting, etc)
2	3.6	Affordable housing initiatives for low, moderate, and middle income families
3	3.9	Rehabilitation of existing city parks
4	4.3	New Fire Station Number 9 in District 5
5	4.5	Trail and multi-use path development / rehabilitation
6	4.5	Additional recreation fields / courts / facilities (e.g. athletic fields / courts, dog park skate park, disc golf, etc.)
7	4.5	New multipurpose community facility / recreation complex (indoor facility for senior center, library, and fitness / recreation area)
8	5.0	Library system expansion / renovation
9	5.1	Continue development of East Mesa Public Recreation Complex
10	6.1	New city parks

Table summarizes the results of an email survey of 2,533 registered voters in the City of Las Cruces conducted by Southwest Research and Marketing.

Appendix 4: Pre-Conceptual Estimates of Probable Costs (ASA Architects)

City of Las Cruces - 2022 General Bond / City-wide park improvements

<u>Park Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Installation Cost Est.</u>	<u>Total Unit Price</u>
playfields				
Backstop	7	\$8,170	\$8,000	\$113,190
Dugout	32	\$8,615	\$5,000	\$435,680 *
Score Board	11	\$4,510	\$5,000	\$104,610
Soccer Goal	8	\$4,000	\$1,000	\$40,000
Bleachers	83	\$5,900	\$5,000	\$904,699
group subtotal				\$1,598,179
playcourts				
Net – Tennis	16	\$330	\$100	\$6,880
Net – Volleyball	6	\$245	\$100	\$2,070
Net – Pickleball	8	\$221	\$100	\$2,568
Basketball Hoop	43	\$3,300	\$5,000	\$356,900
group subtotal				\$368,417
park equipment + furnishings				
Bench	375	\$645	\$500	\$429,330
Bike Rack	45	\$495	\$500	\$44,775
Doggie Doo Bag Dispenser	108	\$160	\$100	\$28,080
Drinking Fountain	54	\$3,319	\$3,000	\$341,226
Grill	50	\$500	\$200	\$35,000
Picnic Shelter	65	\$6,000	\$6,000	\$780,000 *
Picnic Table	315	\$1,100	\$1,000	\$661,500
Recycle Bin	20	\$1,100	\$100	\$24,000
Trash Receptacle	365	\$933	\$100	\$377,045
group subtotal				\$2,720,956
play + fitness equipment				
Exercise Equipment	63	\$5,000	\$2,000	\$441,000
Playground Equipment	81	\$75,000	\$75,000	\$12,150,000 *
Swing Set	48	\$20,000	\$15,000	\$1,680,000
group subtotal				\$14,271,000
specialties				
Shade Canopy – Fabric	4	\$25,000	\$20,000	\$180,000
Shade Structure	135	\$10,000	\$5,000	\$2,025,000 *
Light	395	\$3,000	\$1,500	\$1,777,500 *
Target	21	\$750	\$100	\$17,850
group subtotal				\$4,000,350
Unit price subtotal (includes contractor's o+p where applicable)				\$22,958,902
Design fees on select items				* \$1,888,500
Owner's design and construction contingency (10%)				\$2,295,890
Subtotal (equipment, installation, fees (when applicable), contingency))				\$27,143,292
NMGRT 8.3125%				\$2,256,286
Grand Total				\$29,399,578

go bond 2022 worksheet

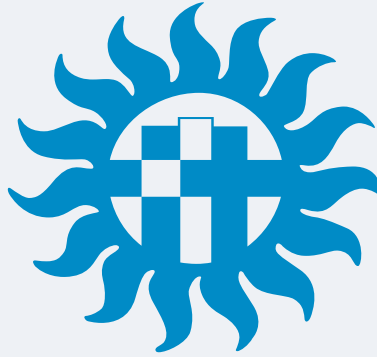
projected cost for **balance of east mesa recreation complex** not included in current scope of work (phase 1) that is under construction

1	full build-out estimate 6/18/20	\$21,740,706	21.8
2	phase 1 estimate 6/18/20	\$7,315,927	7.3
3	phase 1 estimate updated 4/22/2021	\$7,729,349	7.7
4	design team's 6/18/20 estimate for balance of work adjusted to updated estimate dated 4/22/21	\$13,477,132	13.5
5	actual bid amount on 6/17/2021	\$11,073,253	11.0
6	projected bid amount for balance of work if bid on 6/17/2021	\$19,307,667	19.3
7	bid amount projected to today - 6/2022 (6%)	\$20,466,127	20.5
8	bid amount adjusted for market volatility (+14%) to 6/2022	\$23,331,385	23.3
9	construction budget: bid amount projected to 6/2024 with post-bond election escalation (14%)	\$26,597,779	26.6
10	contingency (5%)	\$1,329,889	1.3
11	project development (19%) a. design fees b. surveys c. geotech investigation d. special inspections e. project mgmt. services f. art-in-public places	\$5,306,257	5.3
12	subtotal (sum of lines 9, 10, and 11)	\$33,233,924	33.2
13	nmgmt (8.3125%) on subtotal (line 12)	\$2,762,570	2.7
14	total project cost for emprc balance of work (sum of lines 12 and 13)	\$35,996,494	36.0

1	fire station 3 - replacement: authorized contract amount 12/2020 building: 12,200 square feet site: 1.4 A (+/-), not including building area includes pv solar energy array (amount does not include nmgrt or other project development costs)	\$4,525,017	\$370.90 /sf	
2	proposed fire station 9 building: 12,200 square feet site: approximately 2.5 A (+/-), not including building area			
3	12/2020 contract amount (i.e. bid amount) projected to 05/2022; basis of project cost is fire station 3 contract authorization (+6%)	\$5,068,019		5.1
4	bid amount adjusted for market volatility (+14%)	\$5,777,542		5.8
5	construction budget: bid amount projected to 06/2024 with post-bond election escalation (+14%)	\$6,586,398	\$539.87 /sf	6.6
6	contingency (10%)	\$658,640		0.7
7	project development (22%) a. design fees b. surveys c. geotech investigation d. special inspections e. project mgmt. services f. art-in-public-places	\$1,593,908		1.6
8	fixtures, furnishings, equipment	\$790,368		0.8
9	subtotal (sum of lines 5, 6, 7, and 8)	\$9,629,313		9.6
10	nmgrt (8.3125%) on subtotal (line 9)	\$800,437		0.8
11	owner's allowance for apparatus	\$1,000,000		1.0
12	total project cost (sum of lines 9, 10, and 11)	\$11,429,750		11.5

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With:  **ASA Architects — Las Cruces, New Mexico**